

FOR SALE

Harford County, Maryland

FREESTANDING 2-STORY RESTAURANT

3920 PULASKI HIGHWAY | ABINGDON, MARYLAND 21009

AVAILABLE

6,082 sf

» 5,082 sf on Level 1

» 1,000 sf on Level 2

LOT SIZE

.69 Acres (30,056 sf)

ZONING

B-3 (General Business District)

TRAFFIC COUNT

24,050 AADT (Pulaski Hwy/Rt. 40)

YEAR BUILT

1940 (Renovated 2007)

HIGHLIGHTS

- ▶ Close proximity to Aberdeen, Edgewood & Bel Air trade areas
- ▶ Fully equipped kitchen; FF&E included
- ▶ Excellent Route 40 visibility
- ▶ Easy access to Interstate 95



Chris Walsh | Vice President

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MacKenzie Commercial Real Estate Services, LLC • 410-821-8585 • 2328 W. Joppa Road, Suite 200 | Lutherville-Timonium, Maryland 21093 • www.MACKENZIECOMMERCIAL.com

Mike Gioioso | Vice President

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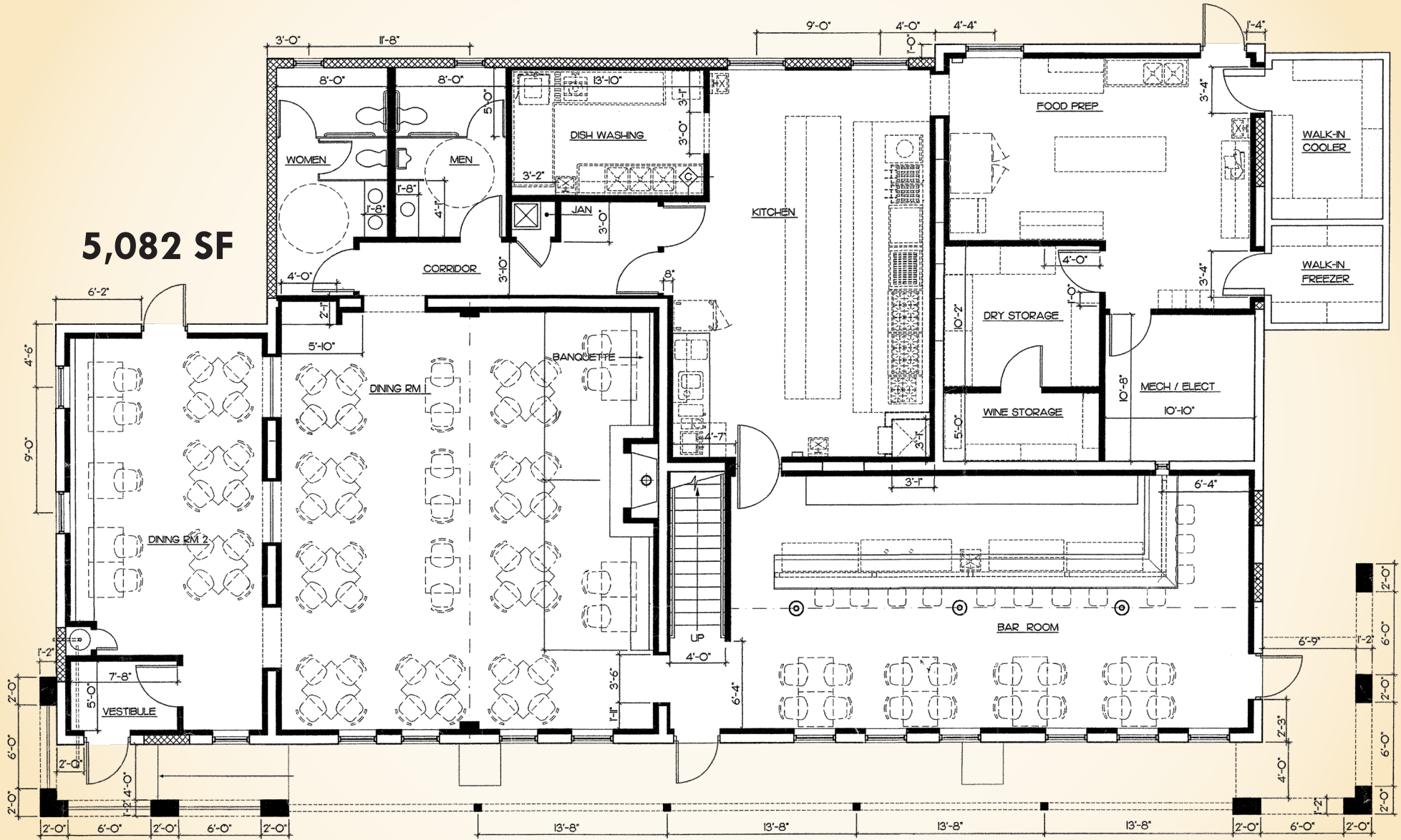
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Harford County, Maryland

