



# HARBOR SHOPS

1005-1045 PULASKI HIGHWAY | HAVRE DE GRACE, MARYLAND 21078

FOR  
LEASE

RECENTLY  
REDUCED  
PRICE!



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC



# PROPERTY OVERVIEW

## HIGHLIGHTS:

- 1,819 SF inline retail suite available (former beauty salon)
- 2,500 SF inline medical office available (former urgent care)
- High visibility center facing Pulaski Hwy/Rt. 40 (28,270 vehicles per day)
- Ample on-site parking (300 surface spaces)
- Easy access to I-95
- Short drive to Downtown Havre de Grace and waterfront, as well as Perryville and Aberdeen
- Join Dollar Tree, Lin's Japanese Steakhouse, Papa John's, Dunkin', Subway

### AVAILABLE:

1,819 SF ± (SUITE 1031: INLINE)  
2,500 SF ± (INLINE)

### CENTER SIZE:

41,978 SF ±

### TRAFFIC COUNT:

28,270 AADT (PULASKI HWY/RT. 40)

### PARKING:

300 SURFACE SPACES

### ZONING:

C (COMMERCIAL DISTRICT)

### RENTAL RATE:

\$16.00 PSF, NNN

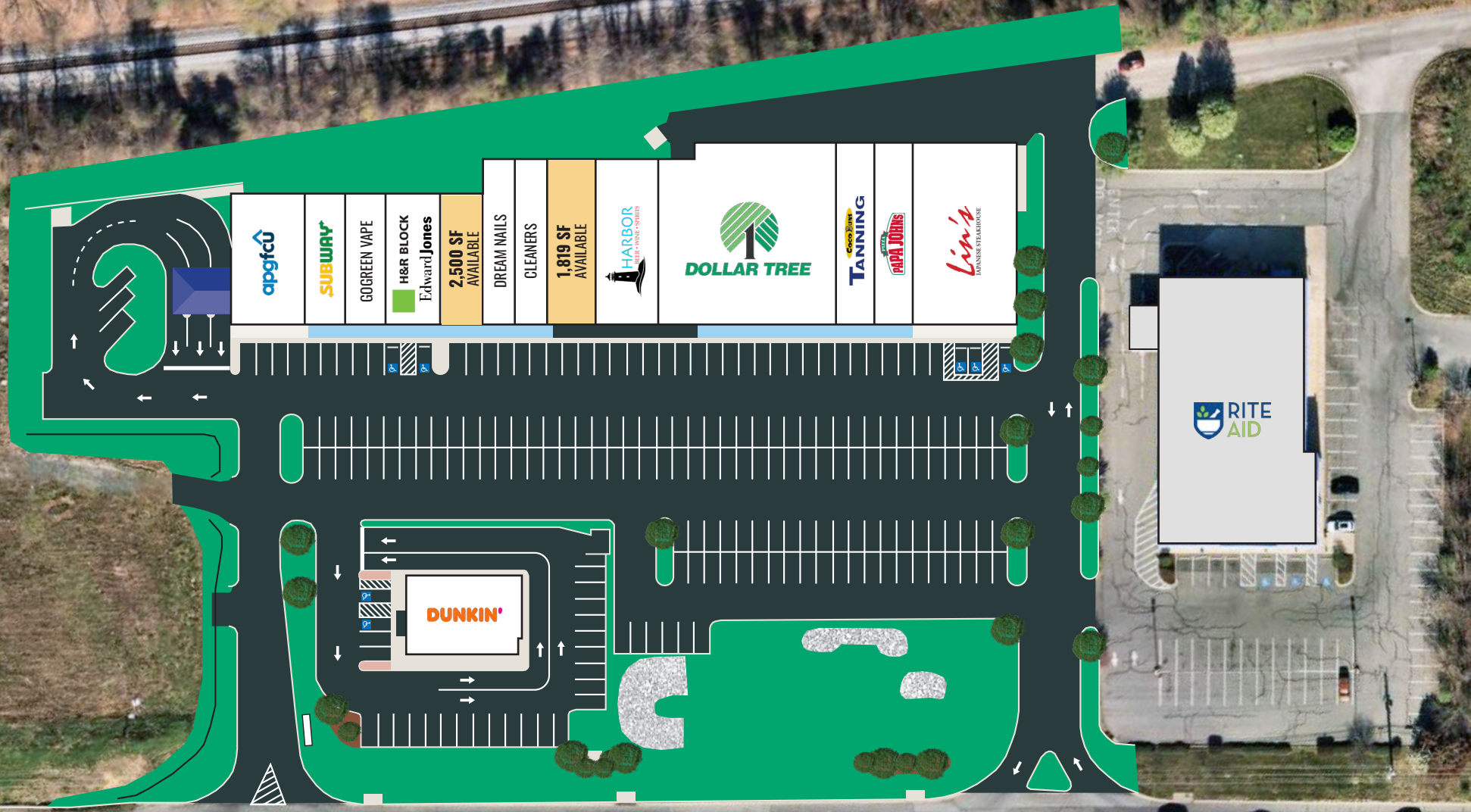


GOOGLE STREET VIEW





# SITE PLAN



PULASKI HWY

28,270 AADT



