



PROPERTY DESCRIPTION

For Sale or Lease: Prime 1.7-Acre Pad Site available for development, situated along the prominent Pulaski Highway/Route 40 with high visibility (33,802 VPD). Positioned at the signalized intersection of West Pulaski Highway and Landing Lane, this location offers optimal exposure. Surrounding retailers include ACME, Dunkin Donuts, Peebles, PNC, Dollar Tree, McDonald's, GNC, Burger King, Taco Bell, and numerous others, making it an ideal spot for businesses seeking a bustling commercial area.

PROPERTY DETAILS

- **Lot Size:** 1.7114 acres (8 parcels)
- **Sale Price:** \$1,800,000.00
- **Lease Rate:** Contact listing agent for details. Flexible lease terms available.
- **Zoning:** C2 (Highway Commercial)
- **Traffic Counts:** 33,802 AADT (Pulaski Highway/Route 40)
- All utilities present on-site
- Located on hard corner at a fully signalized intersection

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	5,020	20,990	50,922
Total Households	1,967	8,169	20,061
Average HH Income	\$60,342	\$73,675	\$88,217
Average Age	43.7	39.7	40.1



For More Information, Contact:

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215 W Pulaski Highway
Elkton, MD 21921

RETAIL LAND/PAD SITE FOR SALE/LEASE



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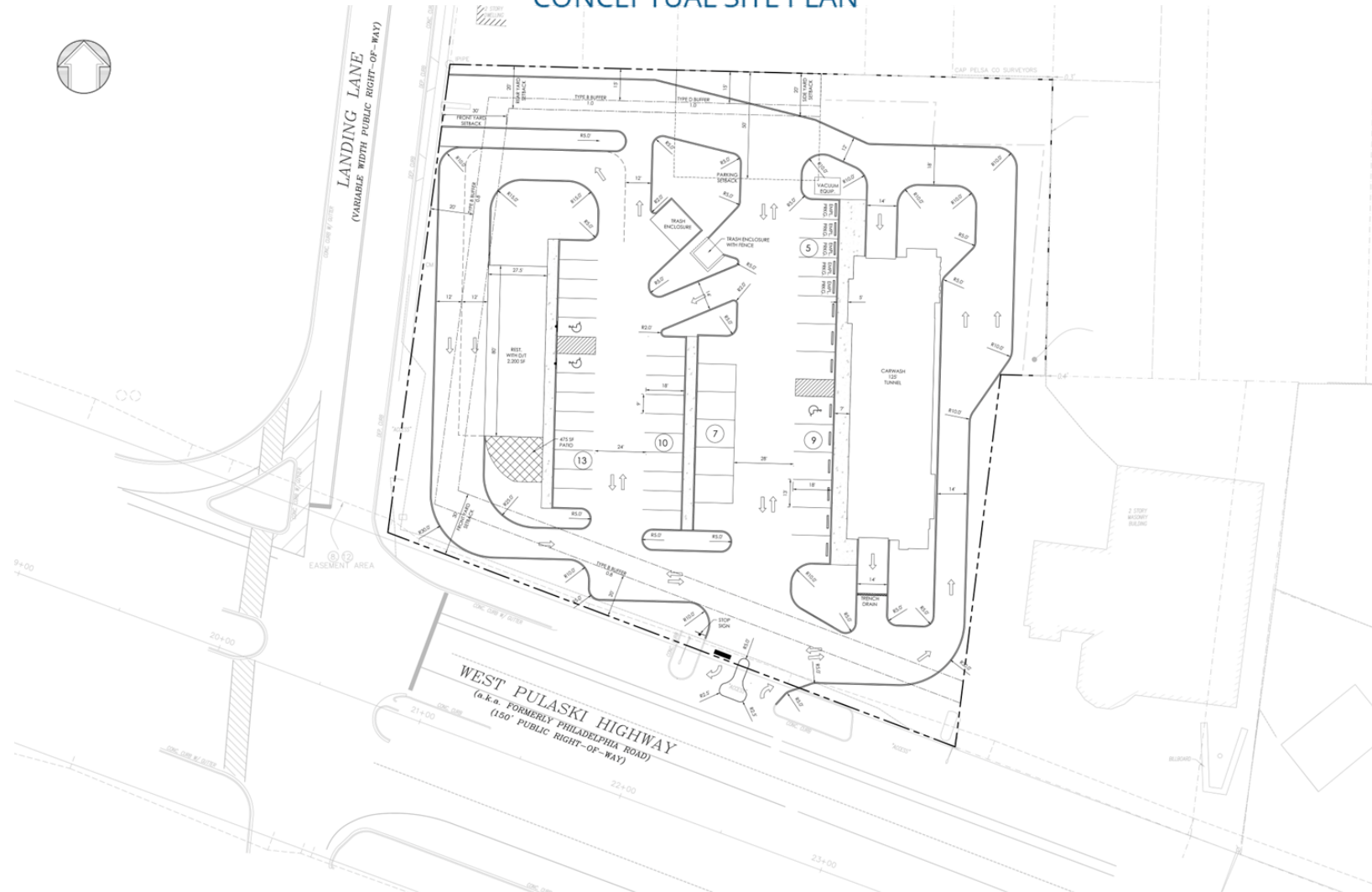
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CONCEPTUAL SITE PLAN



