



PARADISE ROAD DEVELOPMENT

ABERDEEN, MARYLAND 21001

OVERVIEW

**DEVELOPABLE
ACREAGE TOTAL**
164.84 ACRES ±

232.88 AC ± TOTAL

**DEVELOPABLE AREA 2:
47.13 ACRES ±**

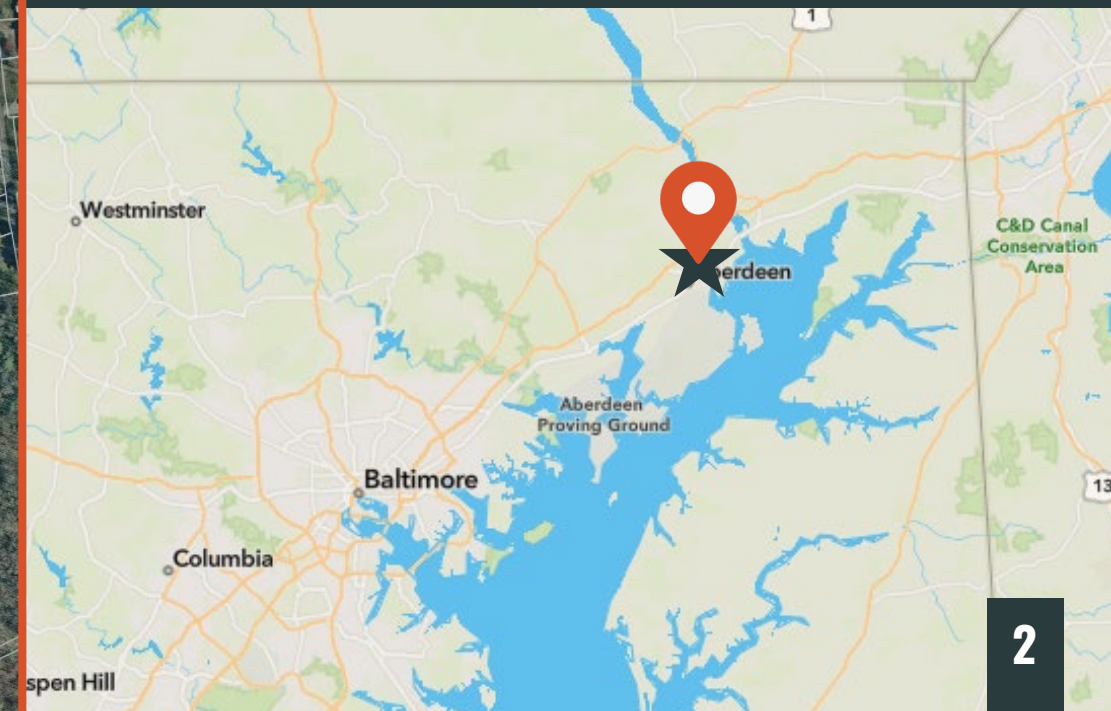
**DEVELOPABLE AREA 1:
114.52 ACRES ±**

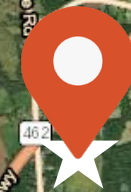
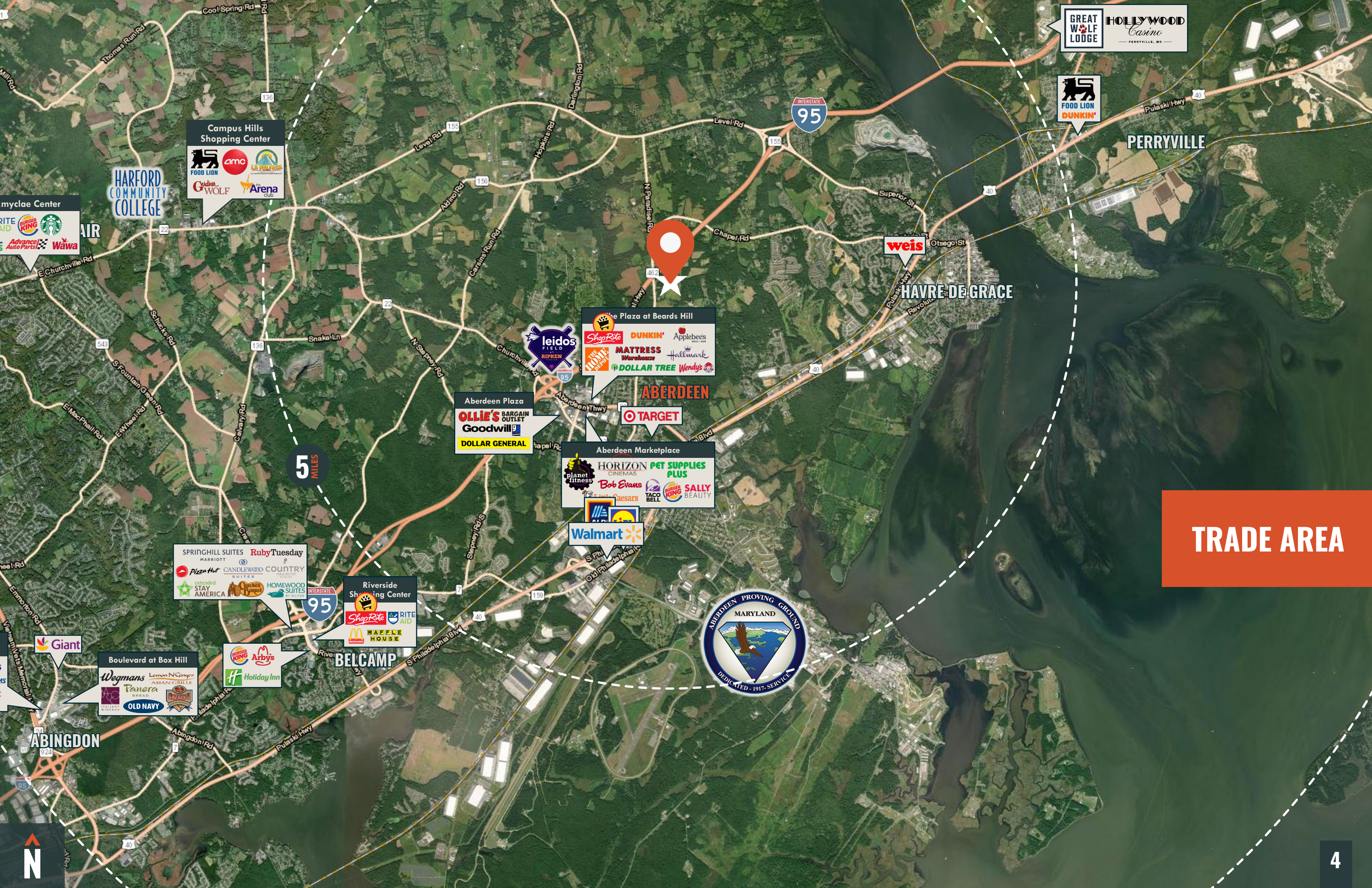
**DEVELOPABLE AREA 3:
3.19 ACRES ±**

- 233 Acres located in Harford County, MD
- Property expected to be annexed into City of Aberdeen
- Anticipated Zoning: Integrated Business District (IBD)
 - » IBD is a mixed use zoning in the City of Aberdeen which includes but is not limited to residential, multi-family apartments, retail, office, medical, hotel, etc.
- Excellent access to I-95
- Close proximity to Aberdeen Proving Ground, Ripken Stadium, Aberdeen High School and University of Maryland Upper Chesapeake Health Medical Center

IBD ZONING PERMITS:

RESIDENTIAL	APARTMENTS/MULTIFAMILY
RETAIL/RESTAURANTS	MEDICAL
SENIOR LIVING	PROFESSIONAL OFFICE





TRADE AREA

5 MILES



UM UPPER CHESAPEAKE HEALTH AND WELLNESS CENTER

 1.8 miles / 4 min.

University of Maryland Upper Chesapeake Health is opening a new 131,000 square foot freestanding medical facility/behavioral health pavilion and a 75,000 square foot medical office building delivering in 2023 to support the growing community of Aberdeen, MD.



