

FOR LEASE

Baltimore County, MD

11411 PULASKI HIGHWAY

WHITE MARSH, MARYLAND 21162

AVAILABLE

- ▶ Existing 10,482 sf retail/restaurant building available (w/ Class B Liquor License)
- ▶ Pad site opportunity: 1-5 Acres

ZONING

BR (Business Roadside)

TRAFFIC COUNT

33,992 AADT (Pulaski Hwy/Rt. 40)

HIGHLIGHTS

- ▶ 5.264 Acres of commercial land
- ▶ Prime pad site opportunity for retail, industrial or auto user
- ▶ 400 ft. of frontage on busy Pulaski Hwy: 33,922 cars/day
- ▶ Convenient ingress/egress with 3 curb cuts serving the property
- ▶ Easy access to Interstate 95
- ▶ Close proximity to Martin State Airport and the amenities of White Marsh to the south, and the Joppa/Edgewood/Bel Air trade areas to the north



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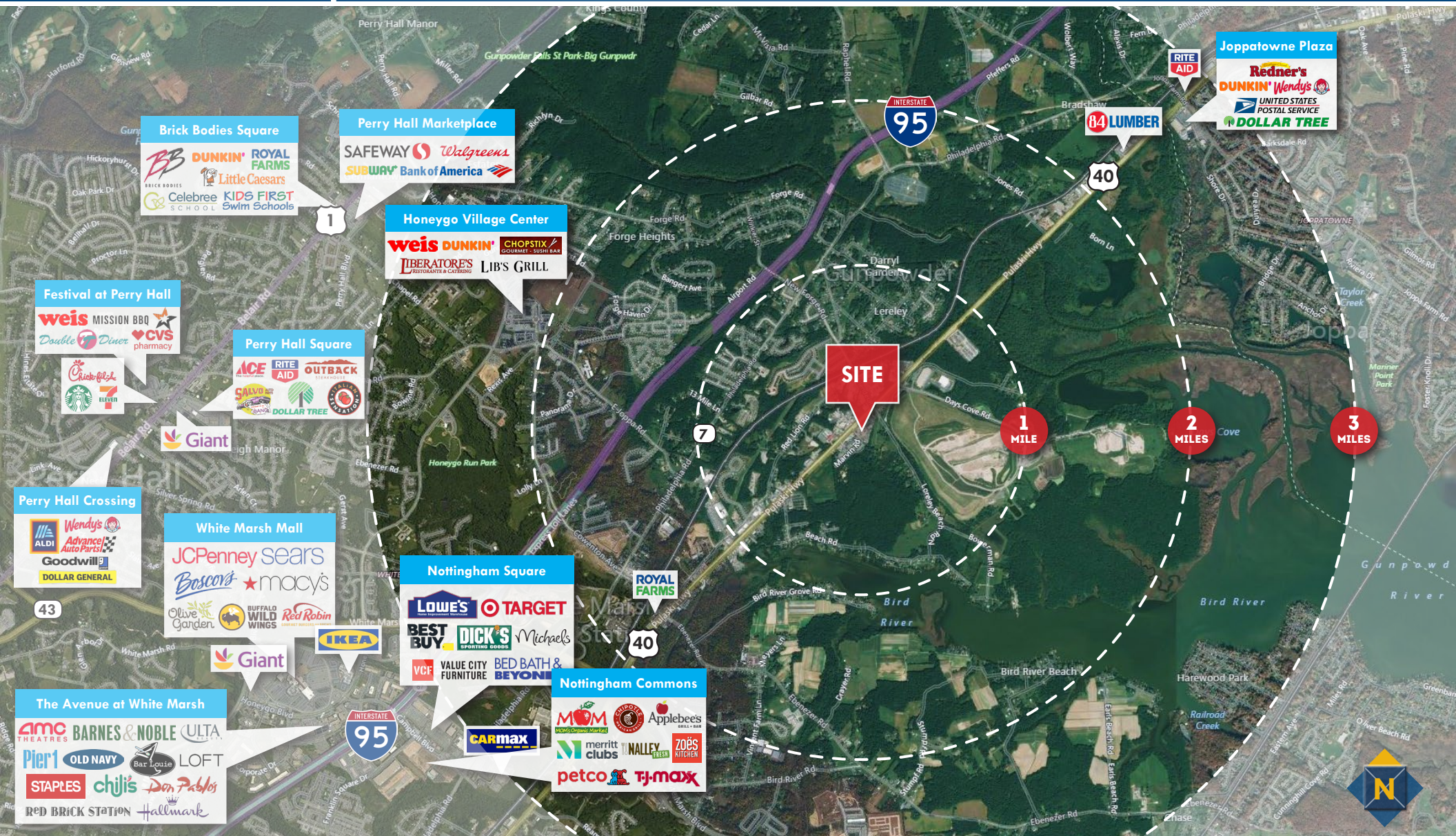
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TRADE AREA