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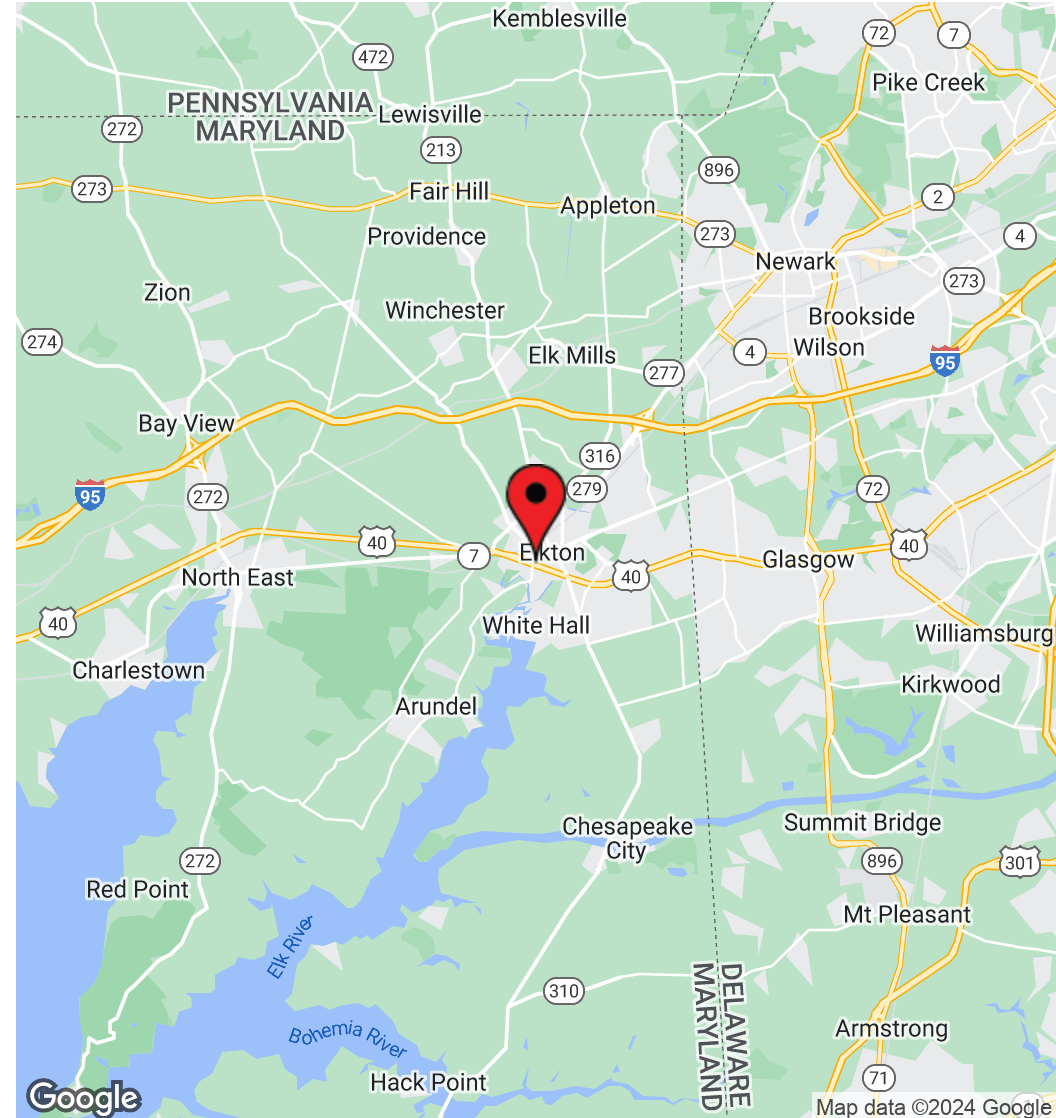
