

# FOR SALE

Harford County, Maryland



**OFFICE BUILDING FOR SALE**  
**2813 PULASKI HIGHWAY**  
EDGEWOOD, MARYLAND 21040

 **MACKENZIE**  
COMMERCIAL REAL ESTATE SERVICES, LLC

**Beetle Smith** | *Senior Vice President*

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# 2813 PULASKI HIGHWAY

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## AVAILABLE

8,510 ± sf

## LOT SIZE

0.67 Acres

## ZONING

B3 (General Business)

## TRAFFIC COUNT

24,140 AADT (Pulaski Hwy)

## LISTING PRICE

\$850,000

## HIGHLIGHTS

- ▶ Tenant controlled utilities
- ▶ Ample on-site parking
- ▶ Faces Pulaski Highway
- ▶ Excellent location in Edgewood with easy access points to North and South



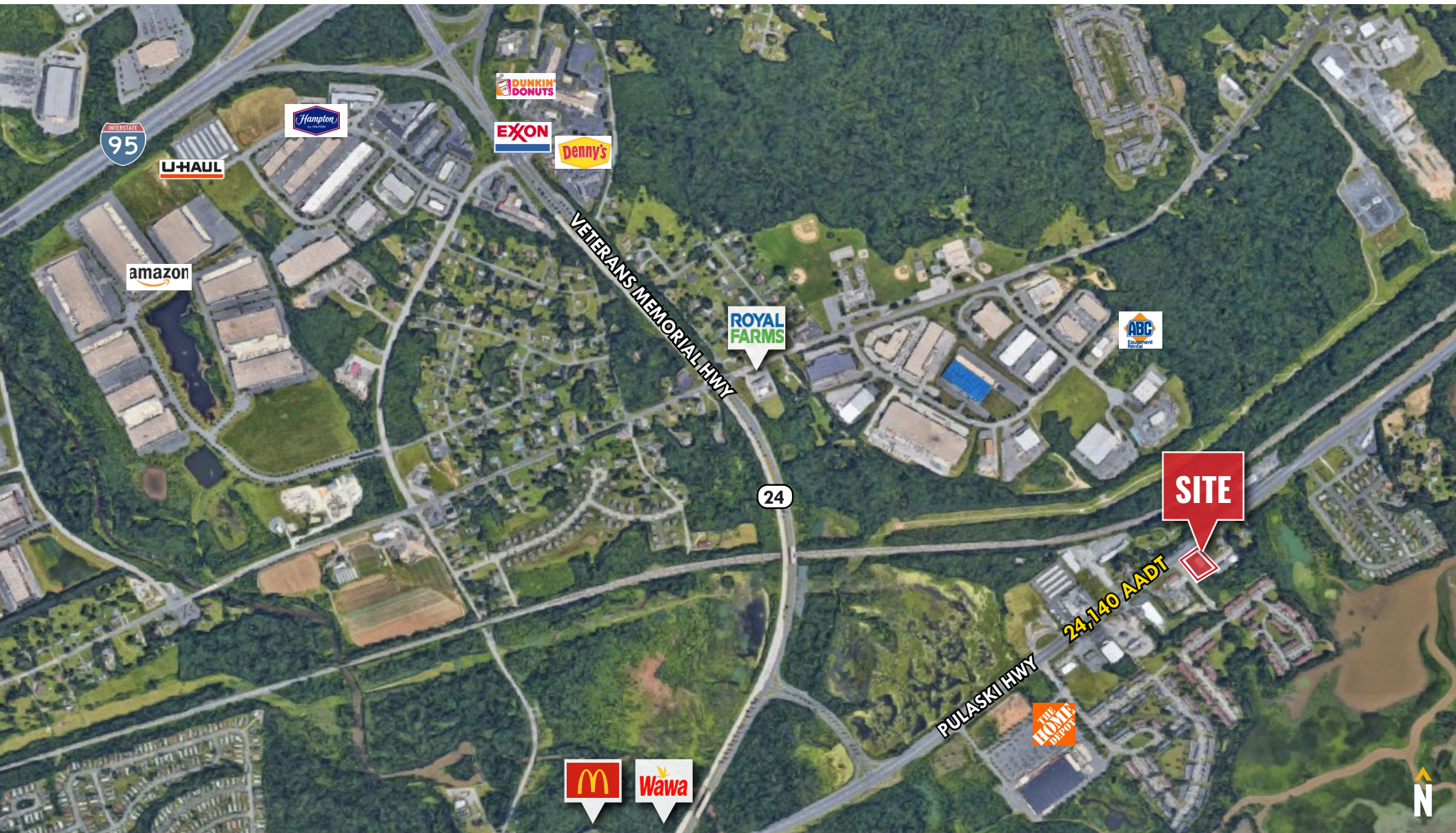


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# TRADE AREA

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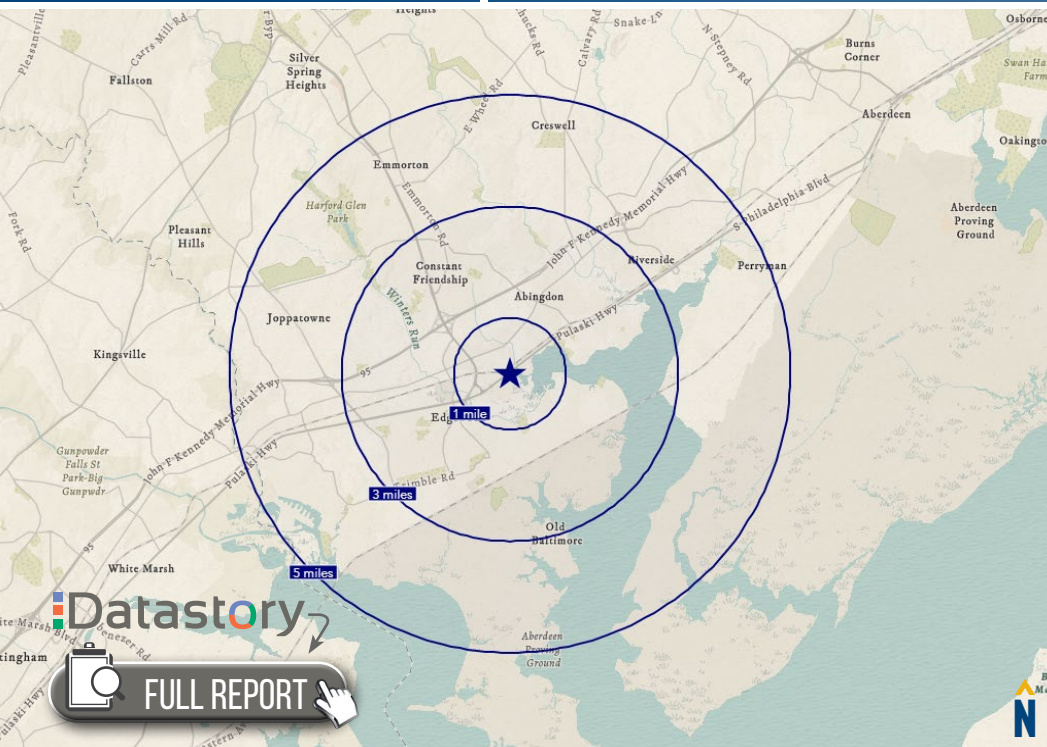
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# DEMOGRAPHICS

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<b>RESIDENTIAL POPULATION</b> 4,530 1 MILE 52,201 3 MILES 96,795 5 MILES	<b>NUMBER OF HOUSEHOLDS</b> 1,475 1 MILE 19,553 3 MILES 36,574 5 MILES	<b>AVERAGE HH SIZE</b> 3.07 1 MILE 2.66 3 MILES 2.64 5 MILES	<b>MEDIAN AGE</b> 37.8 1 MILE 35.7 3 MILES 37.7 5 MILES
