

PAD SITE OPPORTUNITY

2854 JESSUP ROAD | JESSUP, MARYLAND 20794

LOT SIZE

1.1 Acres \pm (0.5 \pm Usable)

ZONING

C1 (Local Commercial District)

TRAFFIC COUNT

19,890 AADT (Jessup Rd/Rt. 175)

RENTAL RATE

Negotiable

HIGHLIGHTS

- ▶ Adjacent to NEW Royal Farms gas/convenience store
- ▶ High visibility location on Jessup Road (19,890 cars/day)
- ▶ Located between two (2) signalized intersections (1 existing, 1 future)
- ▶ Immediate access to I-295
- ▶ New planned roadways to improve ingress and egress



John Schultz

410.494.4894

jschultz@mackenziecommercial.com

Mackenzie Commercial Real Estate Services, LLC

John Harrington

410.494.4863

jharrington@mackenziecommercial.com

Tim Harrington

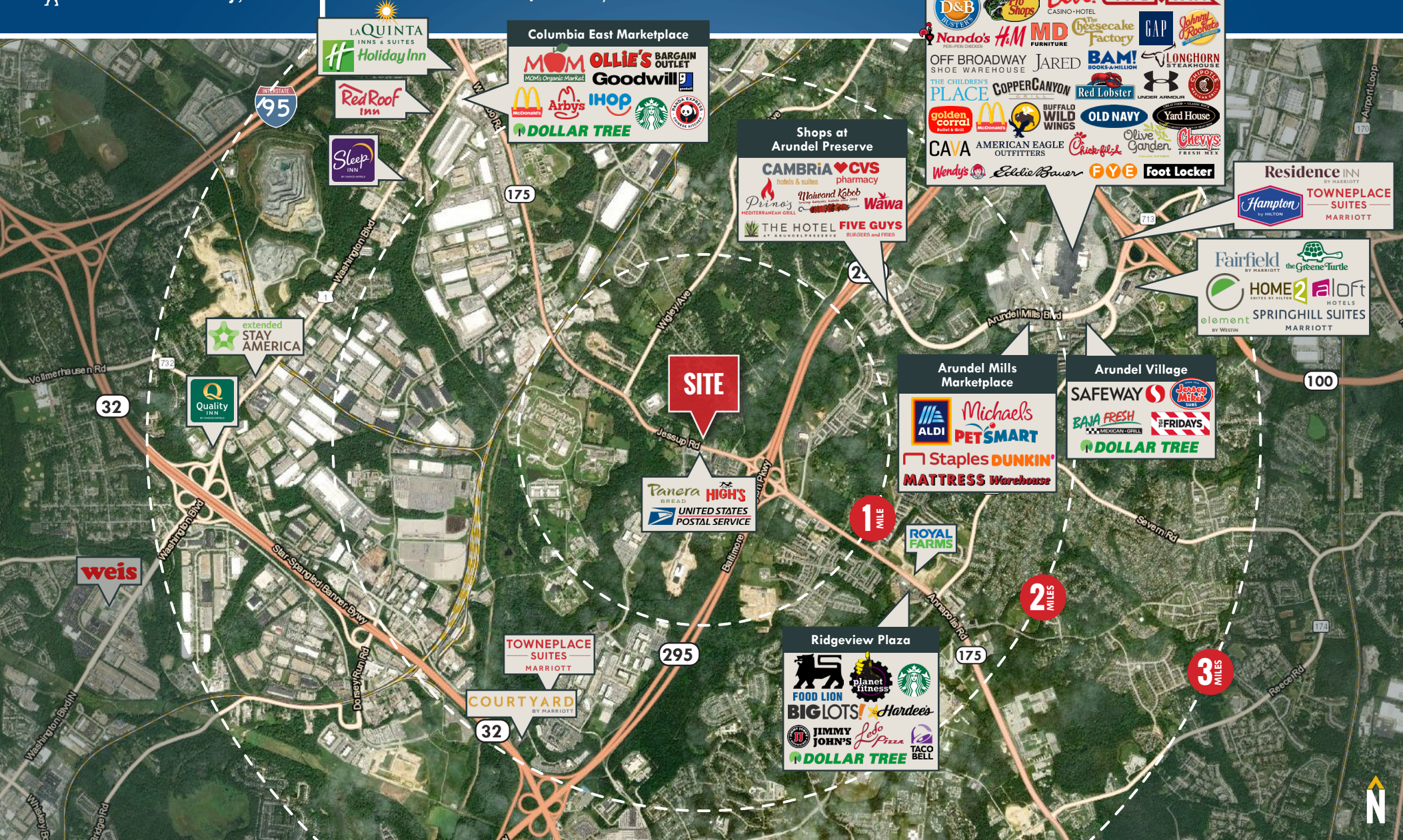
410.494.4855

timharrington@mackenziecommercial.com

410-821-8585 • 2328 W. Joppa Road, Suite 200 | Lutherville-Timonium, Maryland 21103 • www.MACKENZIECOMMERCIAL.com

