

SALE/LEASE

Baltimore County, MD

75 10-75 12 PULASKI HIGHWAY

ROSEDALE, MARYLAND 21237

SITE SIZE

1.02 Acres

ZONING

BR AS (Business Roadside -
Automotive Service)

TRAFFIC COUNT

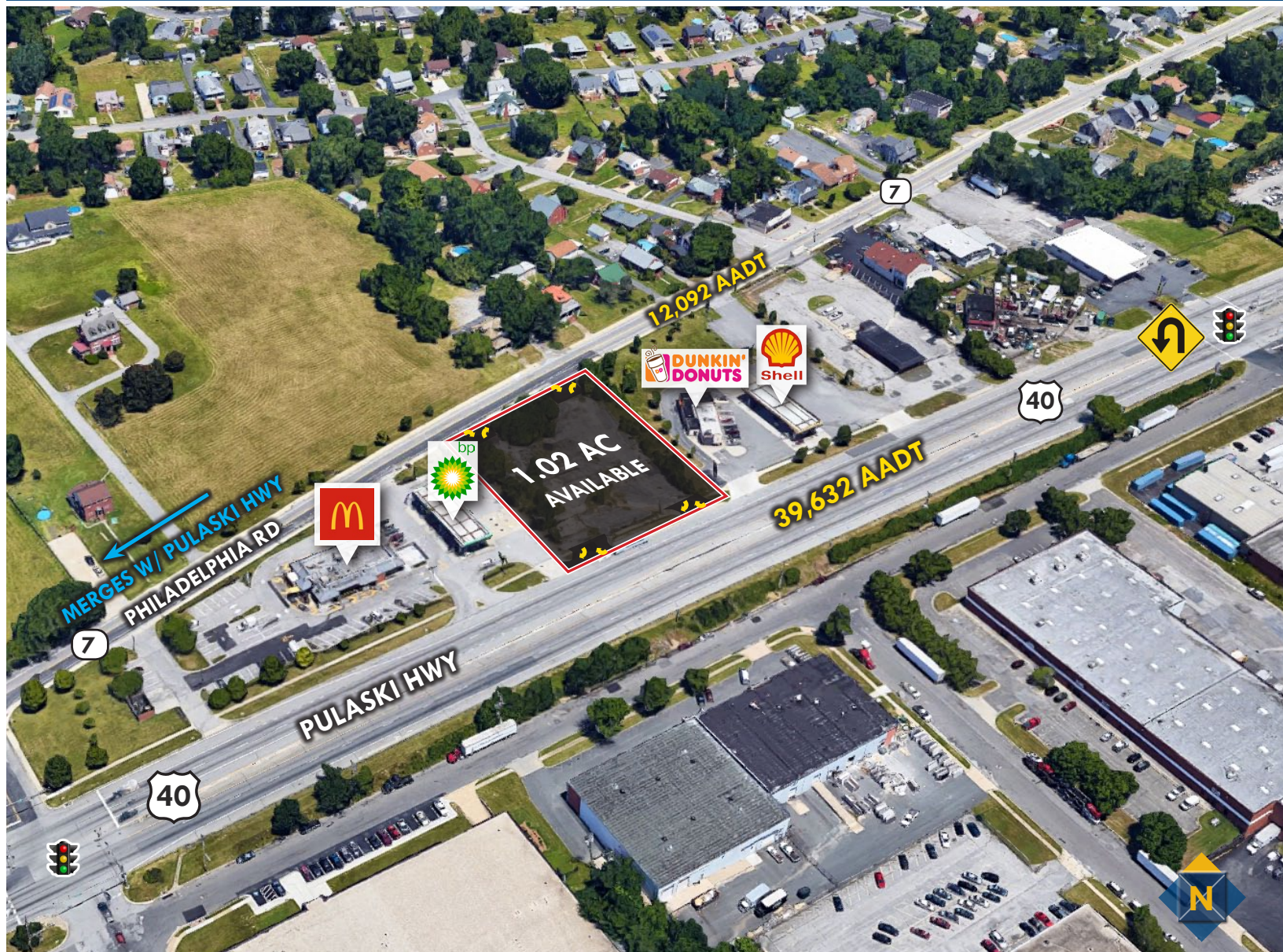
39,632 AADT (Pulaski Hwy/Rt. 40)
12,092 AADT (Philadelphia Rd)

