

FOR LEASE

Baltimore County, MD

FREESTANDING RETAIL

9600 PULASKI HIGHWAY | MIDDLE RIVER, MARYLAND 21220

BUILDING SIZE

3,324 sf ±

LOT SIZE

1.82 Acres ±

ZONING

BR (Business Roadside)
ML (Manufacturing, Light)

TRAFFIC COUNT

32,854 AADT (Pulaski Hwy)

RENTAL RATE

\$30.00 psf, NNN (or \$125,000/yr.)

HIGHLIGHTS

- ▶ Corner location at a signalized intersection
- ▶ High visibility and frontage
- ▶ Easy access to I-95 and I-695
- ▶ 5 min. drive to CCBC and Franklin Square Medical Center
- ▶ Prime location to serve the affluent and growing populations of White Marsh, Nottingham and Middle River
- ▶ Available on either a Triple Net or Ground Lease basis



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AERIAL

9600 PULASKI HIGHWAY | MIDDLE RIVER, MARYLAND 21220

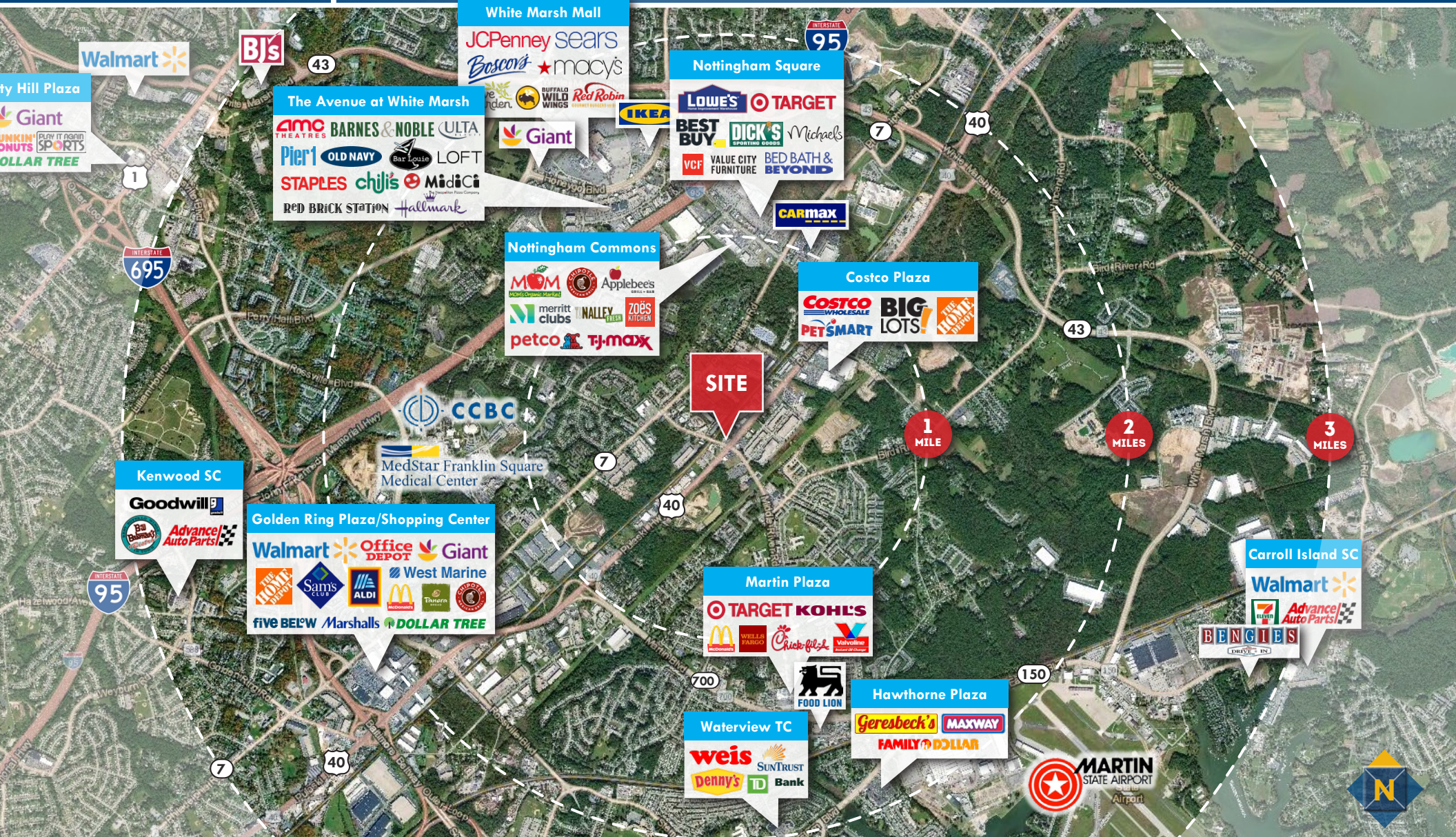


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TRADE AREA

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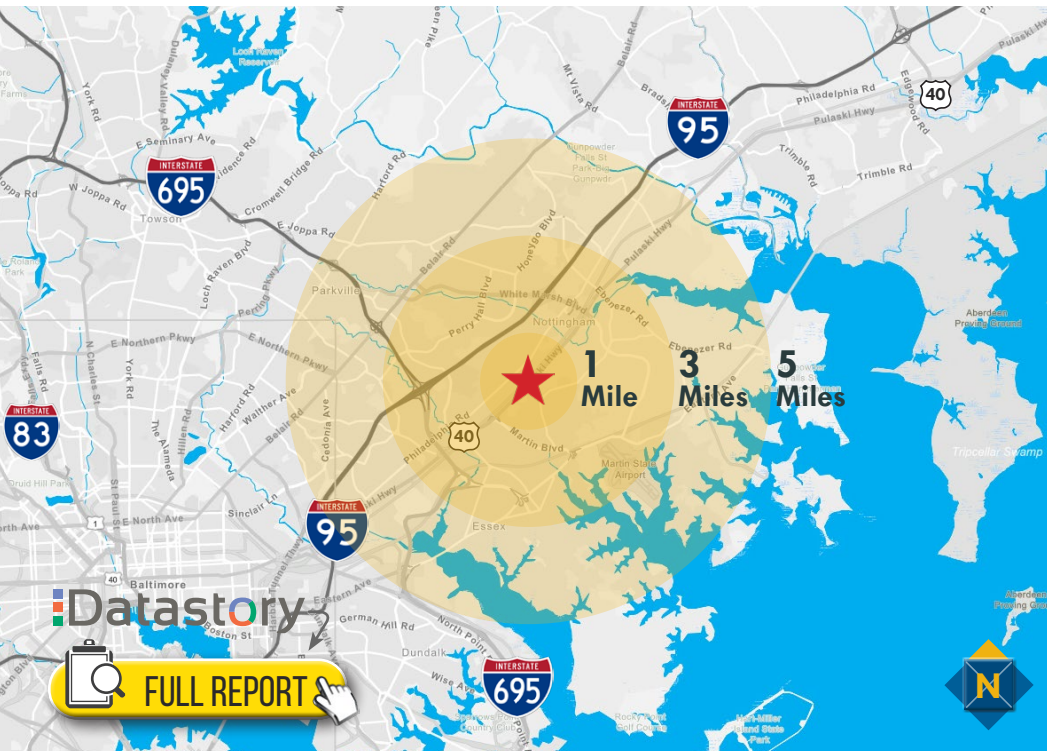


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LOCATION / DEMOGRAPHICS

9600 PULASKI HIGHWAY | MIDDLE RIVER, MARYLAND 21220



| | | | |
|--|--|---|--|
| RESIDENTIAL POPULATION 15,297 1 MILE 78,616 3 MILES 226,180 5 MILES | NUMBER OF HOUSEHOLDS 6,132 1 MILE 30,740 3 MILES 89,392 5 MILES | AVERAGE HH SIZE 2.47 1 MILE 2.54 3 MILES 2.52 5 MILES | MEDIAN AGE 35.0 1 MILE 38.4 3 MILES 39.7 5 MILES |
| AVERAGE HH INCOME \$82,461 1 MILE \$85,347 3 MILES \$85,218 5 MILES | EDUCATION (COLLEGE+) 59.7% 1 MILE 54.6% 3 MILES 57.4% 5 MILES | EMPLOYMENT (AGE 16+ IN LABOR FORCE) 95.9% 1 MILE 96.2% 3 MILES 96.0% 5 MILES | DAYTIME POPULATION 13,131 1 MILE 80,484 3 MILES 183,684 5 MILES |

30%
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

17%
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

13%
FRONT PORCHES
2 MILES

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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

10%
PARKS AND REC
2 MILES

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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