

# FOR LEASE

Harford County, Maryland

# COMMERCIAL LAND / RETAIL PAD SITES

991-993 MIDDLETON ROAD | ABERDEEN, MARYLAND 21001

## 4.86 ACRES TOTAL

- ▶ Parcel 2: Leased!
- ▶ Parcel 3: 3.6 Ac (1.5 useable)

## ZONING

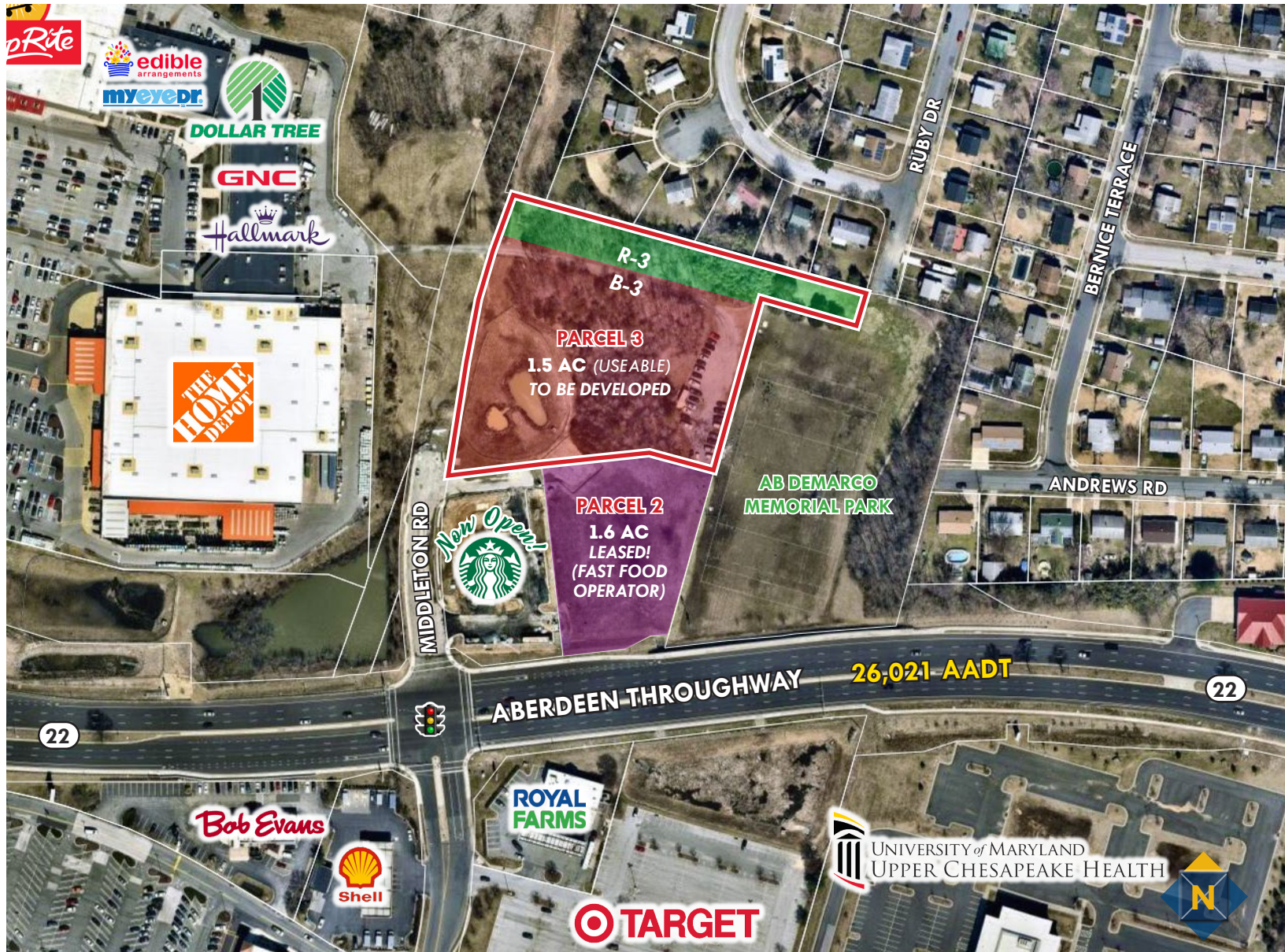
- ▶ R-3 (High Density Residential)
- ▶ B-3 (Highway Commercial)

## TRAFFIC COUNT

26,021 AADT (Rt. 22)

## HIGHLIGHTS

- ▶ Premier pad site along Rt. 22, east of I-95, along Aberdeen's primary retail corridor
- ▶ Located across from University of Maryland Upper Chesapeake Health's future medical campus, opening in 2021
- ▶ Neighboring retailers include Starbucks, Home Depot, Target, ShopRite, Planet Fitness, Panera Bread, Chick-fil-A
- ▶ Direct access to and tremendous visibility at the signalized intersection of Middleton Rd and Rt. 22
- ▶ Join Starbucks and more!