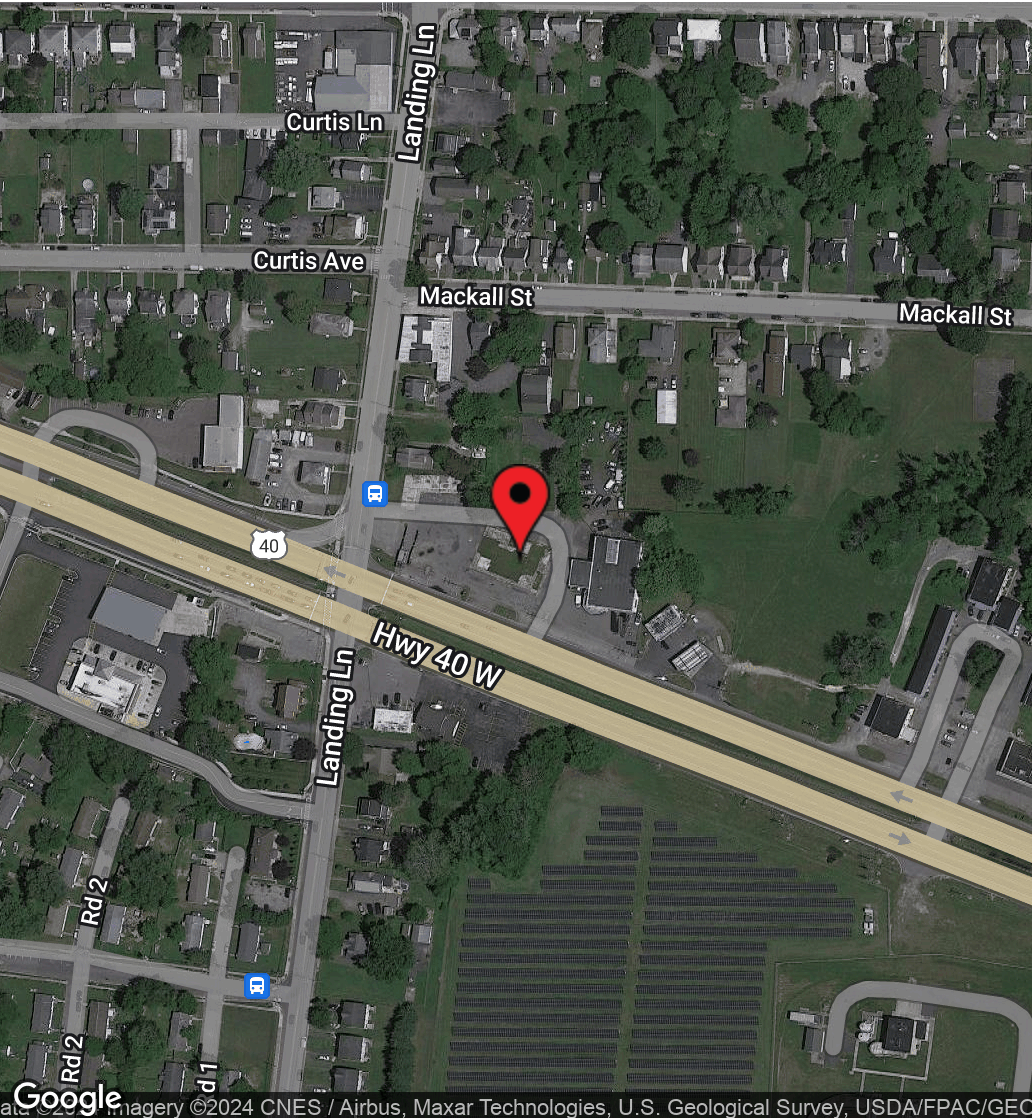
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