



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
- 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, Dimples Philly Steaks, 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)

TRAFFIC COUNT:

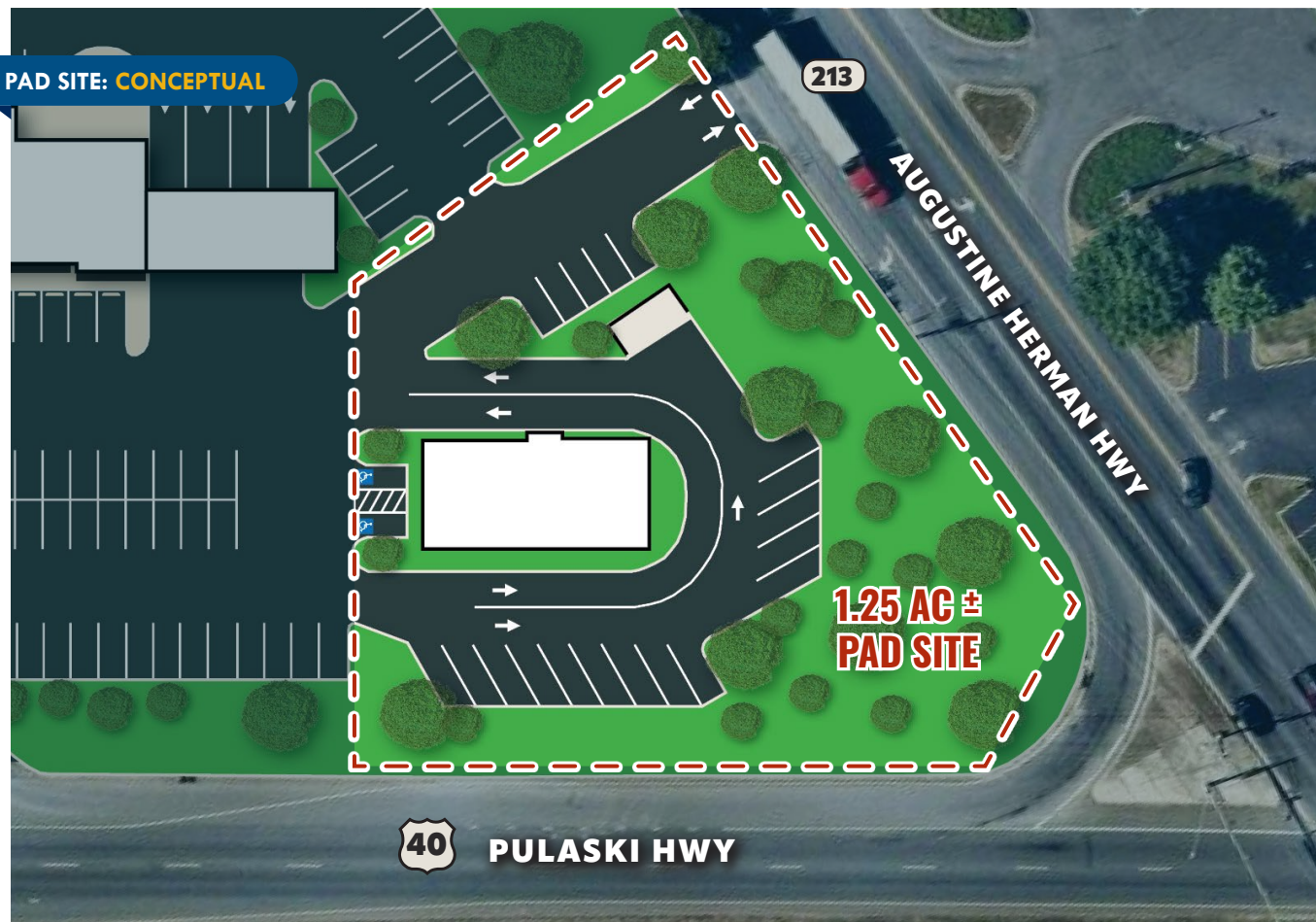
30,730 AADT (E. PULASKI HWY)

RENTAL RATE:

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

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

2,565 SF: \$18.00 PSF, NNN



SITE PLAN



GOOGLE STREET VIEW

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, Dunkin', Popeyes, Bath & Body Works, Dollar Tree, Starbucks, Wawa, Goodyear

The Village at Elkton

Grocery Outlet, Big Lots, Wendy's, Staples, Dollar General, Cuzy's, Tractor Supply Co.