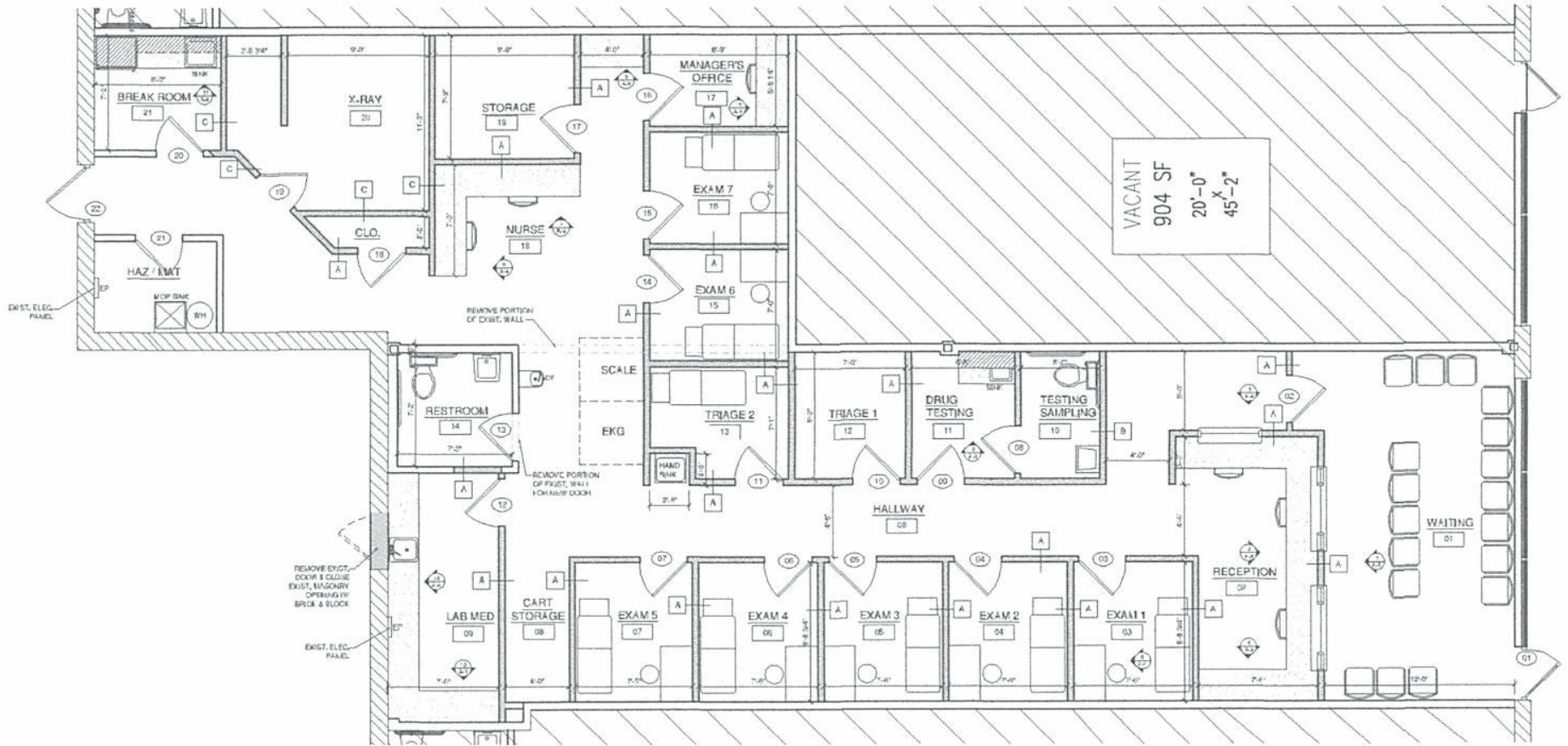


# SUITE 1031 INTERIOR PHOTOS



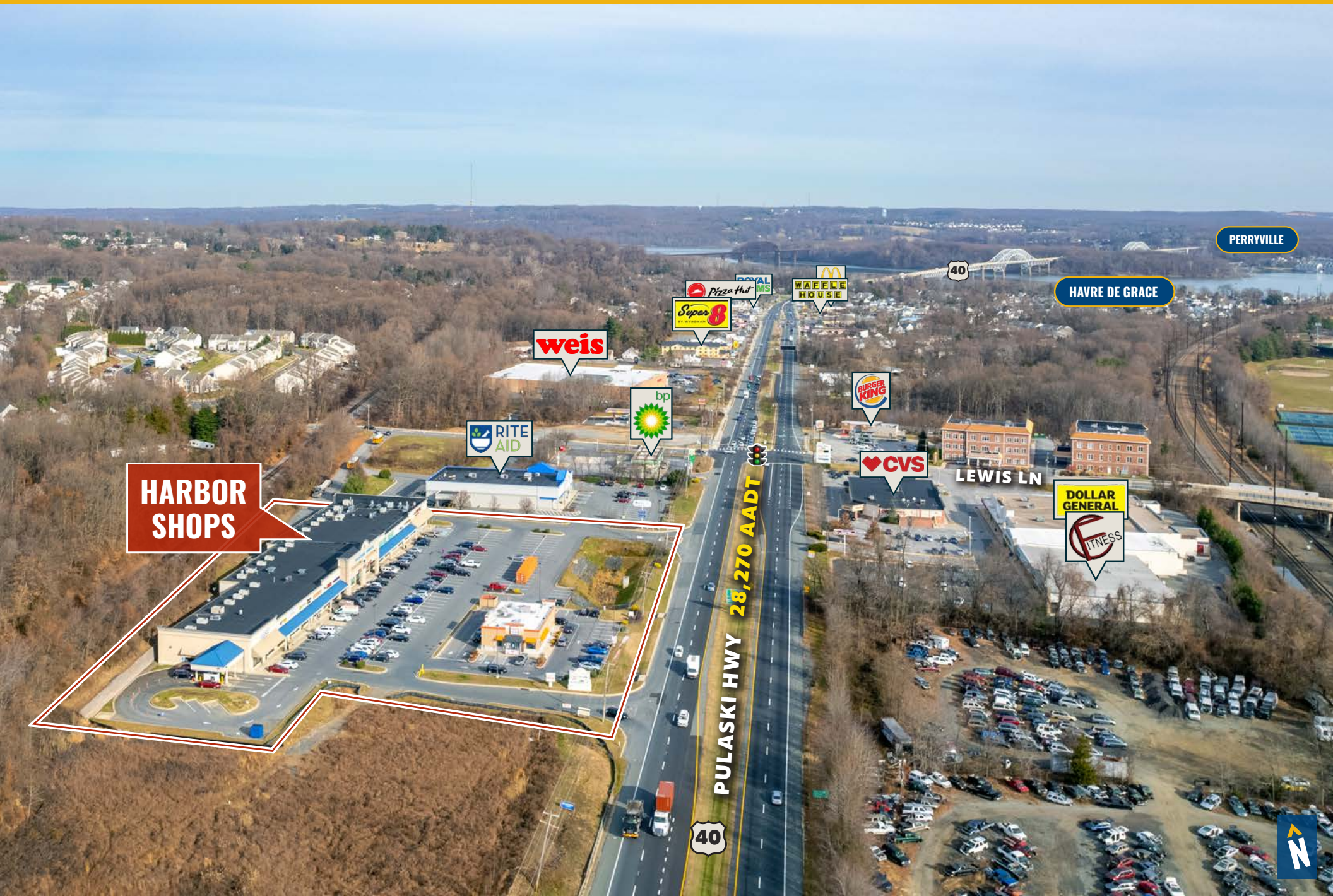


# 2,500 SF SUTIE FLOOR PLAN





# LOCAL BIRDSEYE



PERRYVILLE

HAVRE DE GRACE

HARBOR SHOPS

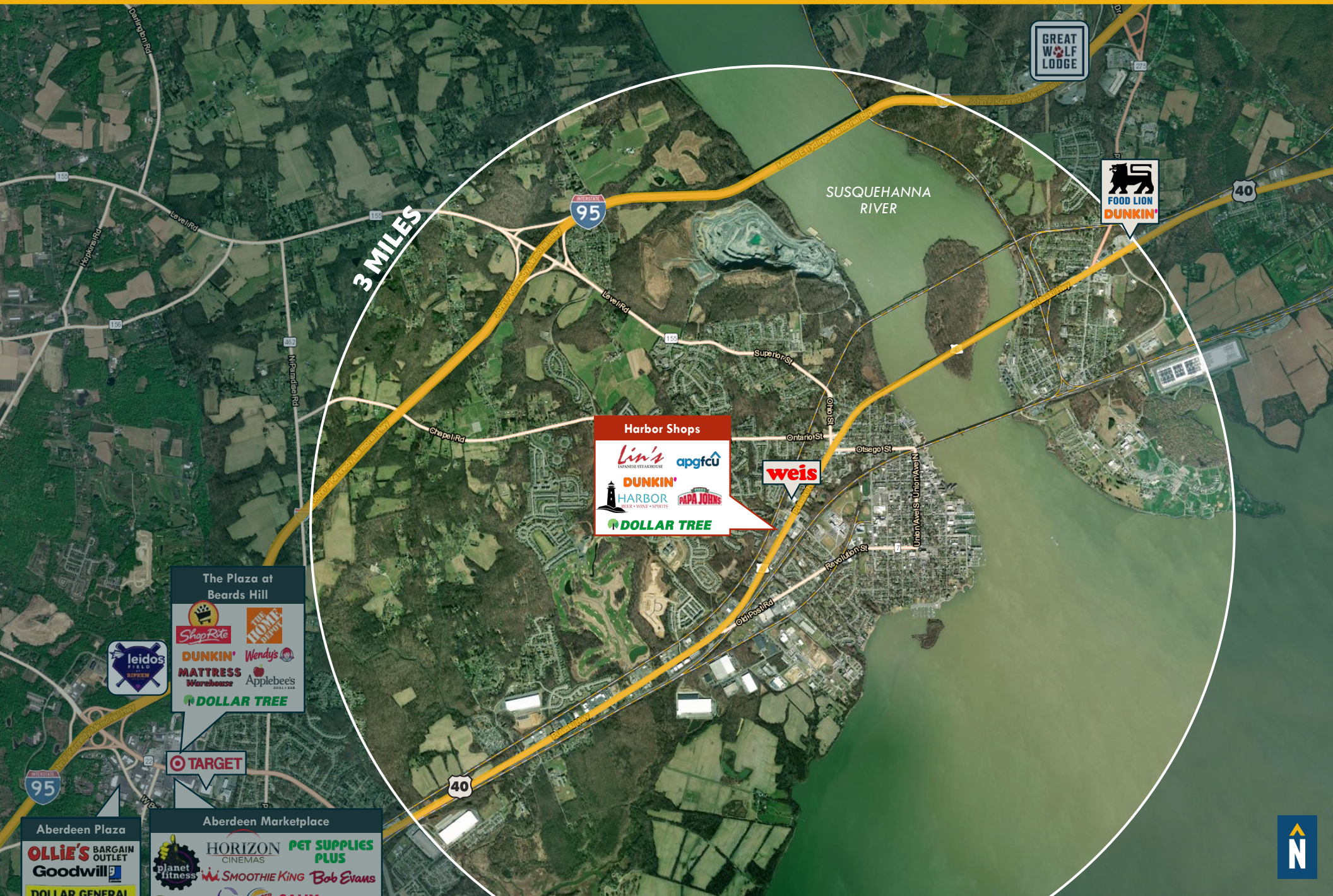
PULASKI HWY 28,270 AADT  
40

LEWIS LN





# MARKET AERIAL





# DEMOGRAPHICS

2023

RADIUS:

