

**FOR
GROUND LEASE**
Baltimore County, MD

COMMERCIAL LAND/PAD SITE

9707 PULASKI HIGHWAY | MIDDLE RIVER, MARYLAND 21220

**ADDITIONAL ACCESS VIA EASEMENT
TO SIGNALIZED INTERSECTION AT
MIDDLE RIVER ROAD**

EXISTING BUILDING SIZE

2,970 sf ± (Building may be razed
for pad site user)

LOT SIZE

1.37 Acres ± (2 parcels)

ZONING

BL (Business Local)

ML AS (Manufacturing, Light)
[Automotive Service]

TRAFFIC COUNT

27,461 AADT (Pulaski Hwy/Rt. 40)

REAL ESTATE TAXES (2023)

\$9,332.15

HIGHLIGHTS

- ▶ 275' ± of frontage on heavily trafficked Pulaski Hwy/Route 40
- ▶ Easy access to I-95 and I-695
- ▶ 6 min. drive to CCBC Essex and MedStar Franklin Square Medical Center
- ▶ 7 min. drive to/from Martin State Airport
- ▶ Excellent location to serve the communities of White Marsh/Nottingham, Middle River, Essex and Rosedale



PULASKI HWY

27,461 AADT



Mike Ruocco | Senior Vice President & Principal

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MacKenzie Commercial Real Estate Services, LLC • 410-821-8585 • 2328 W. Joppa Road, Suite 200 | Lutherville-Timonium, Maryland 21093 • www.MACKENZIECOMMERCIAL.com

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SITE PLAN: CONCEPTUAL

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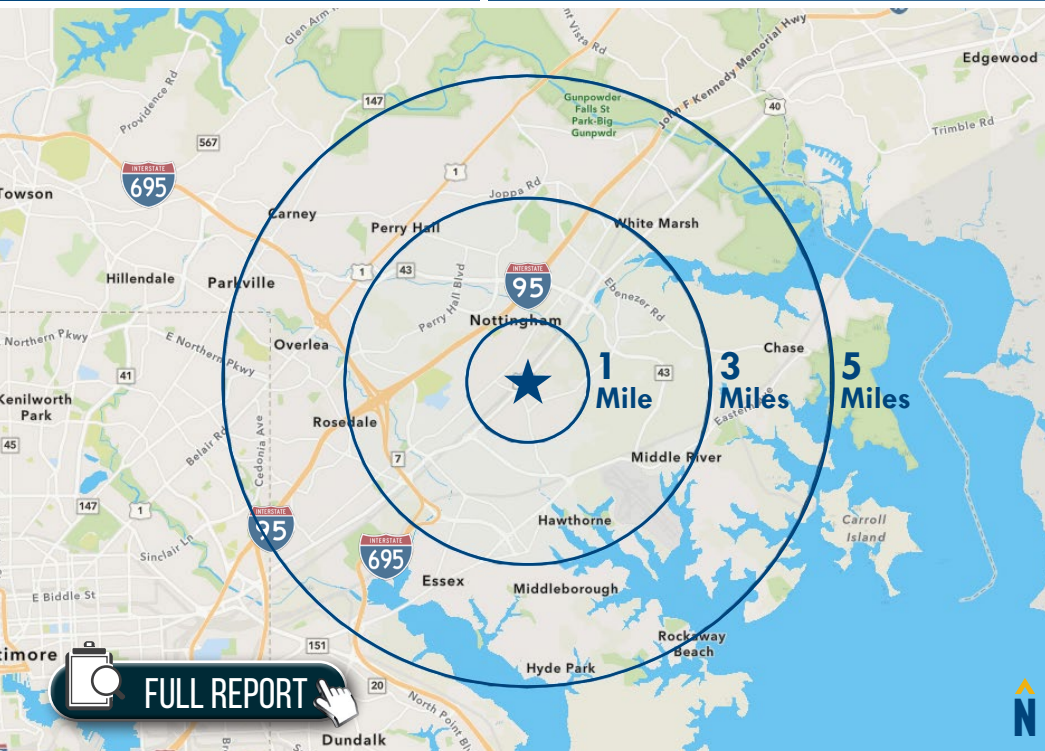
TRADE AREA

9707 PULASKI HIGHWAY | MIDDLE RIVER, MARYLAND 21220



LOCATION / DEMOGRAPHICS (2022)

9707 PULASKI HIGHWAY | MIDDLE RIVER, MARYLAND 21220



RESIDENTIAL POPULATION

14,400

1 MILE

80,574

3 MILES

221,655

5 MILES

NUMBER OF HOUSEHOLDS

5,313

1 MILE

30,931

3 MILES

86,513

5 MILES

AVERAGE HH SIZE

5,313

1 MILE

30,931

3 MILES

86,513

5 MILES

MEDIAN AGE

34.7

1 MILE

38.8

3 MILES

39.9

5 MILES

AVERAGE HH INCOME

\$94,203

1 MILE

\$101,297

3 MILES

\$102,075

5 MILES

EDUCATION (COLLEGE+)

61.9%

1 MILE

58.1%

3 MILES

58.7%

5 MILES

EMPLOYMENT (AGE 16+ IN LABOR FORCE)

95.3%

1 MILE

95.6%

3 MILES

95.6%

5 MILES

DAYTIME POPULATION

12,034

1 MILE

79,119

3 MILES

189,990

5 MILES

28%
**BRIGHT YOUNG
PROFESSIONALS**

2 MILES

These communities are home to young, educated, working professionals. Labor force participation is high, generally white-collar work. Residents are physically active and up on the latest technology.

2.41
AVERAGE HH SIZE

33.0
MEDIAN AGE

\$54,000
MEDIAN HH INCOME

17%
**ENTERPRISING
PROFESSIONALS**

2 MILES

These residents are well educated and climbing the ladder in STEM (science, technology, engineering and mathematics) occupations. This young market makes over 1-1/2 times more income than the US median.

2.48
AVERAGE HH SIZE

35.3
MEDIAN AGE

\$86,600
MEDIAN HH INCOME

12%
**FRONT
PORCHES**

2 MILES

Friends and family are central to this segment and help to influence household buying decisions. This diverse group of residents enjoy their automobiles and like cars that are fun to drive.

2.57
AVERAGE HH SIZE

34.9
MEDIAN AGE

\$43,700
MEDIAN HH INCOME

8%
**PARKS
AND REC**

2 MILES

Many of these families are two-income married couples approaching retirement age. They are comfortable in their jobs and their homes and budget wisely, but do not plan on retiring anytime soon or moving.

2.51
AVERAGE HH SIZE

40.9
MEDIAN AGE

\$60,000
MEDIAN HH INCOME