

FOR LEASE

Baltimore County, MD

FREESTANDING RETAIL

9600 PULASKI HIGHWAY | MIDDLE RIVER, MARYLAND 21220

BUILDING SIZE

3,324 sf ±

LOT SIZE

1.82 Acres ±

ZONING

BR (Business Roadside)
ML (Manufacturing, Light)

REAL ESTATE TAXES

\$16,465.73 (2020-2021)

RENTAL RATE

\$30.00 psf, NNN (or \$125,000/yr.)

HIGHLIGHTS

- ▶ Corner location at a signalized intersection
- ▶ High visibility and frontage
- ▶ Easy access to I-95 and I-695
- ▶ 5 min. drive to CCBC and Franklin Square Medical Center
- ▶ Prime location to serve the affluent and growing populations of White Marsh, Nottingham and Middle River
- ▶ Available on either a Triple Net or Ground Lease basis



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AERIAL

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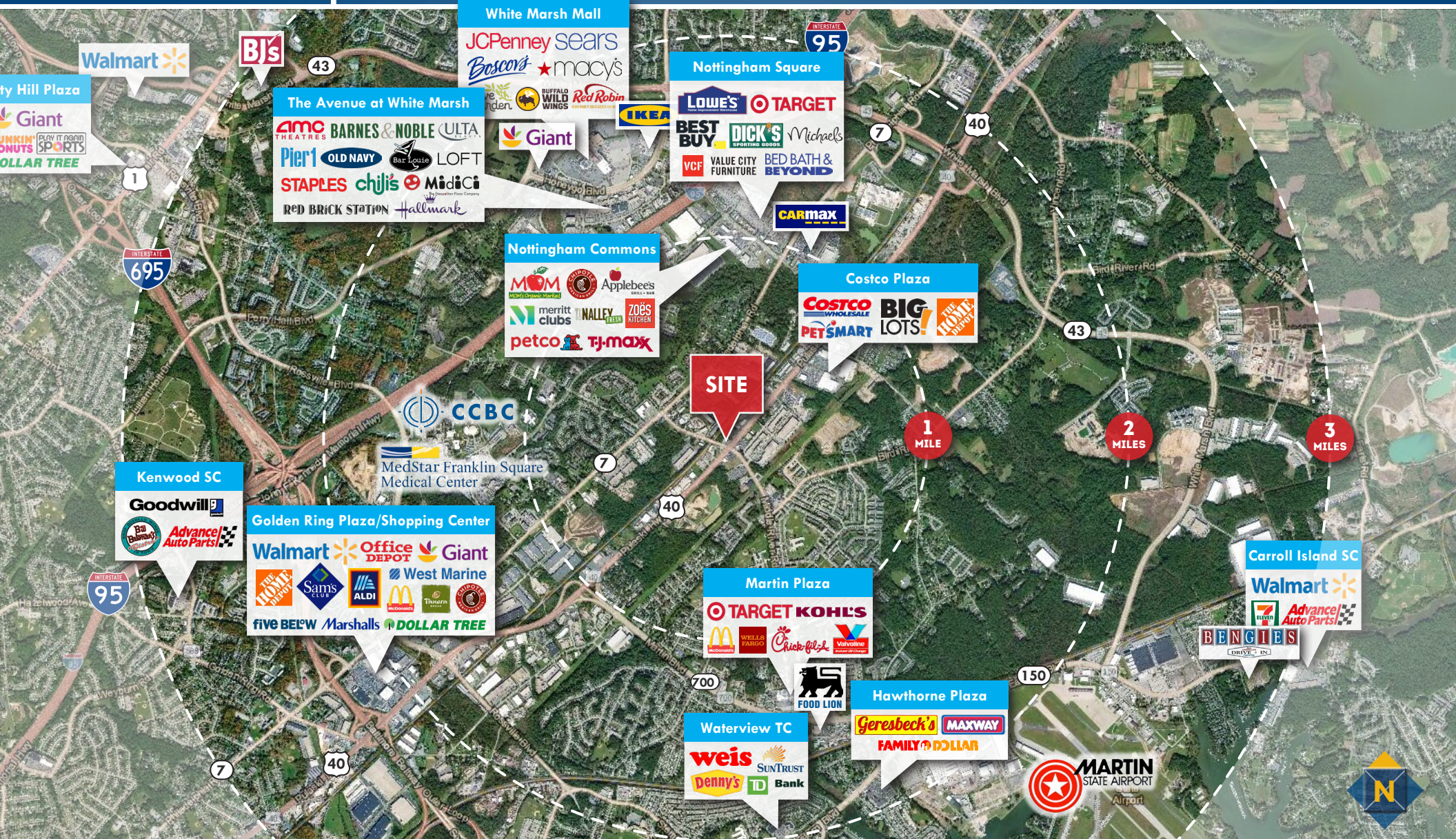
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TRADE AREA

