

# GROUND LEASE

Cecil County, Maryland

# RETAIL LAND/PAD SITE

215-217 W. PULASKI HIGHWAY | ELKTON, MARYLAND 21921

## LOT SIZE

1.7114 Acres (8 parcels)

## ZONING

C-2 (Highway Commercial)  
Town of Elkton, MD

## TRAFFIC COUNT

33,802 AADT (Pulaski Hwy/Rt. 40)

## RENTAL RATE

\$175,000/yr., NNN

## HIGHLIGHTS

- ▶ 1.7 Acre pad site on highly visible Pulaski Highway/Rt. 40 (33,802 cars per day)
- ▶ Signalized intersection of W. Pulaski Hwy and Landing Ln
- ▶ Easy access to I-95
- ▶ All utilities to the site
- ▶ Nearby retailers include ACME, Dunkin' Donuts, Peebles, PNC, Dollar Tree, McDonald's, GNC, Burger King, Taco Bell & more!



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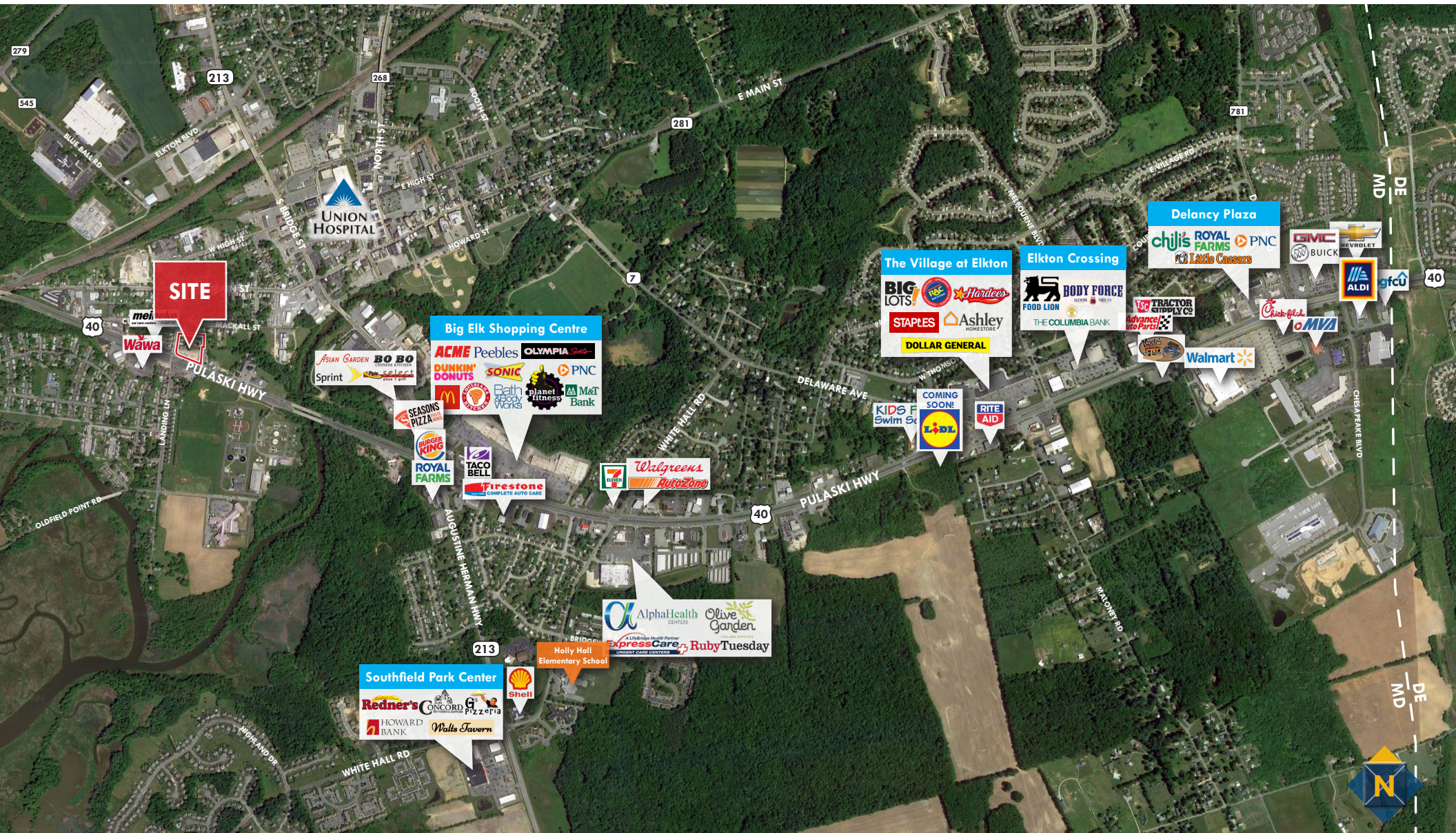
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# TRADE AREA

