

SALE/LEASE

 Cecil County, Maryland

AVAILABLE

1.482 Acres

ZONING

C2 (Highway Commercial)

TRAFFIC COUNT

25,762 AADT (Pulaski Hwy)

SALE PRICE

\$750,000

RENTAL RATE

\$70,000/yr., NNN

HIGHLIGHTS

- ▶ Excellent visibility
- ▶ Fully signalized intersection
- ▶ High traffic count
- ▶ Across from Dunkin' Donuts
- ▶ Near multiple amenities (banks, food, shopping etc.)
- ▶ Ready for redevelopment



PAD SITE / BUILD TO SUIT

PULASKI HIGHWAY & COUDON BOULEVARD | PERRYVILLE, MARYLAND 21903



Beetle Smith | Senior Vice President

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SALE/LEASE



Cecil County, Maryland

TRADE AREA

PULASKI HIGHWAY & COUDON BOULEVARD | PERRYVILLE, MARYLAND 21903



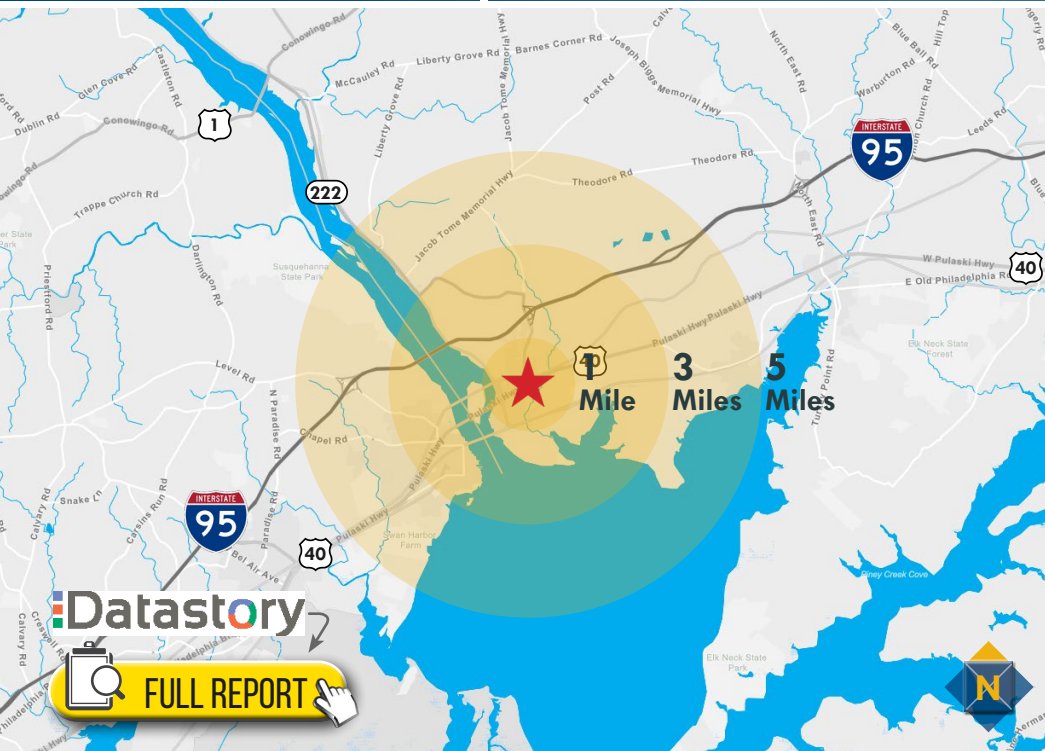
SALE/LEASE



Cecil County, Maryland

LOCATION / DEMOGRAPHICS

PULASKI HIGHWAY & COUDON BOULEVARD | PERRYVILLE, MARYLAND 21903



RESIDENTIAL POPULATION

4,020
1 MILE
15,515
3 MILES
30,481
5 MILES

NUMBER OF HOUSEHOLDS

1,619
1 MILE
6,194
3 MILES
11,859
5 MILES

AVERAGE HH SIZE

2.32
1 MILE
2.40
3 MILES
2.49
5 MILES

MEDIAN AGE

43.7
1 MILE
43.5
3 MILES
44.1
5 MILES

AVERAGE HH INCOME

\$88,221
1 MILE
\$82,219
3 MILES
\$90,460
5 MILES

EDUCATION (COLLEGE+)

53.3%
1 MILE
55.6%
3 MILES
57.9%
5 MILES

EMPLOYMENT (AGE 16+ IN LABOR FORCE)

92.5%
1 MILE
93.0%
3 MILES
94.5%
5 MILES

DAYTIME POPULATION

3,108
1 MILE
17,137
3 MILES
28,829
5 MILES

36%
GOLDEN YEARS
2 MILES

Independent, active seniors nearing the end of their careers or already in retirement, these consumers actively pursue a variety of leisure interests—travel, sports, dining out, museums and concerts.

2.06
AVERAGE HH SIZE

52.3
MEDIAN AGE

\$71,700
MEDIAN HH INCOME

LEARN MORE

33%
SOCCER MOMS
2 MILES

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

37.9
MEDIAN AGE

\$90,500
MEDIAN HH INCOME

LEARN MORE

26%
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

LEARN MORE

4%
SET TO IMPRESS
2 MILES

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.

2.12
AVERAGE HH SIZE

33.9
MEDIAN AGE

\$32,800
MEDIAN HH INCOME

LEARN MORE



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