

FOR SALE

Cecil County, Maryland

RETAIL PAD SITE

804 E. PULASKI HIGHWAY | ELKTON, MARYLAND 21921

AVAILABLE

2.0 Acres

ZONING

BG (Business General)

TRAFFIC COUNT

29,752 AADT (Pulaski Hwy/Rt. 40)

DATE AVAILABLE

Immediately

SALE PRICE

\$2,000,000

HIGHLIGHTS

- ▶ 2 Acre pad site on highly visible Pulaski Highway/Rt. 40
- ▶ Located at the signalized intersection west of nearby Walmart/Chick-fil-A
- ▶ Directly across from and in-between The Village at Elkton (Big Lots!, Staples) and Elkton Crossing (Food Lion)
- ▶ Great location in the heart of Elkton's retail trade area
- ▶ All utilities to the site



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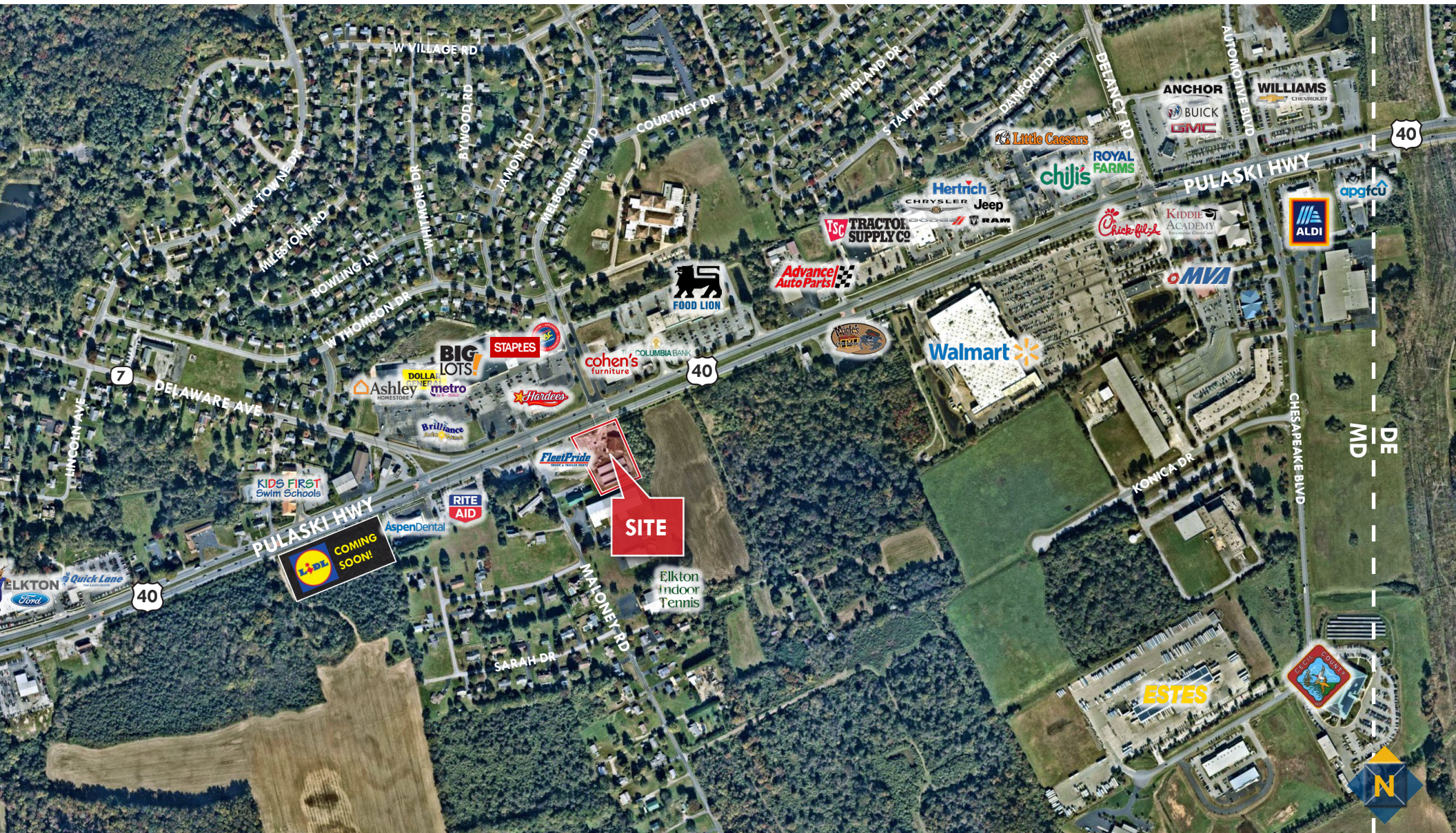