215-217 W. PULASKI HIGHWAY | ELKTON, MARYLAND 21921

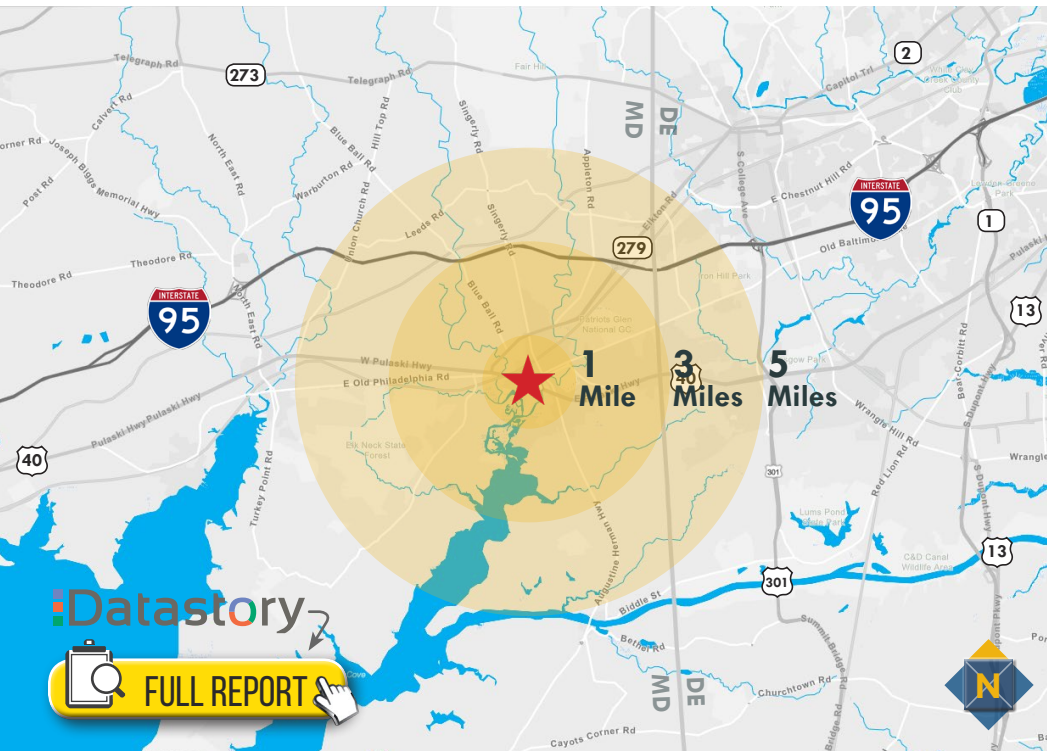


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Cecil County, Maryland

# LOCATION / DEMOGRAPHICS

215-217 W. PULASKI HIGHWAY | ELKTON, MARYLAND 21921



Datastory

FULL REPORT

RESIDENTIAL POPULATION	NUMBER OF HOUSEHOLDS	AVERAGE HH SIZE	MEDIAN AGE
4,441 1 MILE	1,571 1 MILE	2.57 1 MILE	35.0 1 MILE
21,629 3 MILES	7,710 3 MILES	2.72 3 MILES	35.1 3 MILES
52,815 5 MILES	19,104 5 MILES	2.73 5 MILES	37.3 5 MILES
AVERAGE HH INCOME	EDUCATION (COLLEGE+)	EMPLOYMENT (AGE 16+ IN LABOR FORCE)	DAYTIME POPULATION
\$60,914 1 MILE	36.1% 1 MILE	89.2% 1 MILE	9,534 1 MILE
\$75,764 3 MILES	49.4% 3 MILES	94.6% 3 MILES	25,596 3 MILES
\$86,822 5 MILES	56.7% 5 MILES	95.4% 5 MILES	52,522 5 MILES

**22%**  
SOCCER MOMS  
2 MILES

**2.97**  
AVERAGE HH SIZE

**37.0**  
MEDIAN AGE

**\$90,500**  
MEDIAN HH INCOME

LEARN MORE

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.

**19%**  
FRONT PORCHES  
2 MILES

**2.57**  
AVERAGE HH SIZE

**34.9**  
MEDIAN AGE

**\$43,700**  
MEDIAN HH INCOME

LEARN MORE

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.

**10%**  
PARKS AND REC  
2 MILES

**2.51**  
AVERAGE HH SIZE

**40.9**  
MEDIAN AGE

**\$60,000**  
MEDIAN HH INCOME

LEARN MORE

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.

**10%**  
FRESH AMBITIONS  
2 MILES

**3.17**  
AVERAGE HH SIZE

**28.6**  
MEDIAN AGE

**\$26,700**  
MEDIAN HH INCOME

LEARN MORE

These young families, many of whom are immigrants, focus their life and work around their children. Price-conscious consumers, they budget for fashion, not branding. However, parents may spoil their children.