

# FOR SALE



Harford County, Maryland

# OLD POST ROAD

ABERDEEN, MARYLAND 21001

## AVAILABLE

19.52 acres ±

## ZONING

GI (General Industrial District)

## SALE PRICE

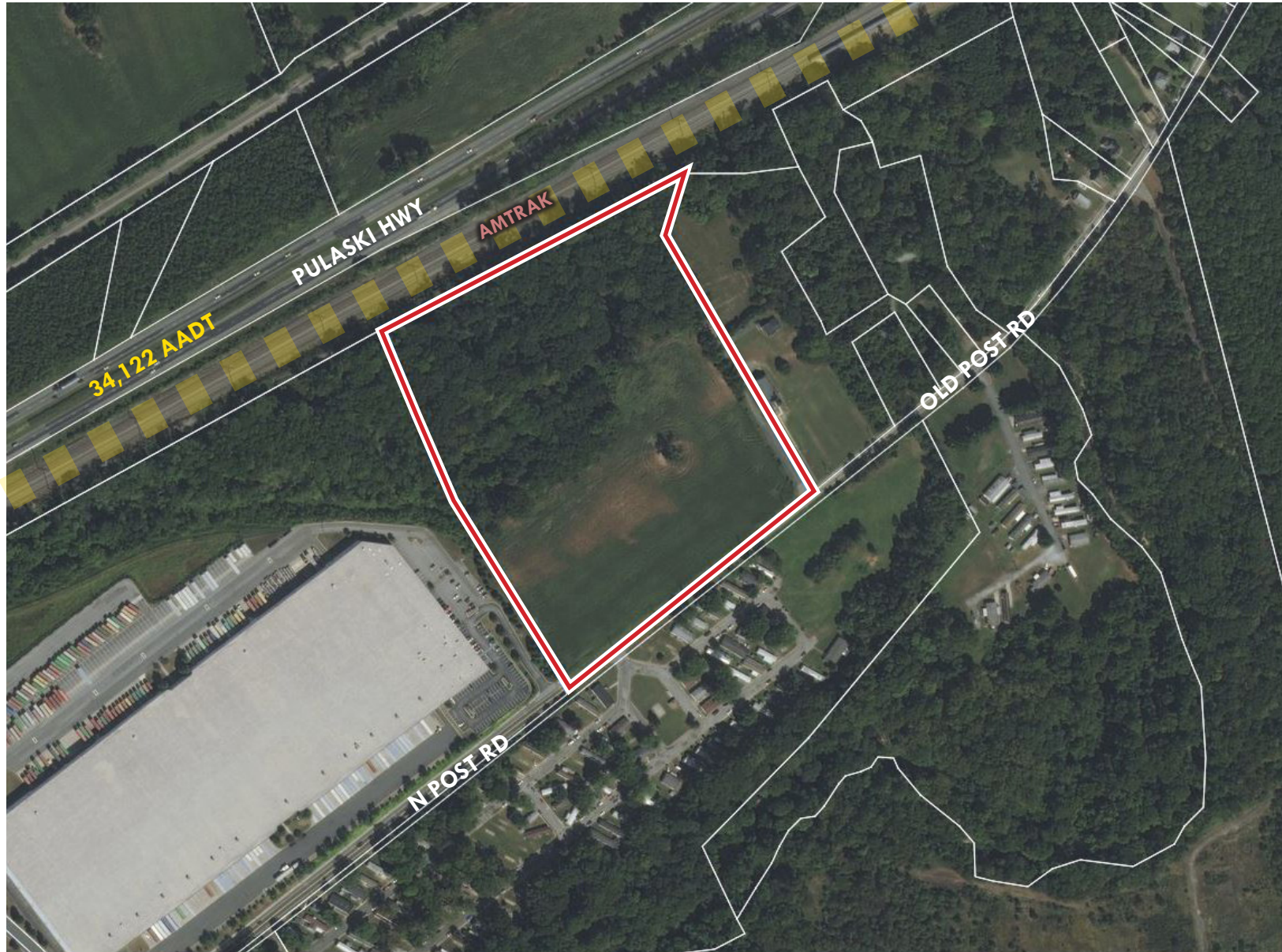
\$3,000,000

## TRAFFIC COUNT

34,122 AADT (Pulaski Highway)

## HIGHLIGHTS

- ▶ Ideal flex development site
- ▶ Minutes from I-95
- ▶ Sewer
- ▶ Public water



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# TRADE AREA

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## MAJOR EMPLOYERS - HARFORD CO.