<b>AVERAGE HH INCOME</b> \$102,900 1 MILE \$83,628 3 MILES \$92,239 5 MILES	<b>EDUCATION (COLLEGE+)</b> 16.3% 1 MILE 19.1% 3 MILES 22.1% 5 MILES	<b>EMPLOYMENT (AGE 16+ IN LABOR FORCE)</b> 96.3% 1 MILE 95.7% 3 MILES 95.8% 5 MILES	<b>DAYTIME POPULATION</b> 4,447 1 MILE 44,160 3 MILES 83,474 5 MILES

**35.6%**  
**WORKDAY DRIVE**  
2 MILES

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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

**53.1%**  
**HOME IMPROVEMENT**  
2 MILES

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These married-couple families spend a lot of time on the go and therefore tend to eat out regularly. When at home, weekends are consumed with home improvement and remodeling projects.

**2.88**  
AVERAGE HH SIZE

**37.7**  
MEDIAN AGE

**\$72,100**  
MEDIAN HH INCOME

**68.7%**  
**METRO FUSION**  
2 MILES

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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.

**2.65**  
AVERAGE HH SIZE

**29.3**  
MEDIAN AGE

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

**80.7%**  
**OLD AND NEWCOMERS**  
2 MILES

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This market features singles' lifestyles, on a budget. Some are still in college. They support environmental causes and Starbucks. Consumers are price aware and coupon clippers, but open to impulse buys.