FOR SALE

Cecil County, Maryland

LOCAL TRADE AREA

804 E. PULASKI HIGHWAY | ELKTON, MARYLAND 21921

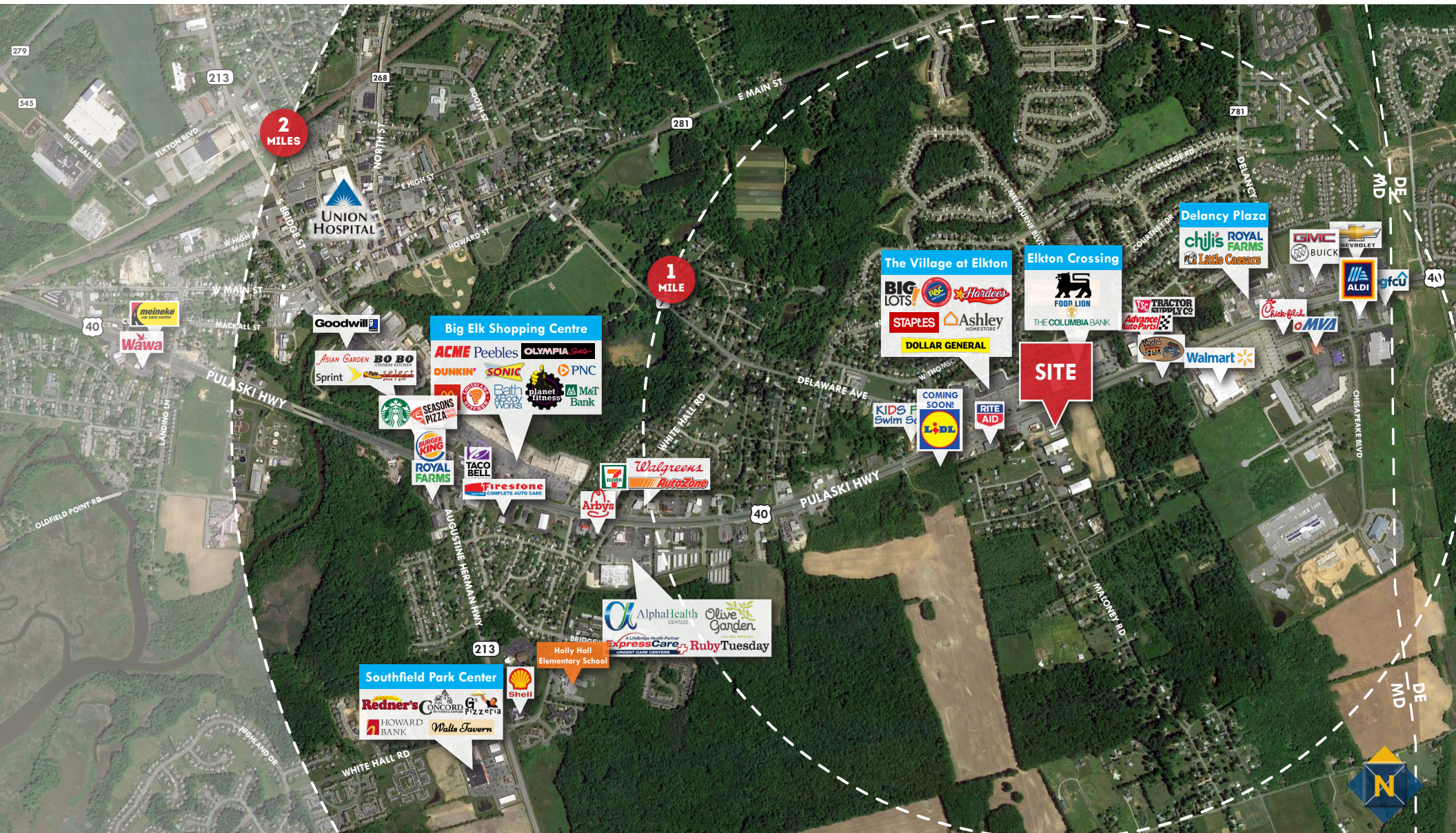


FOR SALE

Cecil County, Maryland

ELKTON TRADE AREA

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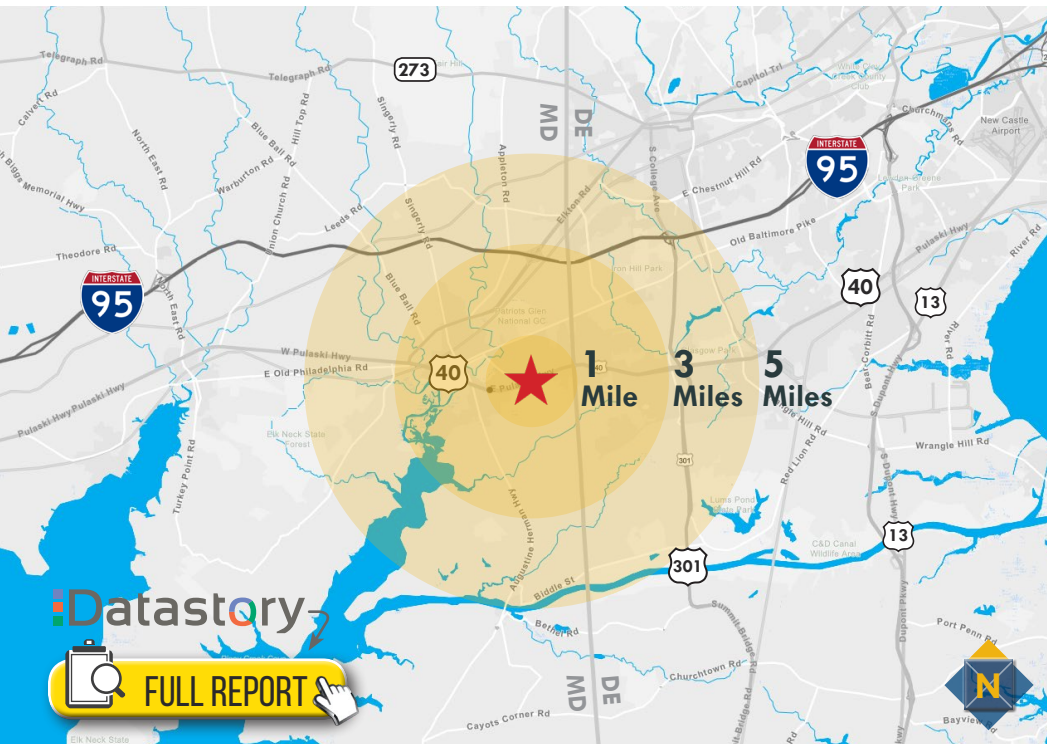


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LOCATION / DEMOGRAPHICS

804 E. PULASKI HIGHWAY | ELKTON, MARYLAND 21921



RESIDENTIAL POPULATION 5,925 1 MILE 29,856 3 MILES 68,990 5 MILES	NUMBER OF HOUSEHOLDS 2,040 1 MILE 10,432 3 MILES 25,144 5 MILES	AVERAGE HH SIZE 2.83 1 MILE 2.80 3 MILES 2.71 5 MILES	MEDIAN AGE 35.8 1 MILE 36.0 3 MILES 36.9 5 MILES
AVERAGE HH INCOME \$71,403 1 MILE \$88,737 3 MILES \$90,328 5 MILES	EDUCATION (COLLEGE+) 49.8% 1 MILE 55.5% 3 MILES 62.7% 5 MILES	EMPLOYMENT (AGE 16+ IN LABOR FORCE) 95.0% 1 MILE 95.3% 3 MILES 95.2% 5 MILES	DAYTIME POPULATION 6,655 1 MILE 34,383 3 MILES 67,027 5 MILES

39%
SOCCER MOMS
2 MILES

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

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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.

20%
BRIGHT YOUNG PROFESSIONALS
2 MILES

2.41
AVERAGE HH SIZE
33.0
MEDIAN AGE
\$54,000
MEDIAN HH INCOME

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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.

17%
FRONT PORCHES
2 MILES

2.57
AVERAGE HH SIZE
34.9
MEDIAN AGE
\$43,700
MEDIAN HH INCOME

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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.

16%
PARKS AND REC
2 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.