SALE PRICE

\$799,000

HIGHLIGHTS

- ▶ 1.02-acre site ideally situated between busy Pulaski Highway/Rt. 40 & Philadelphia Rd/Rt. 7
- ▶ 2 curb cuts on Pulaski Hwy/Rt. 40 and 2 additional curb cuts on Philadelphia Rd/Rt. 7
- ▶ Convenient access to I-95, I-895 and I-695
- ▶ Prime location on main corridor running through Downtown Baltimore, giving the site close proximity to the city
- ▶ Ideal for fast food, gas and convenience, automotive



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Mike Ruocco | Vice President

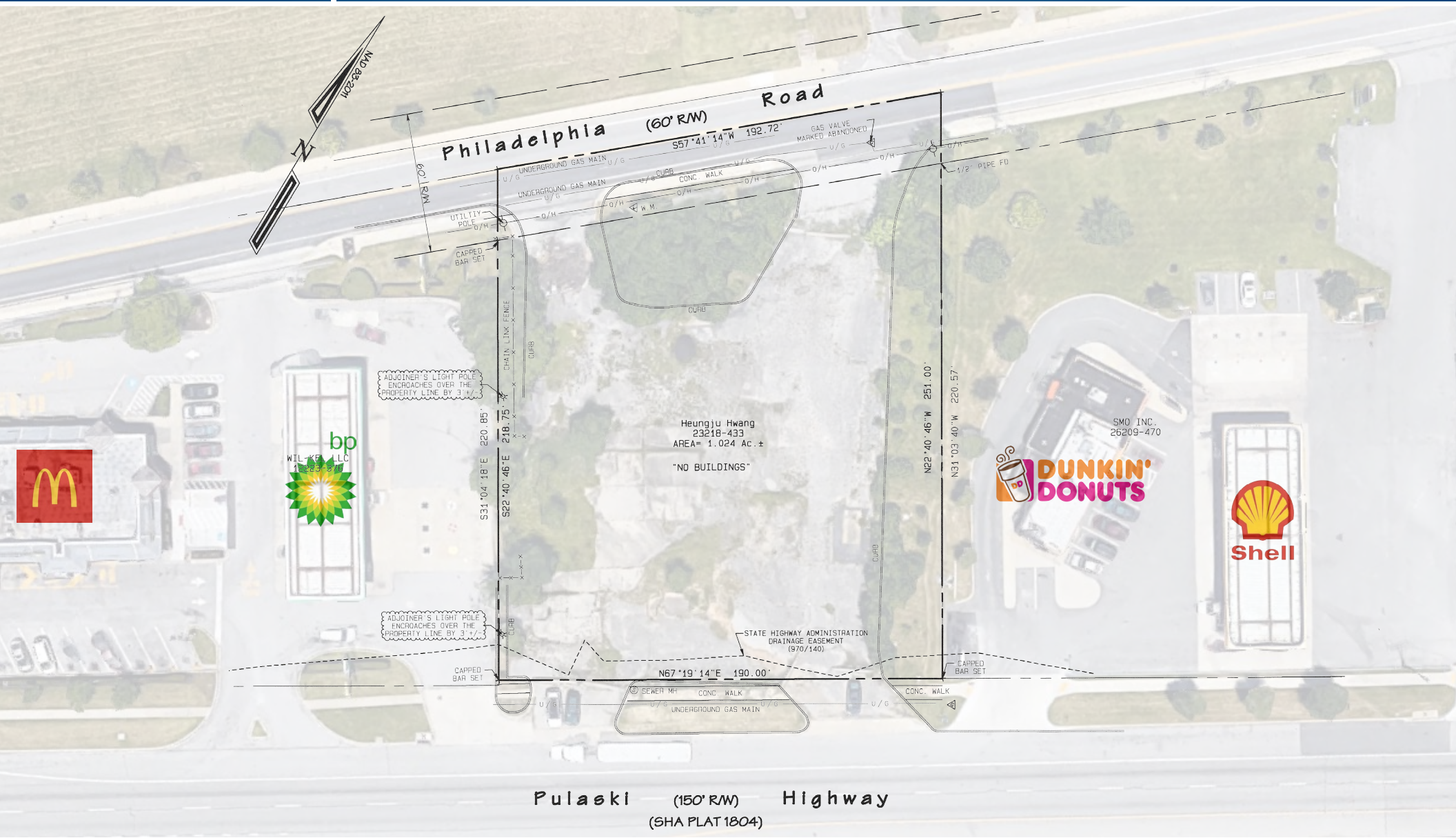
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SALE/LEASE