Elkton Crossing

Food Lion, Cohen's Furniture, Little Chicks, Royal Farms, Aldi



Tractor Supply Co.

Walmart

Chick-fil-A

Walmart

Walmart

Walmart

Walmart

Walmart

Walmart

Walmart

Walmart

Walmart

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

Olive Garden

CUBE SMART self storage

ChristianaCare

GoHealth

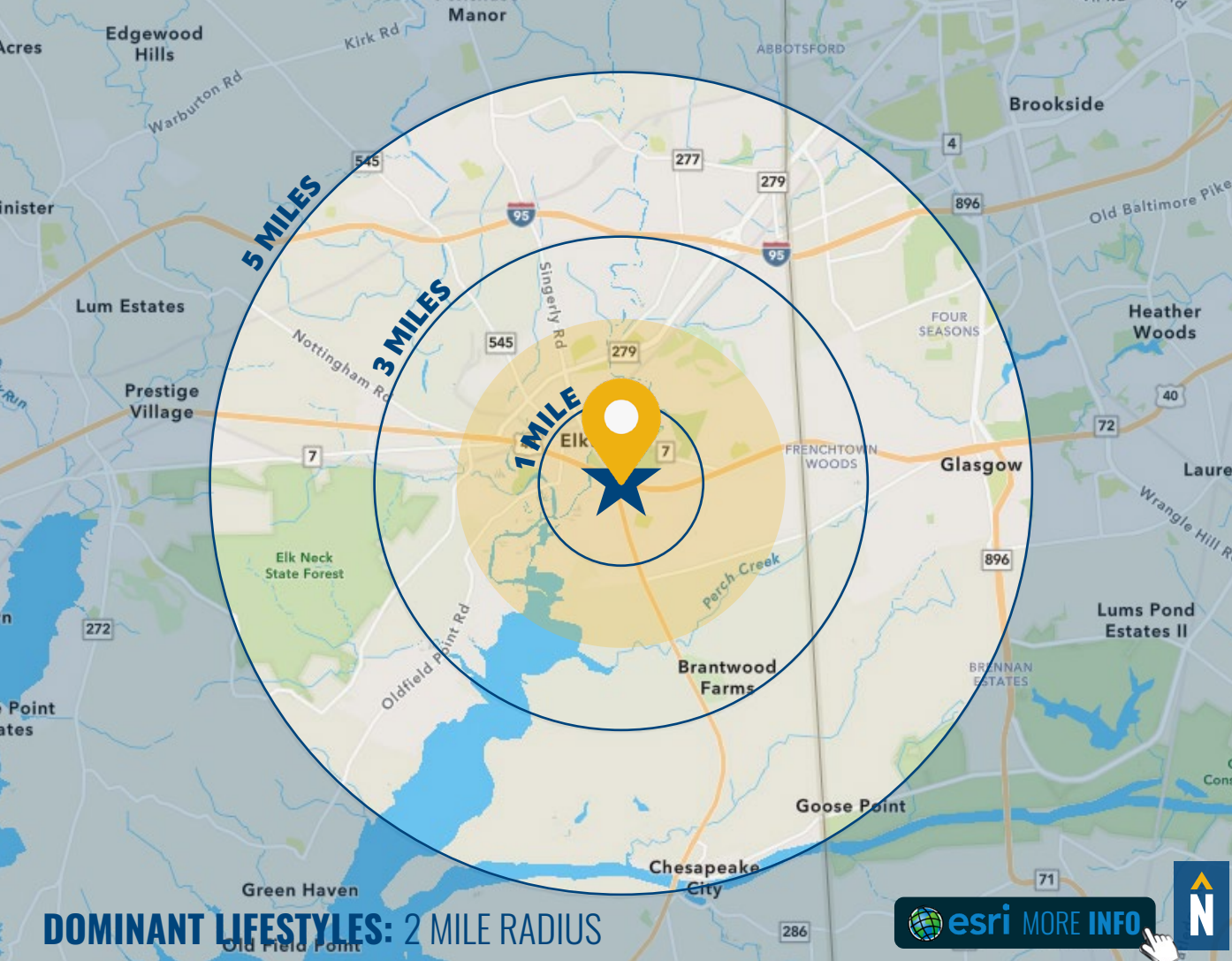
URGENT CARE

URGENT CARE

URGENT CARE

URGENT CARE





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

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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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