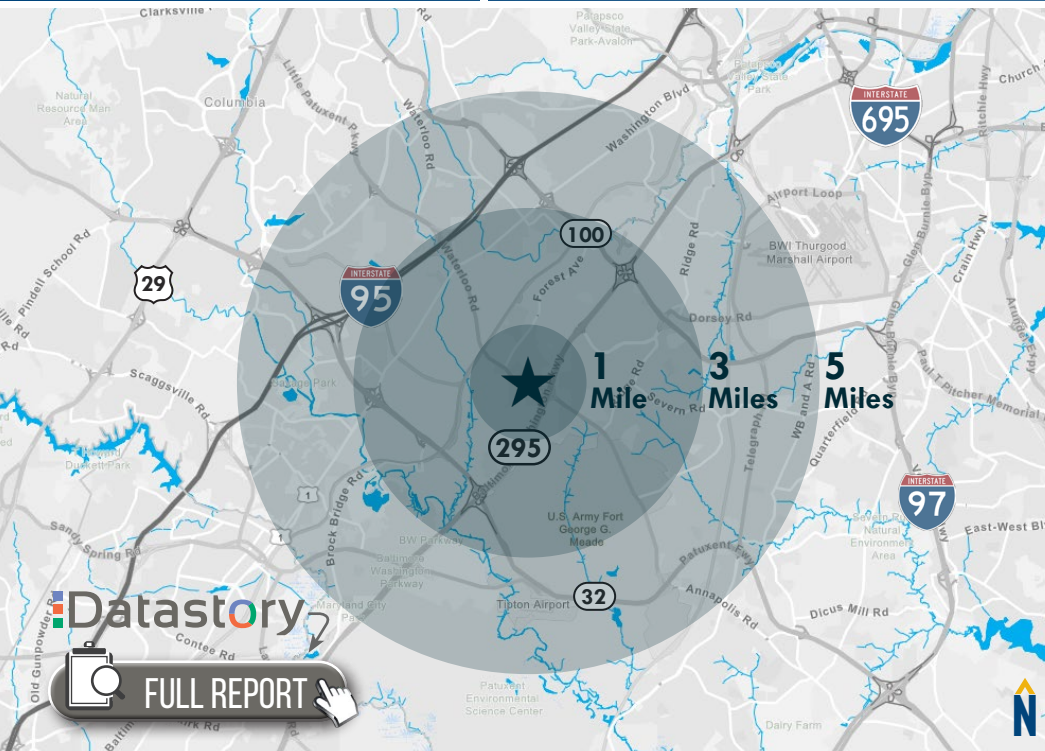
TRADE AREA

2854 JESSUP ROAD | JESSUP, MARYLAND 20794



LOCATION / DEMOGRAPHICS (2022)

2854 JESSUP ROAD | JESSUP, MARYLAND 20794



RESIDENTIAL POPULATION

3,890
1 MILE
6,278
3 MILES
7,005
5 MILES

NUMBER OF HOUSEHOLDS

1,983
1 MILE
19,947
3 MILES
65,070
5 MILES

AVERAGE HH SIZE

2.32
1 MILE
2.61
3 MILES
2.70
5 MILES

MEDIAN AGE

33.8
1 MILE
34.3
3 MILES
35.2
5 MILES

AVERAGE HH INCOME

\$143,994
1 MILE
\$143,037
3 MILES
\$142,894
5 MILES

EDUCATION (COLLEGE+)

50.3%
1 MILE
72.7%
3 MILES
74.5%
5 MILES

EMPLOYMENT (AGE 16+ IN LABOR FORCE)

96.4%
1 MILE
96.0%
3 MILES
95.6%
5 MILES

DAYTIME POPULATION

4,044
1 MILE
75,953
3 MILES
205,092
5 MILES

48%
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

25%
MILITARY PROXIMITY
2 MILES

The Armed Forces is the common bond for residents of this young market, comprised of married-couple families just beginning parenthood, who maintain a healthy and active lifestyle.

3.38
AVERAGE HH SIZE

22.6
MEDIAN AGE

\$48,600
MEDIAN HH INCOME

12%
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

9%
PLEASANTVILLE
2 MILES

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.

2.88
AVERAGE HH SIZE

42.6
MEDIAN AGE

\$92,900
MEDIAN HH INCOME