1ST FLOOR PLAN

3920 PULASKI HIGHWAY | ABINGDON, MARYLAND 21009



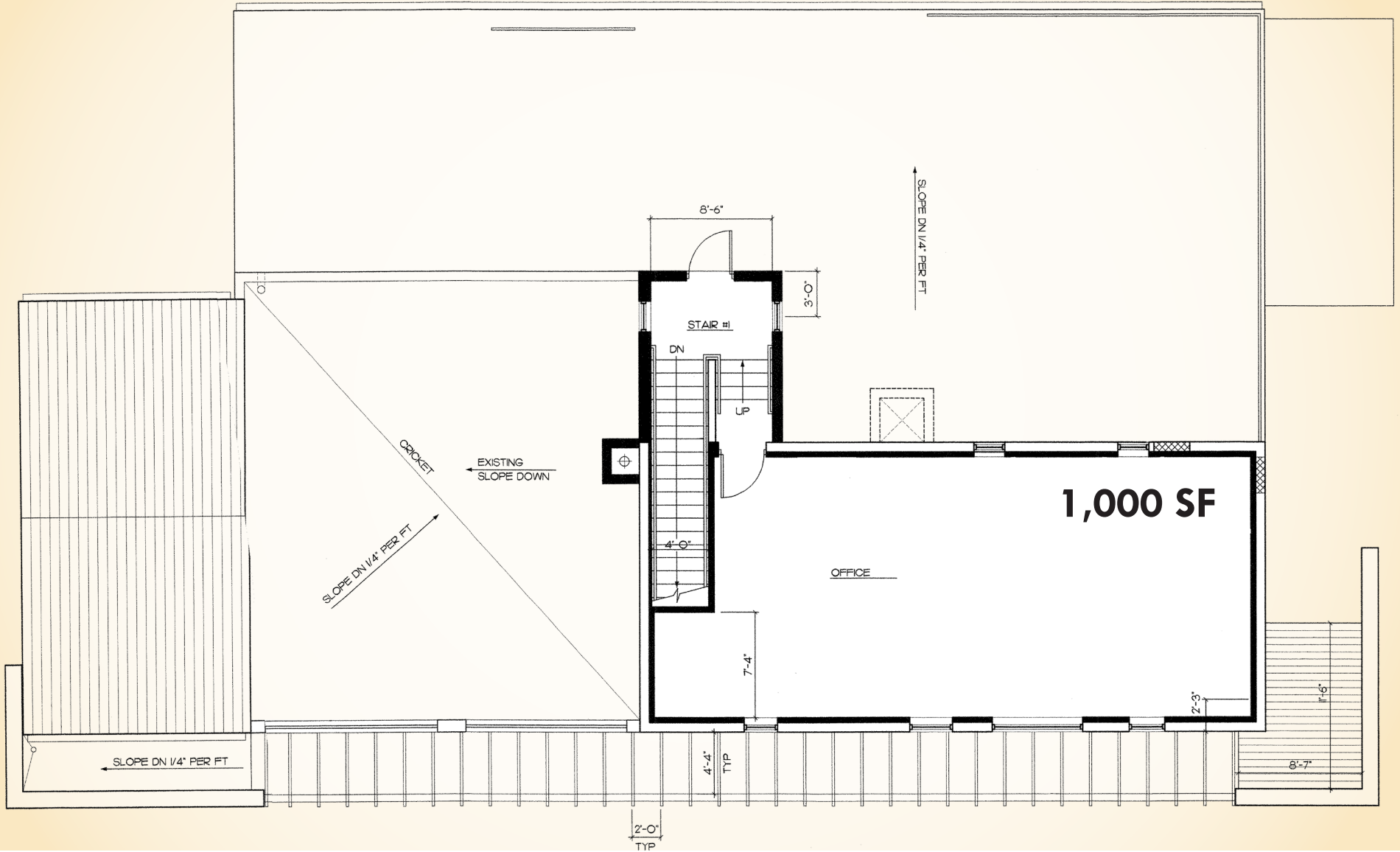
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2ND FLOOR PLAN

