



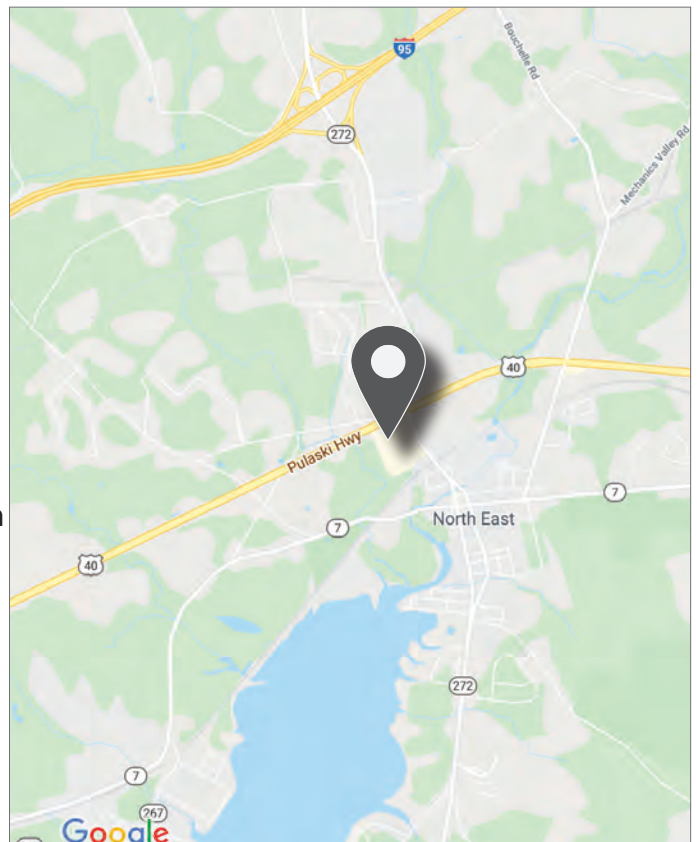
**KLEIN
ENTERPRISES**

NORTH EAST STATION
2500 - 2548 West Pulaski Highway
North East, MD



Property Highlights:

- **Total Square Feet:** 87,006
- **Parking Spaces:** 473 (5.4:1,000)
- **Zoning:** HC - Highway Commercial
- 29,000+ ADT on Route 40 & 25,082+ADT on Route 272
- Conveniently located near I-95 and 1 mile from the Principio Industrial Park and the Amazon & Lidl distribution centers
- Cecil County Public Library is scheduled to open in Fall 2020 on a new 45,000 SF main branch.
- Cecil County has the 2nd highest job growth rate and 3rd highest wage growth rate in Maryland



2019 Demographics	1 mile	3 miles	5 miles
Population	5,201	15,543	26,032
Avg. Household Income	\$77,908	\$91,119	\$100,278
Employees	2,259	5,193	7,677



CHARLESTOWN CROSSING



NORTHEAST PLAZA SHOPPING CENTER

- Walmart
- DOLLAR GENERAL
- Advance Auto Parts
- GameStop
- Petco
- DUNKIN' DONUTS

NORTH EAST STATION

- PIVOT PHYSICAL THERAPY
- Wendy's
- FOOD LION
- Walgreens
- AutoZone

40,000 SF Cecil County Public Library UNDER CONSTRUCTION





TENANT	Suite	SF
Available	1	4,400
Pivot Physical Therapy	3	4,001
Food Lion	5	38,372
NE Nails	10	1,050
Station Spirits	12	1,400
Holiday Hair	14	1,400
Sunsational Tanning	16	2,800
Nino's	20	1,400
Walgreens	25	9,900
Golden Wall Restaurant	30	1,800
BodyForce Fitness 24/7	34	4,400
AutoZone	38	6,816
Wendy's	45	3,160
Available	50	1,608
West Marine	55	4,500

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals.

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