LEIDOS FIELD AT RIPKEN STADIUM

 2.6 miles / 5 min.

Home of the Baltimore Orioles High-A affiliate Aberdeen IronBirds, Ripken Stadium opened to rave reviews in 2002 and has been providing affordable and quality entertainment for Harford County ever since. With a capacity of 6,300, the design was intended to complement the unique sales philosophies of Ripken Baseball and the Aberdeen IronBirds.

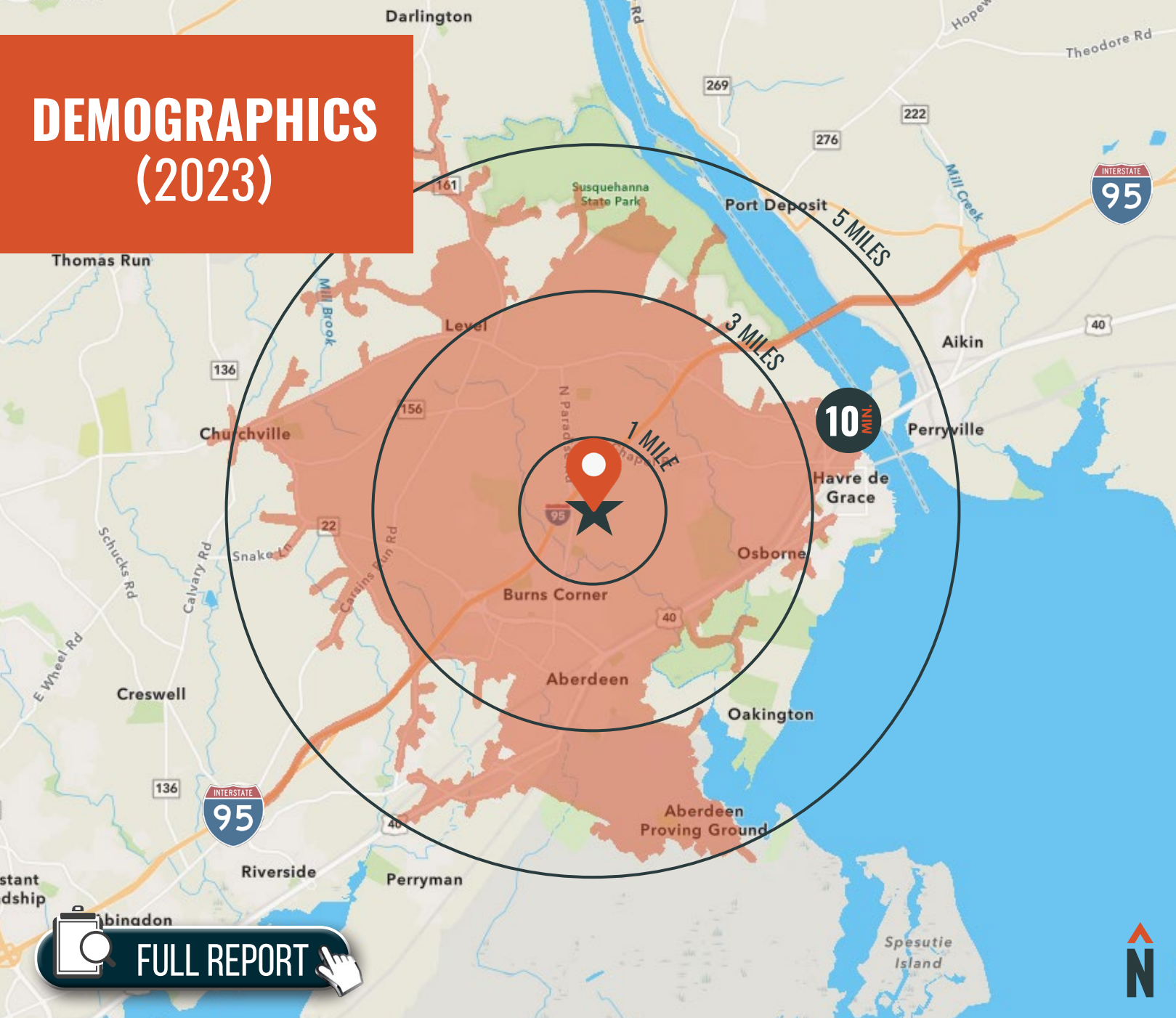
ABERDEEN PROVING GROUND

 5.9 miles / 11 min.