**2.12**  
AVERAGE HH SIZE

**39.4**  
MEDIAN AGE

**\$44,900**  
MEDIAN HH INCOME



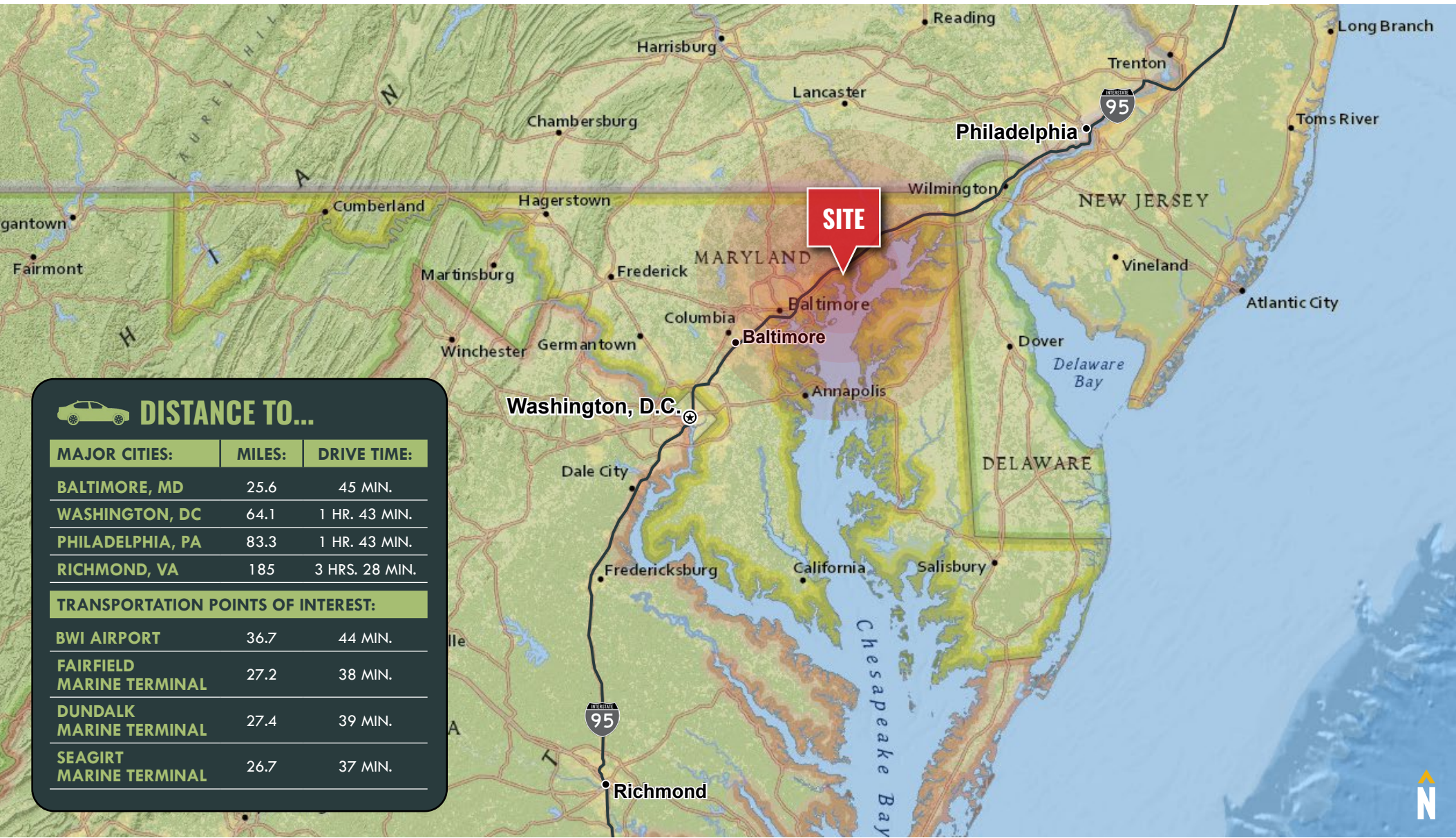
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# LOCATION

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## DISTANCE TO...

MAJOR CITIES:	MILES:	DRIVE TIME:
BALTIMORE, MD	25.6	45 MIN.
WASHINGTON, DC	64.1	1 HR. 43 MIN.
PHILADELPHIA, PA	83.3	1 HR. 43 MIN.
RICHMOND, VA	185	3 HRS. 28 MIN.
TRANSPORTATION POINTS OF INTEREST:		
BWI AIRPORT	36.7	44 MIN.
FAIRFIELD MARINE TERMINAL	27.2	38 MIN.
DUNDALK MARINE TERMINAL	27.4	39 MIN.
SEAGIRT MARINE TERMINAL	26.7	37 MIN.





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