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SURVEY

7510-7512 PULASKI HIGHWAY | ROSEDALE, MARYLAND 21237

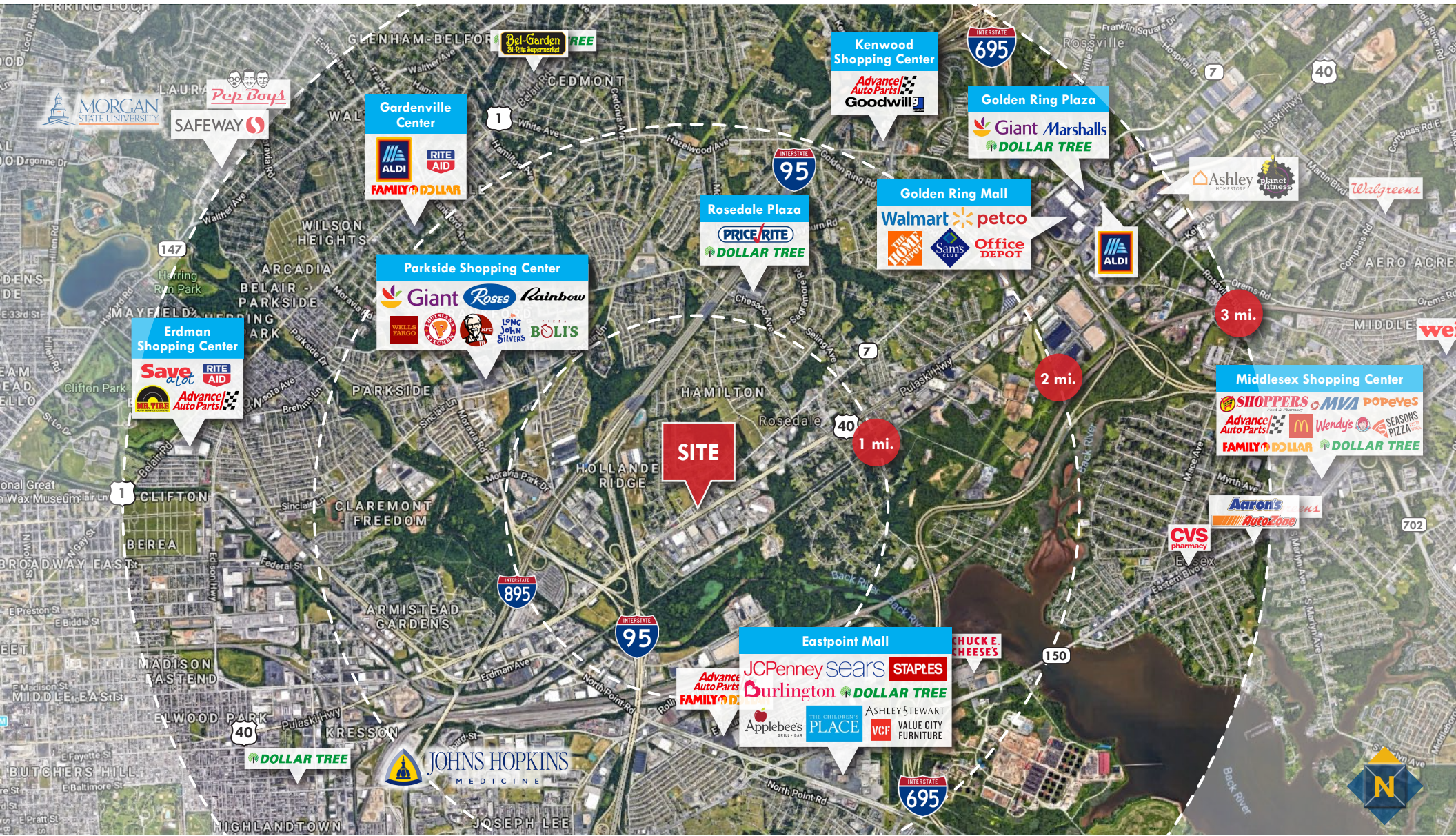


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TRADE AREA

7510-7512 PULASKI HIGHWAY | ROSEDALE, MARYLAND 21237

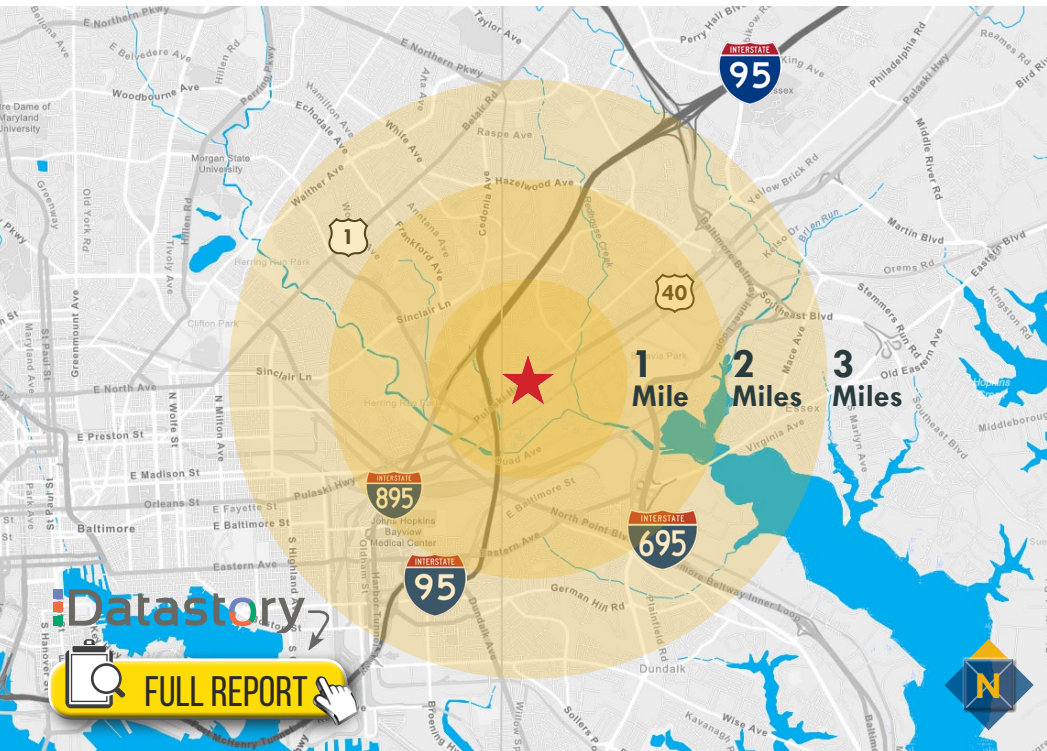


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LOCATION / DEMOGRAPHICS

7510-7512 PULASKI HIGHWAY | ROSEDALE, MARYLAND 21237



Datastory

FULL REPORT

RESIDENTIAL POPULATION

7,466
1 MILE
50,477
2 MILES
144,910
3 MILES

NUMBER OF HOUSEHOLDS

2,749
1 MILE
19,493
2 MILES
53,663
3 MILES

AVERAGE HH SIZE

2.71
1 MILE
2.57
2 MILES
2.68
3 MILES

MEDIAN AGE

37.8
1 MILE
37.3
2 MILES
37.2
3 MILES

AVERAGE HH INCOME

\$73,753
1 MILE
\$56,681
2 MILES
\$57,464
3 MILES

EDUCATION (COLLEGE+)

50.6%
1 MILE
48.3%
2 MILES
44.6%
3 MILES

EMPLOYMENT (AGE 16+ IN LABOR FORCE)

91.4%
1 MILE
91.4%
2 MILES
91.3%
3 MILES

DAYTIME POPULATION

8,260
1 MILE
44,916
2 MILES
127,372
3 MILES

25%
PLEASANTVILLE
1 MILE

Prosperous domesticity best describes these settled denizens. They maintain their higher incomes and standard of living with dual incomes, and shop online and in a variety of stores, from upscale to discount.

2.86
AVERAGE HH SIZE
41.9
MEDIAN AGE
\$85,000
MEDIAN HH INCOME

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24%
BRIGHT YOUNG PROFESSIONALS
1 MILE

These Baby Boomers are earning a comfortable living and benefitting from years of prudent investing and saving. Their net worth is well above average, and they value their health and financial well-being.

2.50
AVERAGE HH SIZE
46.8
MEDIAN AGE
\$68,000
MEDIAN HH INCOME

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23%
COMFORTABLE EMPTY NESTERS
1 MILE

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.

2.40
AVERAGE HH SIZE
32.2
MEDIAN AGE
\$50,000
MEDIAN HH INCOME

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15%
METRO FUSION
1 MILE

Metro Fusion is a young, diverse market made up of hard-working residents that are dedicated to climbing the ladders of their professional and social lives. They spend money readily unless saving.

2.63
AVERAGE HH SIZE
28.8
MEDIAN AGE
\$33,000
MEDIAN HH INCOME

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