

# FOR LEASE

 Cecil County, Maryland

## AVAILABLE

2.0 Acres

## ZONING

BG (Business General)

## TRAFFIC COUNT

29,752 AADT (Pulaski Hwy/Rt. 40)

## DATE AVAILABLE

Immediately

## HIGHLIGHTS

- ▶ 2 Acre pad site on highly visible Pulaski Highway/Rt. 40
- ▶ Located at the signalized intersection west of nearby Walmart/Chick-fil-A
- ▶ Directly across from and in-between The Village at Elkton (Big Lots!, Staples) and Elkton Crossing (Food Lion)
- ▶ Great location in the heart of Elkton's retail trade area
- ▶ All utilities to the site



# RETAIL PAD SITE

804 E. PULASKI HIGHWAY | ELKTON, MARYLAND 21921



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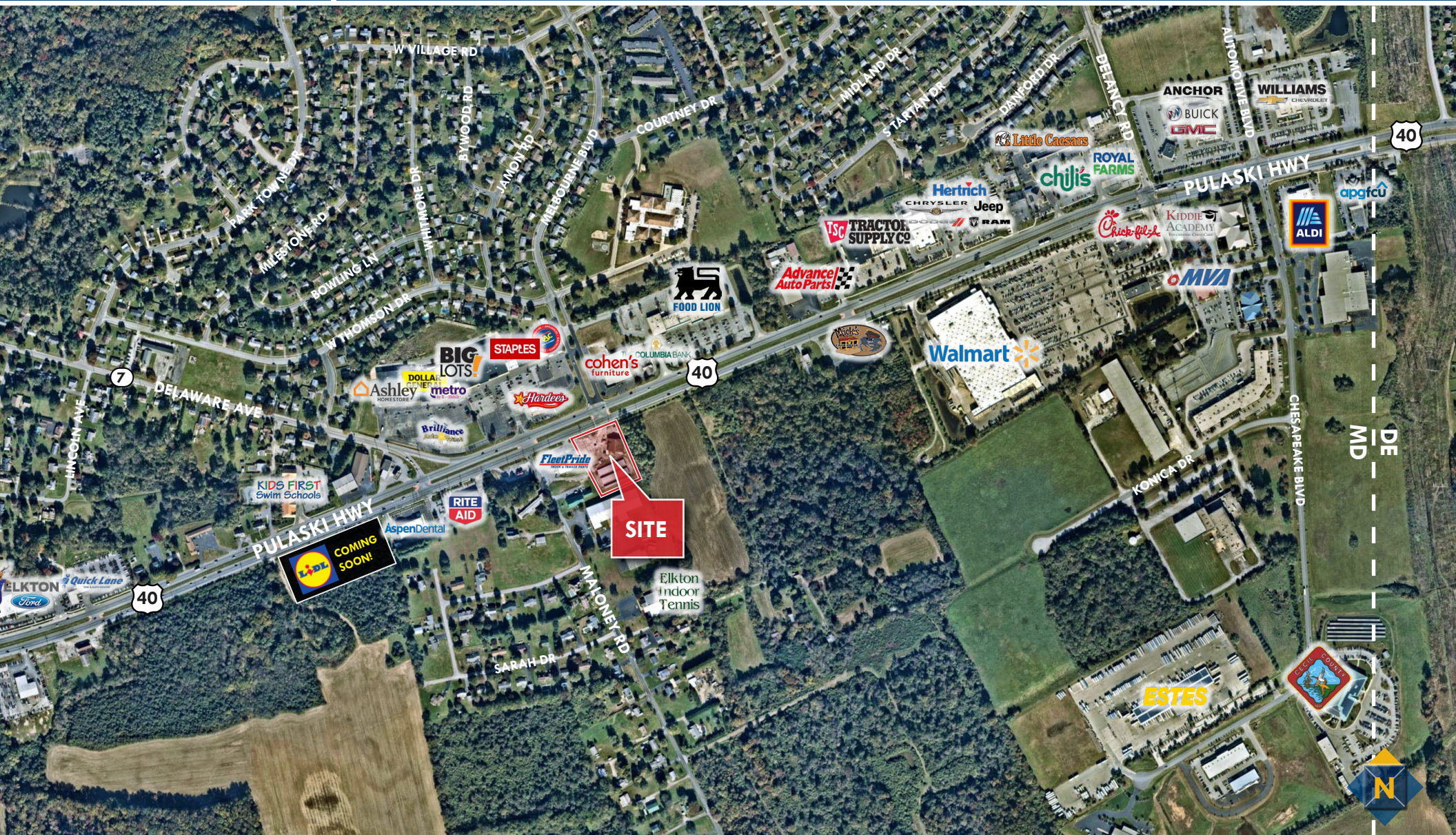


