



9914, 9920, 9922 PULASKI HWY

MIDDLE RIVER, MARYLAND 21220

FOR
SALE

2 AC
DIVIDED INTO
3 PARCELS!



MACKENZIE
COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 2 AC site (fenced lot)
- ML-AS, BR Zoning
- 5,000 SF newly renovated two-story garage with 3 drive-in doors
- 3,600 SF warehouse with 2 oversized drive-in doors

BUILDING SIZE:

10,000 SF ±

LOT SIZE:

2 ACRES ±

TRAFFIC COUNT:

27,461 AADT (PULASKI HWY/RT. 40)

ZONING:

ML-AS & BR

SALE PRICE:

NOT DISCLOSED



GOOGLE STREET VIEW

LOCAL BIRDSEYE



White Marsh Mall

JC Penney sears HOME SERVICES macy's
Boscov's the Green Turtle Red Robin H.M.
D&B Olive Garden DTLR claire's
PF CHANG'S FOREVER 21 EXPRESS

Nottingham Square

LOWE'S TARGET VCF VALUE CITY FURNITURE
BEST BUY DICK'S SPORTING GOODS QDOBA
DUCK DONUTS Michael's Party City McDonald's

Nottingham Commons

MOM Merritt Clubs Sally Beauty Petco Five Below
TJ-MAXX VALLEY CAVA ederrite

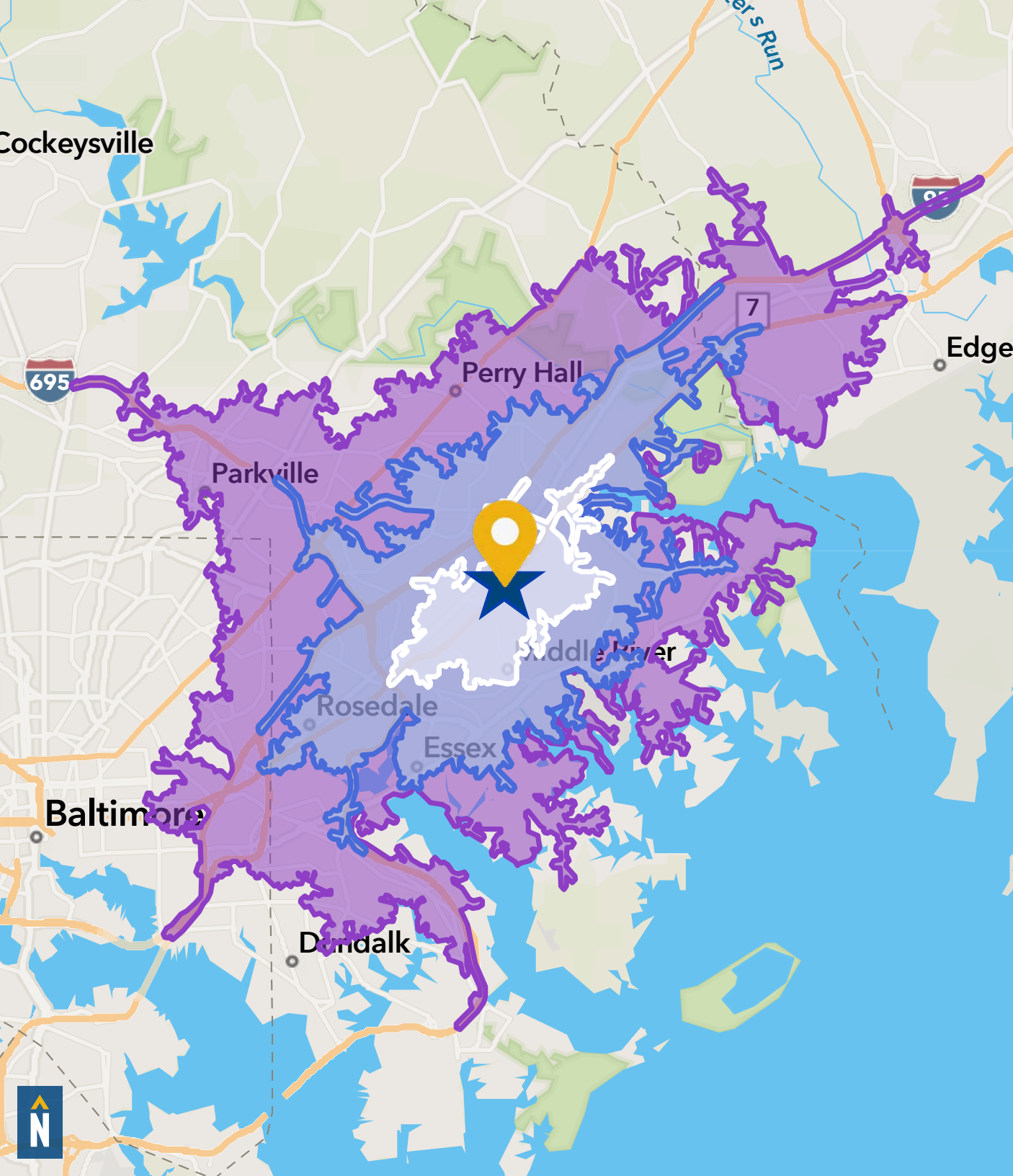
SITE

AMERICAN TRUCK
EQUIPMENT CO.

PULASKI HWY

THE HOME DEPOT
BURGER KING Pep Boys
COSTCO WHOLESALE PETSMART
DOLLAR TREE BIG LOTS!





DEMOGRAPHICS

2024

RADIUS:

5 MIN

10 MIN

15 MIN

RESIDENTIAL POPULATION



9,670

46,194

151,377

DAYTIME POPULATION



22,905

96,583

269,141

AVERAGE HOUSEHOLD INCOME



\$110,794

\$112,011

\$102,713

NUMBER OF HOUSEHOLDS



8,080

37,499

121,574

MEDIAN AGE



36.1

38.6

39.1

FULL DEMOS REPORT



FOR MORE INFO **CONTACT:**



PATRICK SMITH, SIOR

VICE PRESIDENT

410.494.4866

PSMITH@mackenziecommercial.com



CHRIS BOLAND

VICE PRESIDENT

410.494.6644

CBOLAND@mackenziecommercial.com



VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

410-821-8585

**2328 W. Joppa Road, Suite 200
Lutherville, MD 21093**

OFFICES IN: ANNAPOLIS, MD BALTIMORE, MD BEL AIR, MD COLUMBIA, MD **LUTHERVILLE, MD** CHARLOTTESVILLE, VA

www.MACKENZIECOMMERCIAL.com

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions imposed by our principals.