Established in 1917, Aberdeen Proving Ground is a U.S. Army facility that today employs more than 7,500 civilians and 5,000 military personnel. It is Harford County's largest employer and also one of Maryland's largest employers. APG is also home to the U.S. Army Ordnance Museum.

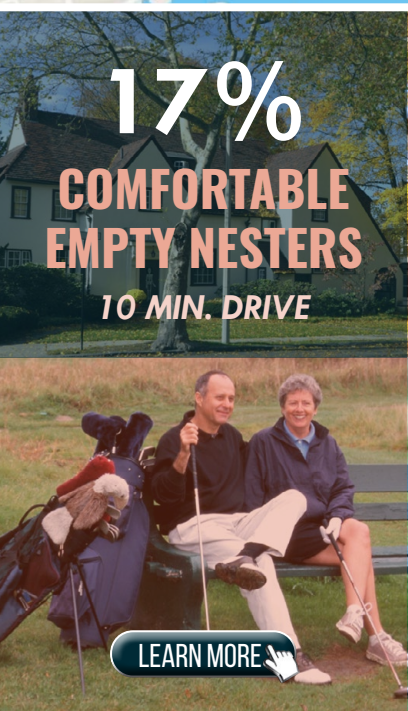


DEMOGRAPHICS (2023)



[FULL REPORT](#)

RESIDENTIAL POPULATION 1,094 1 MILE 29,767 3 MILES 49,380 5 MILES	NUMBER OF HOUSEHOLDS 391 1 MILE 11,852 3 MILES 20,185 5 MILES	AVERAGE HOUSEHOLD SIZE 2.80 1 MILE 2.50 3 MILES 2.42 5 MILES	MEDIAN AGE 50.1 1 MILE 42.1 3 MILES 42.1 5 MILES
AVERAGE HOUSEHOLD INCOME \$130,873 1 MILE \$114,476 3 MILES \$114,255 5 MILES	EDUCATION (COLLEGE+) 66.6% 1 MILE 64.8% 3 MILES 63.6% 5 MILES	EMPLOYMENT (AGE 16+ IN LABOR FORCE) 95.5% 1 MILE 96.7% 3 MILES 96.8% 5 MILES	DAYTIME POPULATION 595 1 MILE 26,625 3 MILES 47,215 5 MILES



17% COMFORTABLE EMPTY NESTERS
10 MIN. DRIVE

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

2.52
AVERAGE HH SIZE
48.0
MEDIAN AGE
\$75,000
MEDIAN HH INCOME

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15% PARKS AND REC
10 MIN. DRIVE

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

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13% WORKDAY DRIVE
10 MIN. 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.

2.97
AVERAGE HH SIZE
37.0
MEDIAN AGE
\$90,500
MEDIAN HH INCOME

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12% PLEASANTVILLE
10 MIN. DRIVE

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

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TOM MOTTLEY

346 SENIOR VICE PRESIDENT & PRINCIPAL
MACKENZIE COMMERCIAL REAL ESTATE SERVICES, LLC

443.573.3217

TMOTTLEY@MACKENZIECOMMERCIAL.COM



MATTHEW CURRAN, SIOR

SENIOR VICE PRESIDENT & PRINCIPAL
MACKENZIE COMMERCIAL REAL ESTATE SERVICES, LLC

443.573.3203

MCURRAN@MACKENZIECOMMERCIAL.COM



MacKenzie Commercial Real Estate Services, LLC • 410-821-8585 • 3465 Box Hill Corporate Center Drive, Suite F | Abingdon, Maryland 21009 • www.MACKENZIECOMMERCIAL.com

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