9600 PULASKI HIGHWAY | MIDDLE RIVER, MARYLAND 21220



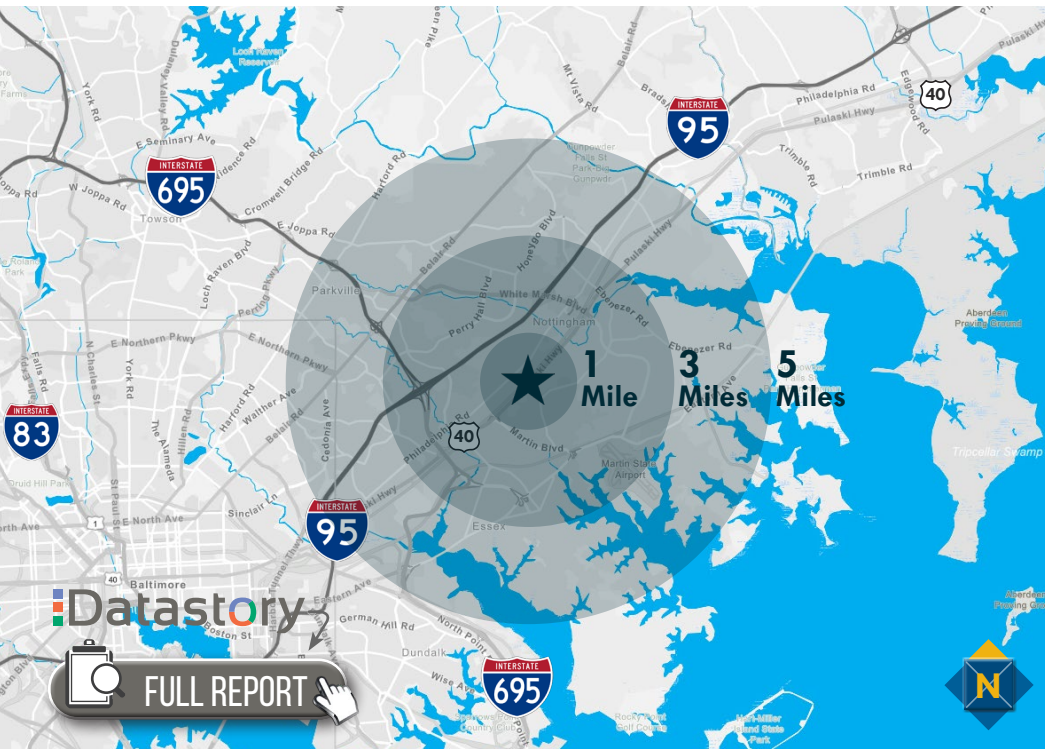
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LOCATION / DEMOGRAPHICS

9600 PULASKI HIGHWAY | MIDDLE RIVER, MARYLAND 21220



RESIDENTIAL POPULATION

15,297
1 MILE
78,616
3 MILES
226,180
5 MILES

NUMBER OF HOUSEHOLDS

6,132
1 MILE
30,740
3 MILES
89,392
5 MILES

AVERAGE HH SIZE

2.47
1 MILE
2.54
3 MILES
2.52
5 MILES

MEDIAN AGE

35.0
1 MILE
38.4
3 MILES
39.7
5 MILES

AVERAGE HH INCOME

\$82,461
1 MILE
\$85,347
3 MILES
\$85,218
5 MILES

EDUCATION (COLLEGE+)

59.7%
1 MILE
54.6%
3 MILES
57.4%
5 MILES

EMPLOYMENT (AGE 16+ IN LABOR FORCE)

95.9%
1 MILE
96.2%
3 MILES
96.0%
5 MILES

DAYTIME POPULATION

13,131
1 MILE
80,484
3 MILES
183,684
5 MILES

30%
BRIGHT YOUNG PROFESSIONALS

2 MILES

These communities are home to young, educated, working professionals. Labor force participation is high, generally white-collar work. Residents are physically active and up on the latest technology.

2.41
AVERAGE HH SIZE
33.0
MEDIAN AGE
\$54,000
MEDIAN HH INCOME

LEARN MORE

17%
ENTERPRISING PROFESSIONALS

2 MILES

These residents are well educated and climbing the ladder in STEM (science, technology, engineering and mathematics) occupations. This young market makes over 1-1/2 times more income than the US median.

2.48
AVERAGE HH SIZE
35.3
MEDIAN AGE
\$86,600
MEDIAN HH INCOME

LEARN MORE

13%
FRONT PORCHES

2 MILES

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.

2.57
AVERAGE HH SIZE
34.9
MEDIAN AGE
\$43,700
MEDIAN HH INCOME

LEARN MORE

10%
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