



# THE SHOPPES AT EAST PULASKI

100-128 E. PULASKI HIGHWAY | ELKTON, MARYLAND 21921

FOR  
LEASE



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC



# PROPERTY OVERVIEW

## HIGHLIGHTS:

- 1.25 acre  $\pm$  pad site at a signalized intersection
- 1,856 SF  $\pm$  former bank branch  
(potential redevelopment opportunity!)
- 2,565 SF  $\pm$  retail end cap
- 1,600 SF  $\pm$  2nd Generation kitchen space -  
kitchen equipment and hood system in place
- Located at the signalized intersection of E. Pulaski Hwy/Rt. 40 and Augustine Herman Hwy/Rt. 213
- Ample on-site parking
- Multiple points of ingress and egress
- Join Drayer Physical Therapy, Verizon, State Farm Insurance, Spartan Cigar Lounge and Suite 410 Barber Salon

### AVAILABLE:

1.25 ACRES  $\pm$  (PAD SITE)

1,856 SF  $\pm$  (FORMER BANK BRANCH)

2,565 SF  $\pm$  (RETAIL END CAP)

1,600 SF  $\pm$  (2ND GEN KITCHEN)

### TRAFFIC COUNT:

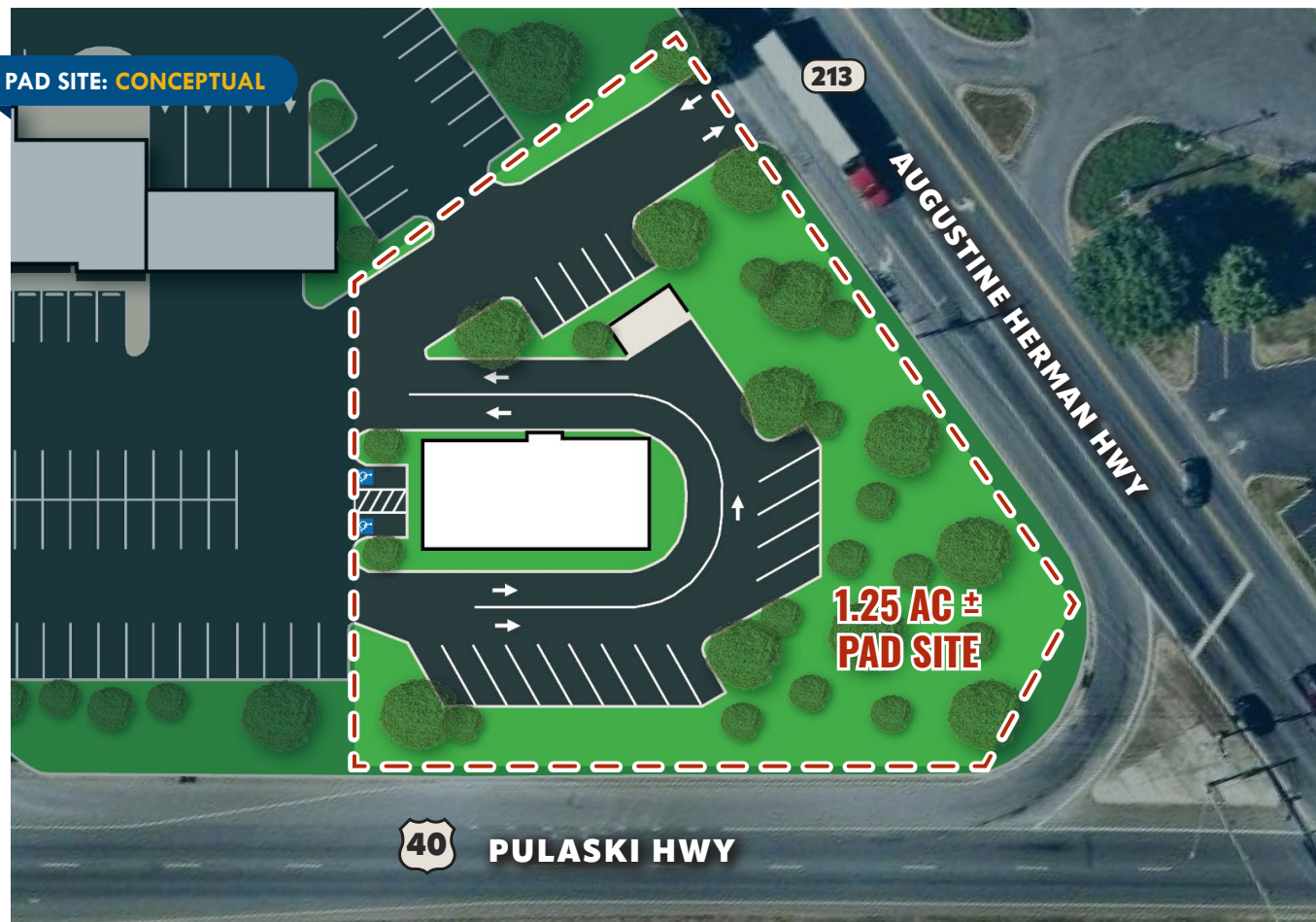
30,730 AADT (E. PULASKI HWY)