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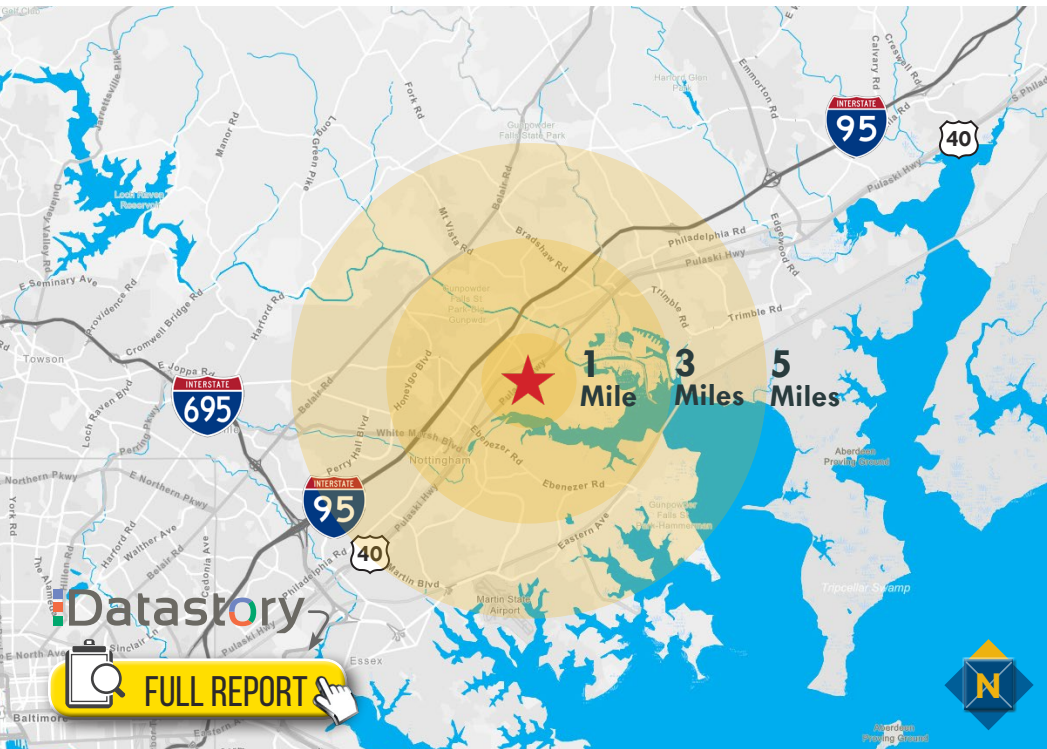


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LOCATION / DEMOGRAPHICS

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RESIDENTIAL POPULATION	NUMBER OF HOUSEHOLDS	AVERAGE HH SIZE	MEDIAN AGE
3,168 1 MILE	1,049 1 MILE	3.01 1 MILE	40.8 1 MILE
27,529 3 MILES	10,516 3 MILES	2.62 3 MILES	42.7 3 MILES
115,551 5 MILES	44,736 5 MILES	2.57 5 MILES	40.1 5 MILES
AVERAGE HH INCOME	EDUCATION (COLLEGE+)	EMPLOYMENT (AGE 16+ IN LABOR FORCE)	DAYTIME POPULATION
\$126,014 1 MILE	62.9% 1 MILE	94.6% 1 MILE	2,767 1 MILE
\$110,319 3 MILES	65.0% 3 MILES	96.8% 3 MILES	20,723 3 MILES
\$97,813 5 MILES	61.8% 5 MILES	96.6% 5 MILES	93,571 5 MILES

47%
PLEASANTVILLE
3 MILES

2.88
AVERAGE HH SIZE

42.6
MEDIAN AGE

\$92,900
MEDIAN HH INCOME

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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.

8%
COMFORTABLE EMPTY NESTERS
3 MILES

2.52
AVERAGE HH SIZE

48.0
MEDIAN AGE

\$75,000
MEDIAN HH INCOME

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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.

7%
PARKS AND REC
3 MILES

2.51
AVERAGE HH SIZE

40.9
MEDIAN AGE

\$60,000
MEDIAN HH INCOME

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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.

7%
BOOMBURBS
3 MILES

3.25
AVERAGE HH SIZE

34.0
MEDIAN AGE

\$113,400
MEDIAN HH INCOME

[LEARN MORE](#)

Rapid growth distinguishes this affluent market, made up of well-educated, young professionals with families. Well connected, they own the latest devices and understand how to use them efficiently.