# FOR LEASE

Cecil County, Maryland

# LOCAL TRADE AREA

804 E. PULASKI HIGHWAY | ELKTON, MARYLAND 21921



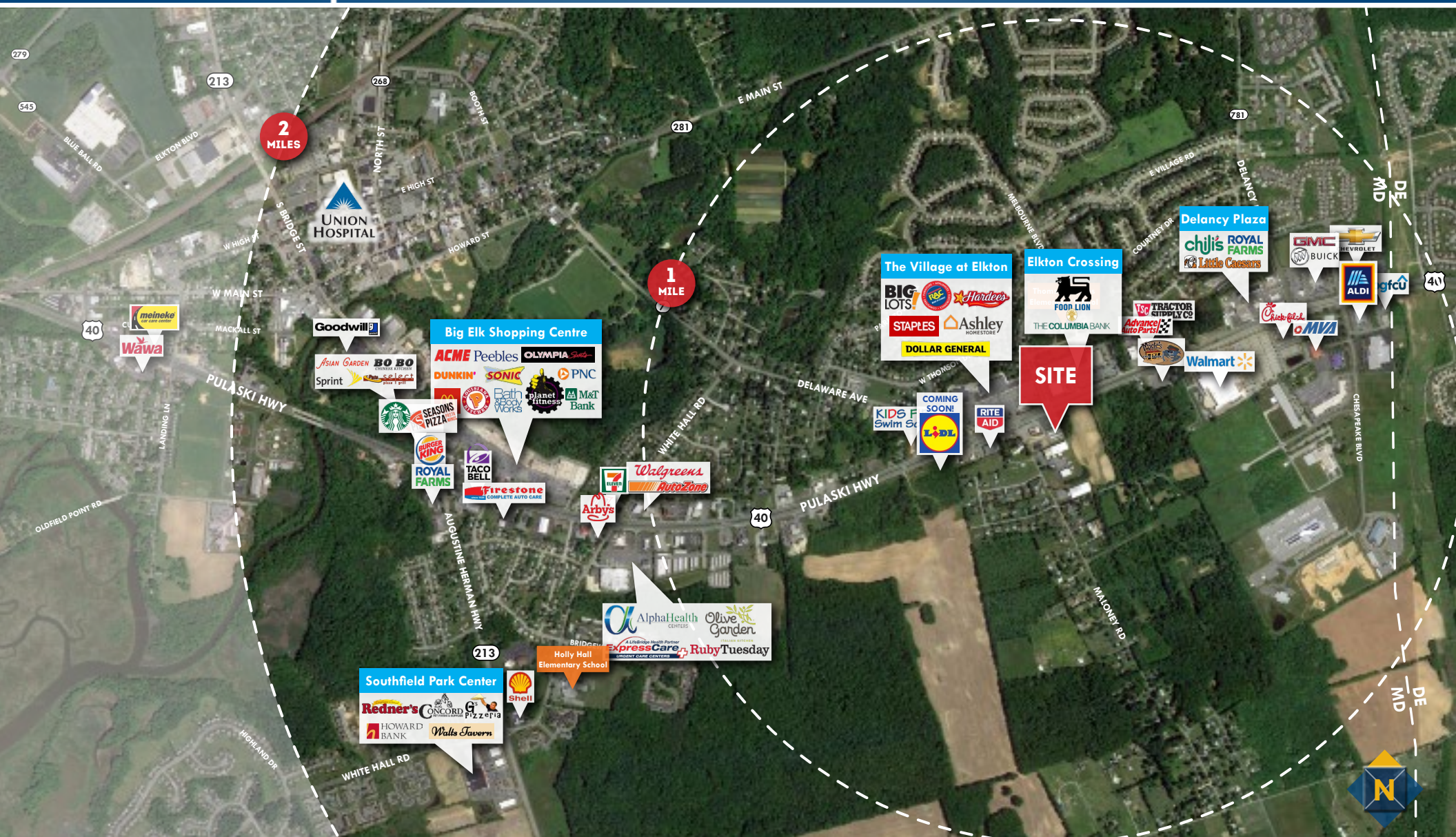


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Cecil County, Maryland

# ELKTON TRADE AREA

804 E. PULASKI HIGHWAY | ELKTON, MARYLAND 21921



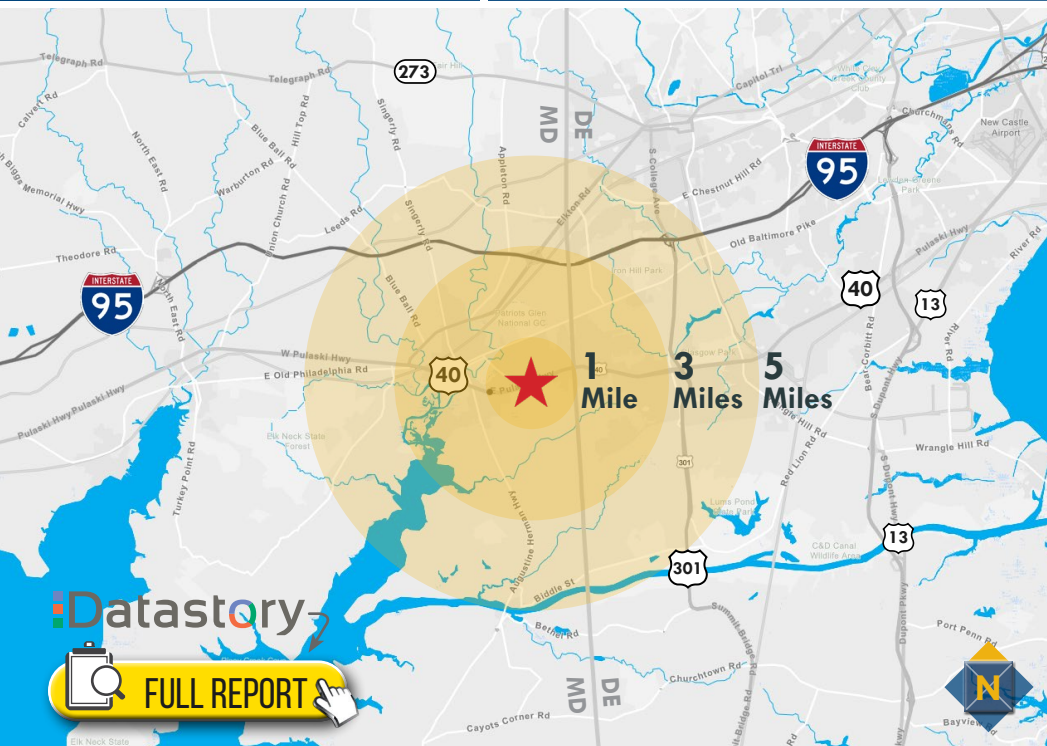


# FOR LEASE

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# LOCATION / DEMOGRAPHICS

804 E. PULASKI HIGHWAY | ELKTON, MARYLAND 21921



## RESIDENTIAL POPULATION

5,925

1 MILE

29,856

3 MILES

68,990

5 MILES

## NUMBER OF HOUSEHOLDS

2,040

1 MILE

10,432

3 MILES

25,144

5 MILES

## AVERAGE HH SIZE

2.83

1 MILE

2.80

3 MILES

2.71

5 MILES

## MEDIAN AGE

35.8

1 MILE

36.0

3 MILES

36.9

5 MILES

## AVERAGE HH INCOME

\$71,403

1 MILE

\$88,737

3 MILES

\$90,328

5 MILES

## EDUCATION (COLLEGE+)

49.8%

1 MILE

55.5%

3 MILES

62.7%

5 MILES

## EMPLOYMENT (AGE 16+ IN LABOR FORCE)

95.0%

1 MILE

95.3%

3 MILES

95.2%

5 MILES

## DAYTIME POPULATION

6,655

1 MILE

34,383

3 MILES

67,027

5 MILES

39%

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

37.0

MEDIAN AGE

\$90,500

MEDIAN HH INCOME

20%

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

17%

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

16%

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

**MACKENZIE**  
RETAIL

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