### RENTAL RATE:

PAD SITE: \$125,000/YR., NNN

1,856 SF: \$75,000/YR., NNN

2,565 SF: \$18.00 PSF, NNN





# SITE PLAN





# MARKET AERIAL



## ChristianaCare UNION HOSPITAL

Union Hospital is an award-winning, full-service community hospital located in Elkton, Maryland. Nationally recognized for clinical excellence in the treatment and prevention of disease, Union Hospital boasts 75 licensed beds (for FY 2020), and is dedicated to providing superior, personalized, quality health care to our neighbors, families and friends.

**NORTHROP GRUMMAN**

**CALIBER COLLISION**



### Big Elk Shopping Centre

**OLLIE'S BARGAIN OUTLET** **PETSMART**  
**ACME** **SONIC** **PNC**  
**McDonald's** **DUNKIN'**  
**Bath & Body Works** **POPEYES**  
**DOLLAR TREE**

### The Village at Elkton

**GROCERY OUTLET** **BIG LOTS!**  
**Wendy's** **Staples**  
**CUZINO'S** **DOLLAR GENERAL**

**Elkton Crossing**



**cohen's furniture**



**ROYAL FARM**



**ROYAL FARM** **DICKEY'S**

**KOHL'S**

## SOUTHFIELDS OF ELKTON

Southfields is a development project comprised of approximately 630 acres in the Town of Elkton. Upon completion, the mixed-use project will consist of residential units including single family homes, apartments for both seniors as well as families and condos. Retail, commercial, sports/recreational and light industrial uses are also included in the project to truly create a LIVE WORK PLAY Community aspect. The project will include over 280 acres of opengreen space and recreational park areas.