1 MILE

3 MILES

5 MILES

## RESIDENTIAL POPULATION



9,608

22,761

45,123

## DAYTIME POPULATION



9,801

22,644

45,586

## AVERAGE HOUSEHOLD INCOME



\$114,308

\$120,789

\$108,492

## NUMBER OF HOUSEHOLDS



3,996

9,472

18,569

## MEDIAN AGE

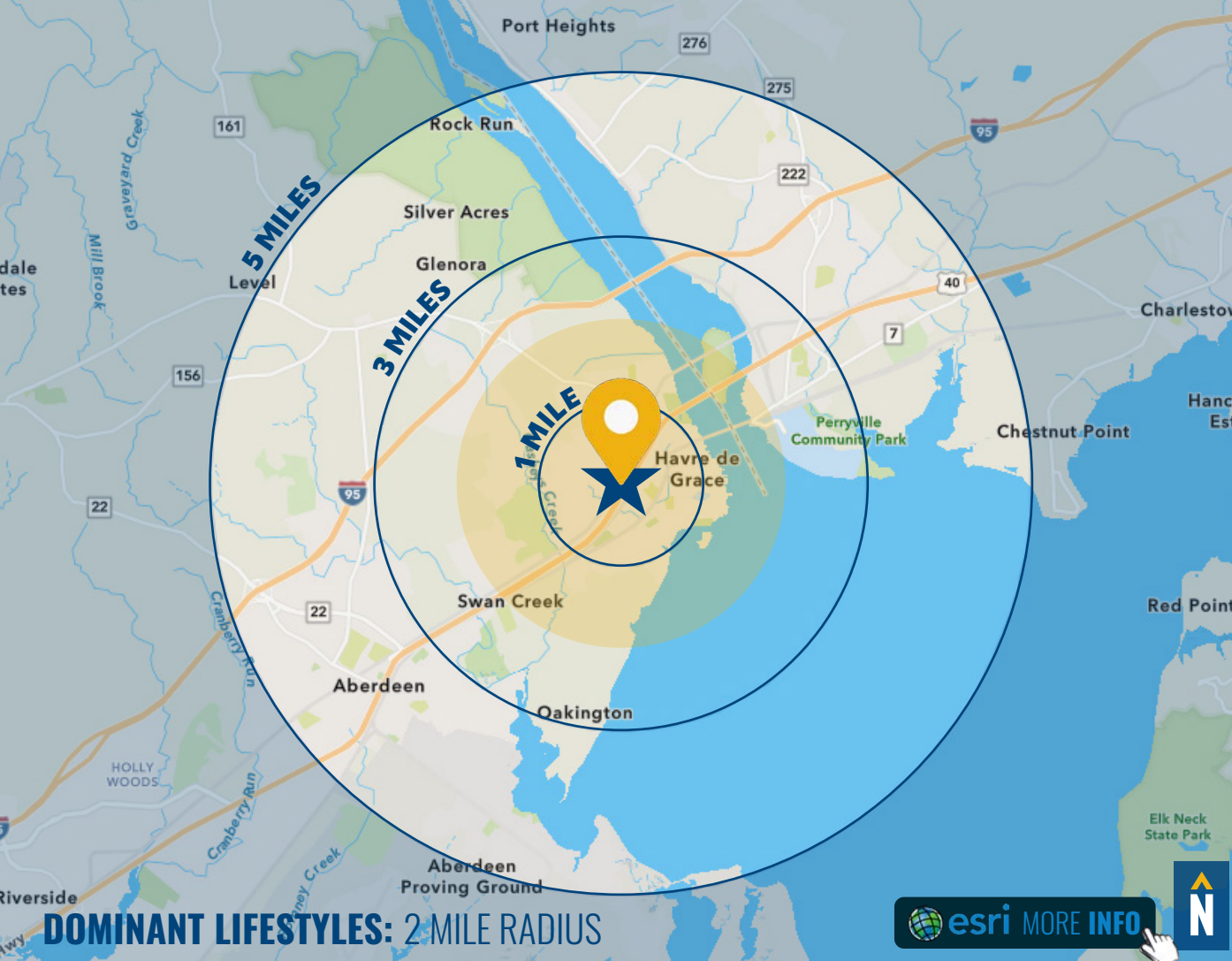


40.9

44.7

42.0

FULL DEMOS REPORT



## DOMINANT LIFESTYLES: 2-MILE RADIUS

**25%**  
WORKDAY  
DRIVE



Life in the suburban wilderness offsets the hectic pace of two working parents with growing children for this affluent, family-oriented market. They favor time-saving devices and like banking online.

Median Age: **37.0**

Median Household Income: **\$90,500**

**15%**  
SET TO  
IMPRESS



Nearly 1 in 3 of these residents is 20 to 34 years old. Quick meals on the run are a reality for this group, who prefer name brands, but will buy generic for a better deal. Image-conscious, they like to dress to impress.

Median Age: **33.9**

Median Household Income: **\$32,800**

**15%**  
PARKS  
AND REC



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.

Median Age: **40.9**

Median Household Income: **\$60,000**



# FOR MORE INFO **CONTACT:**



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