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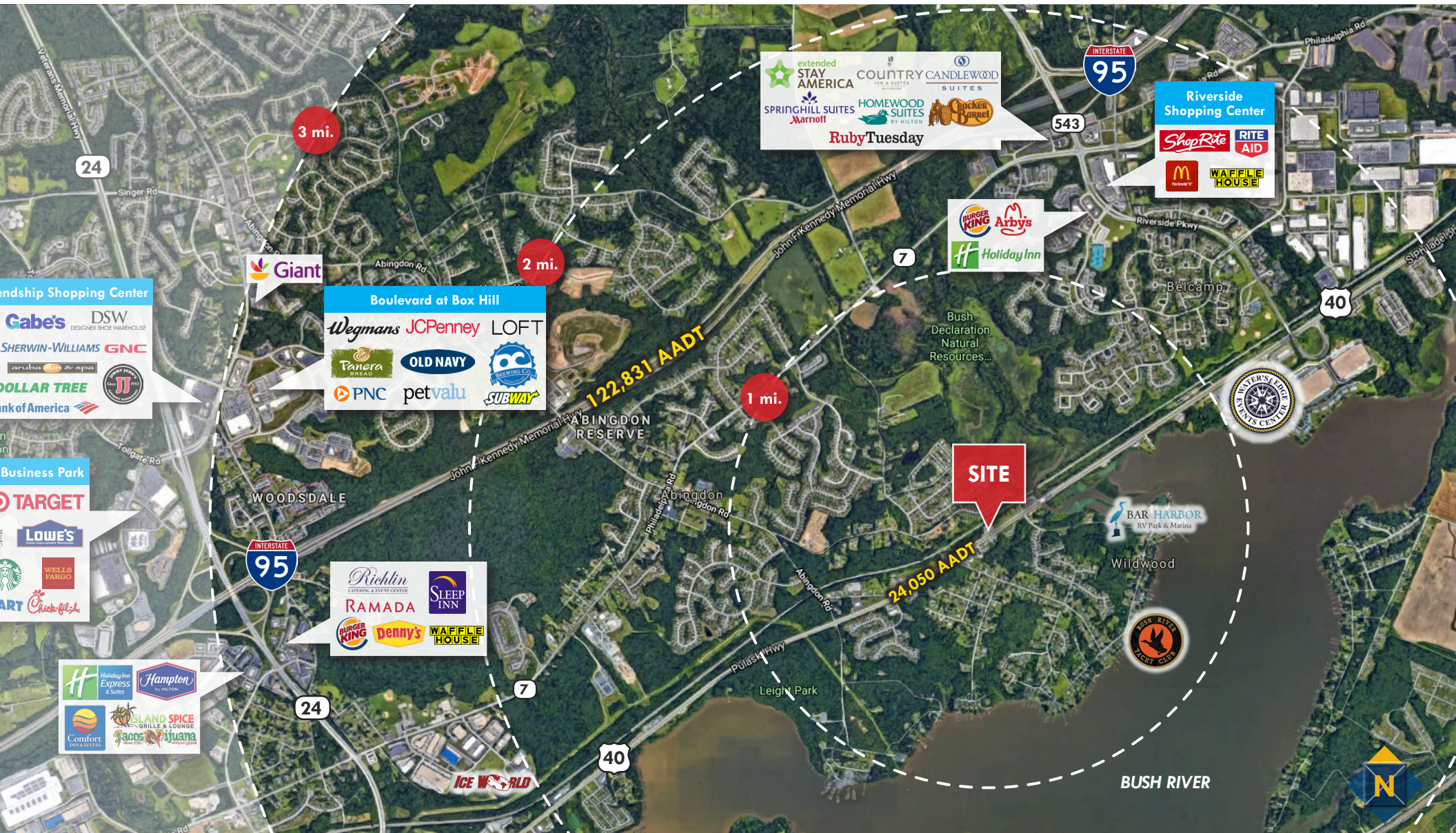
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TRADE AREA