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# CONCEPT PLAN

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# TRADE AREA

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**The Plaza at Beards Hill**

**Aberdeen Plaza**

**Aberdeen Marketplace**

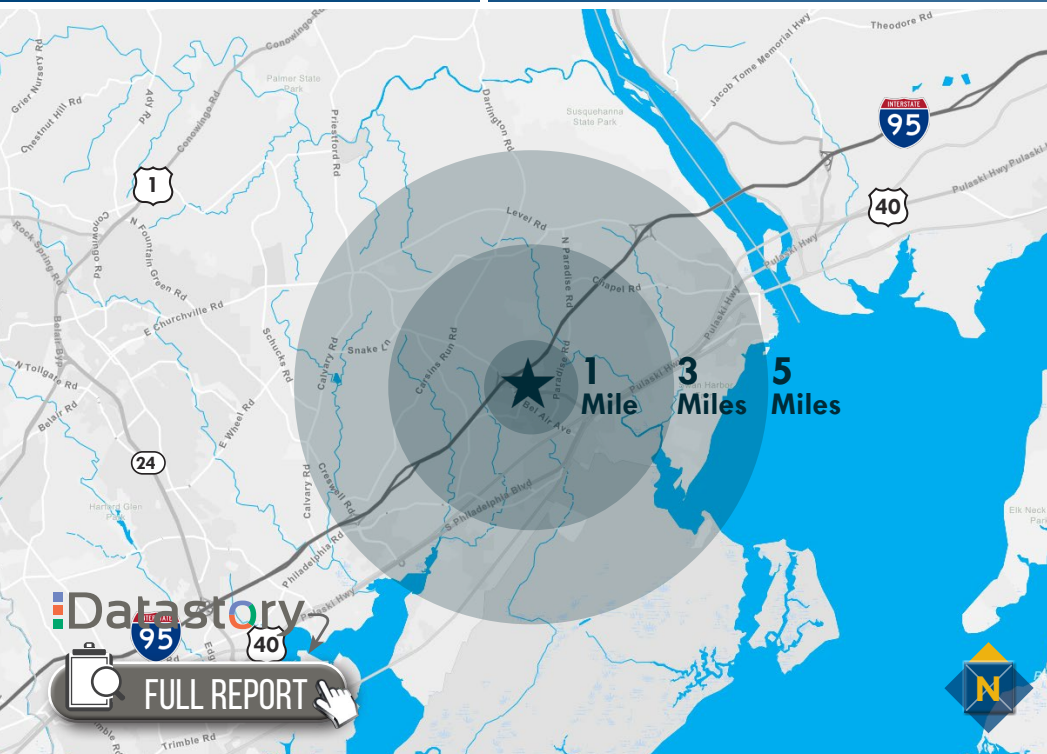


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# LOCATION / DEMOGRAPHICS

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<b>RESIDENTIAL POPULATION</b> 7,178 1 MILE 27,229 3 MILES 51,489 5 MILES	<b>NUMBER OF HOUSEHOLDS</b> 2,990 1 MILE 10,418 3 MILES 19,575 5 MILES	<b>AVERAGE HH SIZE</b> 2.39 1 MILE 2.60 3 MILES 2.57 5 MILES	<b>MEDIAN AGE</b> 43.2 1 MILE 39.3 3 MILES 39.5 5 MILES
<b>AVERAGE HH INCOME</b> \$77,209 1 MILE \$93,451 3 MILES \$102,192 5 MILES	<b>EDUCATION (COLLEGE+)</b> 56.6% 1 MILE 60.9% 3 MILES 63.8% 5 MILES	<b>EMPLOYMENT (AGE 16+ IN LABOR FORCE)</b> 95.5% 1 MILE 95.0% 3 MILES 93.9% 5 MILES	<b>DAYTIME POPULATION</b> 6,947 1 MILE 27,485 3 MILES 52,862 5 MILES

**29%**  
**PARKS AND REC**  
2 MILES

**2.51**  
AVERAGE HH SIZE

**40.9**  
MEDIAN AGE

**\$60,000**  
MEDIAN HH INCOME

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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.

**20%**  
**METRO FUSION**  
2 MILES

**2.65**  
AVERAGE HH SIZE

**29.3**  
MEDIAN AGE

**\$35,700**  
MEDIAN HH INCOME

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Metro Fusion is a young, diverse market made up of hard-working residents that are dedicated to climbing the ladders of their professional and social lives. They spend money readily unless saving.

**12%**  
**COMFORTABLE EMPTY NESTERS**  
2 MILES

**2.52**  
AVERAGE HH SIZE

**48.0**  
MEDIAN AGE

**\$75,000**  
MEDIAN HH INCOME

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These Baby Boomers are earning a comfortable living and benefitting from years of prudent investing and saving. Their net worth is well above average, and they value their health and financial well-being.

**9%**  
**PLEASANTVILLE**  
2 MILES

**2.88**  
AVERAGE HH SIZE

**42.6**  
MEDIAN AGE

**\$92,900**  
MEDIAN HH INCOME

[LEARN MORE](#)

Prosperous domesticity best describes these settled denizens. They maintain their higher incomes and standard of living with dual incomes, and shop online and in a variety of stores, from upscale to discount.