**Southfield Park Center**

**REDNER'S FAMILY DOLLAR**

**SITE**

**Walgreens** **AutoZone**

**Olive Garden**

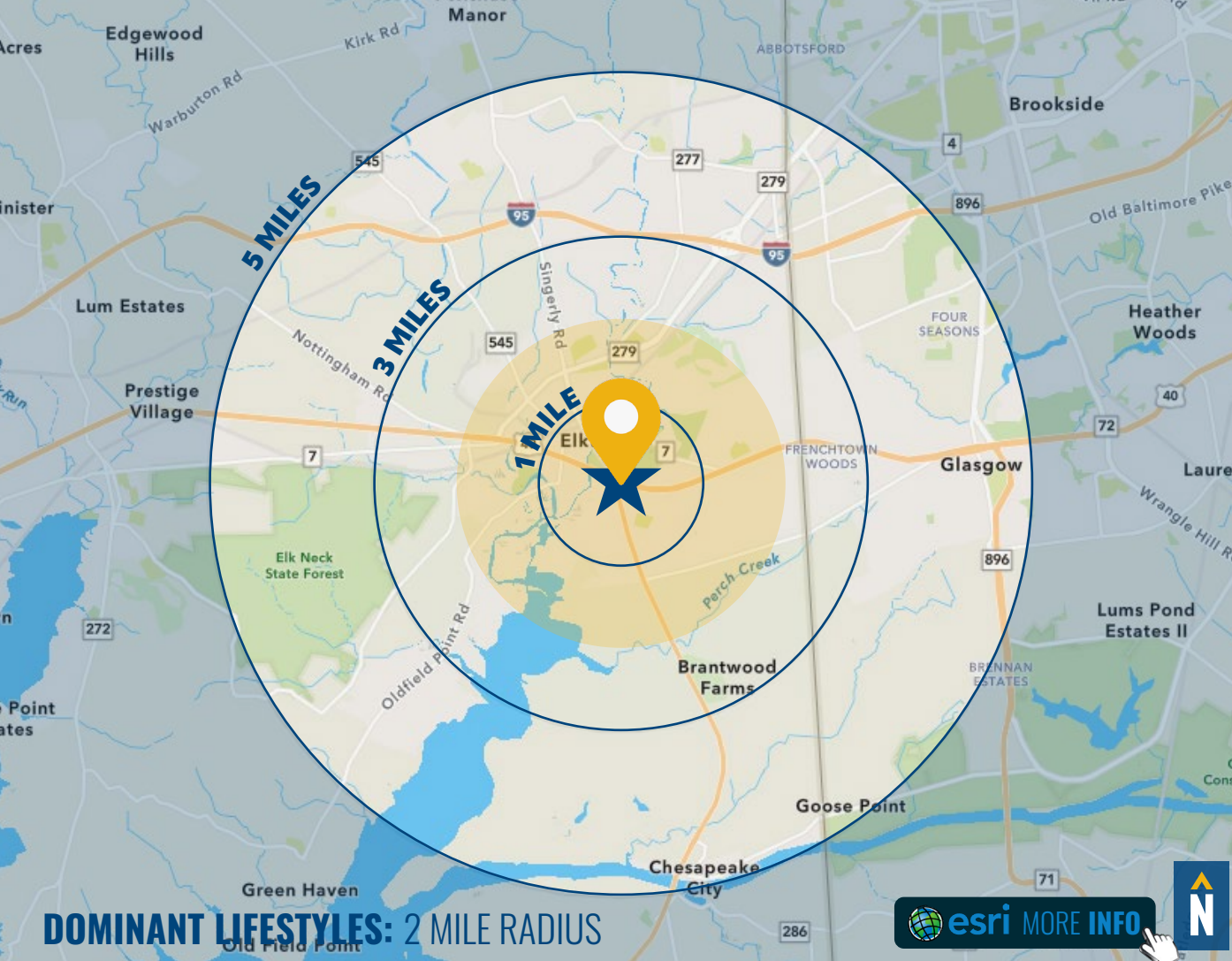
**CUBE SMART self storage**

**ChristianaCare** **GoHealth**  
**URGENT CARE**

**Chick-fil-A** **Walmart**







**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**

**19%**  
FRONT PORCHES



Friends and family are central to this segment and help to influence household buying decisions. This diverse group of residents enjoy their automobiles and like cars that are fun to drive.

Median Age: **34.9**  
Median Household Income: **\$43,700**

**18%**  
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**

# DEMOGRAPHICS

**2024**

RADIUS:

**1 MILE**

**3 MILES**

**5 MILES**

## RESIDENTIAL POPULATION



**7,240**

**24,124**

**57,249**

## DAYTIME POPULATION



**11,103**

**27,003**

**57,322**

## AVERAGE HOUSEHOLD INCOME



**\$78,815**

**\$93,322**

**\$111,031**

## NUMBER OF HOUSEHOLDS



**2,731**

**9,089**

**21,839**

## MEDIAN AGE



**37.0**

**37.8**

**39.1**

**FULL DEMOS REPORT**



# FOR MORE INFO CONTACT:



## **TOM MOTTLEY**

SENIOR VICE PRESIDENT & PRINCIPAL

**443.573.3217**

**TMOTTLEY@mackenziecommercial.com**



## **TOM FIDLER**

EXECUTIVE VICE PRESIDENT & PRINCIPAL

**410.494.4860**

**TFIDLER@mackenziecommercial.com**



## **NICK MAGGIO**

REAL ESTATE ADVISOR

**410.494.4880**

**NMAGGIO@mackenziecommercial.com**



VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



## **MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC

**410-879-1900**

**3465 Box Hill Corporate Center Drive, Suite F  
Abingdon, MD 21009**

OFFICES IN: ANNAPOLIS, MD — BALTIMORE, MD — **BEL AIR, MD** — COLUMBIA, MD — LUTHERVILLE, MD — CHARLOTTESVILLE, VA

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