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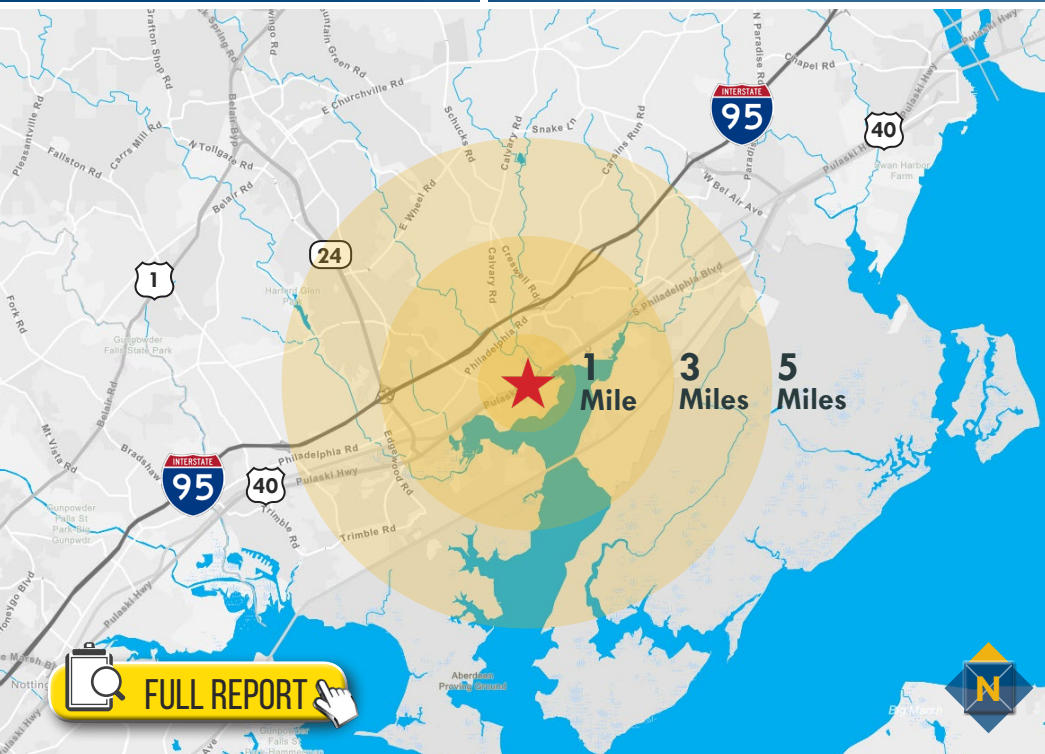


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LOCATION / DEMOGRAPHICS

3920 PULASKI HIGHWAY | ABINGDON, MARYLAND 21009



FULL REPORT

RESIDENTIAL POPULATION 6,580 1 MILE 33,498 3 MILES 81,933 5 MILES	NUMBER OF HOUSEHOLDS 2,431 1 MILE 12,224 3 MILES 30,090 5 MILES	AVERAGE HH SIZE 2.67 1 MILE 2.73 3 MILES 2.71 5 MILES	MEDIAN AGE 36.8 1 MILE 37.2 3 MILES 36.0 5 MILES
AVERAGE HH INCOME \$83,513 1 MILE \$92,708 3 MILES \$89,371 5 MILES	EDUCATION (COLLEGE+) 67.5% 1 MILE 64.6% 3 MILES 65.4% 5 MILES	EMPLOYMENT (AGE 16+ IN LABOR FORCE) 95.2% 1 MILE 95.1% 3 MILES 94.7% 5 MILES	DAYTIME POPULATION 4,371 1 MILE 29,929 3 MILES 70,634 5 MILES

43% SOCCER MOMS
2 MILES

[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.

2.97 AVERAGE HH SIZE
37.0 MEDIAN AGE
\$90,500 MEDIAN HH INCOME

15% ENTERPRISING PROFESSIONALS
2 MILES

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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

12% BRIGHT YOUNG PROFESSIONALS
2 MILES

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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

10% HOME IMPROVEMENT
2 MILES

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These married-couple families spend a lot of time on the go and therefore tend to eat out regularly. When at home, weekends are consumed with home improvement and remodeling projects.

2.88 AVERAGE HH SIZE
37.7 MEDIAN AGE
\$72,100 MEDIAN HH INCOME