EMPLOYER EMPLOYMENT

Aberdeen Proving Ground*	22,797
Upper Chesapeake Health	3,129
Kohl's	1,255
Rite Aid Mid-Atlantic Customer Support Center	1,300
ShopRite of Maryland	1,000
Walmart	900
Jacobs Technology	874
Booz Allen Hamilton	600
Jones Junction Auto Group	563
CACI	500
Target	500
Wegmans Food Markets	499
BSC America	475
American Infrastructure	445
Macy's	431
McDonald's	420
Home Depot	418
CSC	415
Leidos	370
Harford Community College	354
Frito-Lay	342
Cytec Engineered Materials	332
APG Federal Credit Union	305

\*Employee counts for federal and military facilities exclude contractors to the extent possible; embedded contractors may be included.



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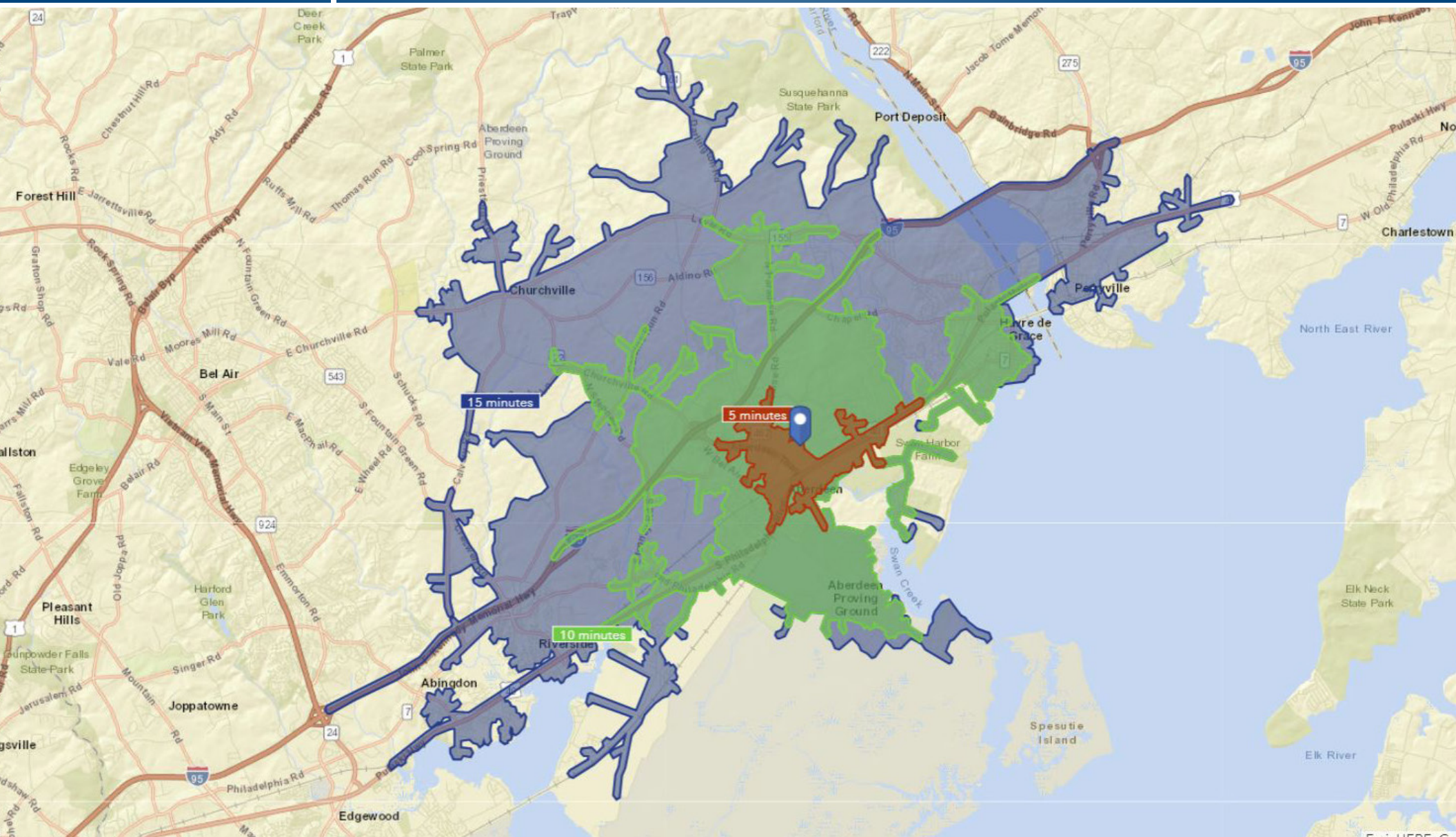


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# DRIVE TIMES

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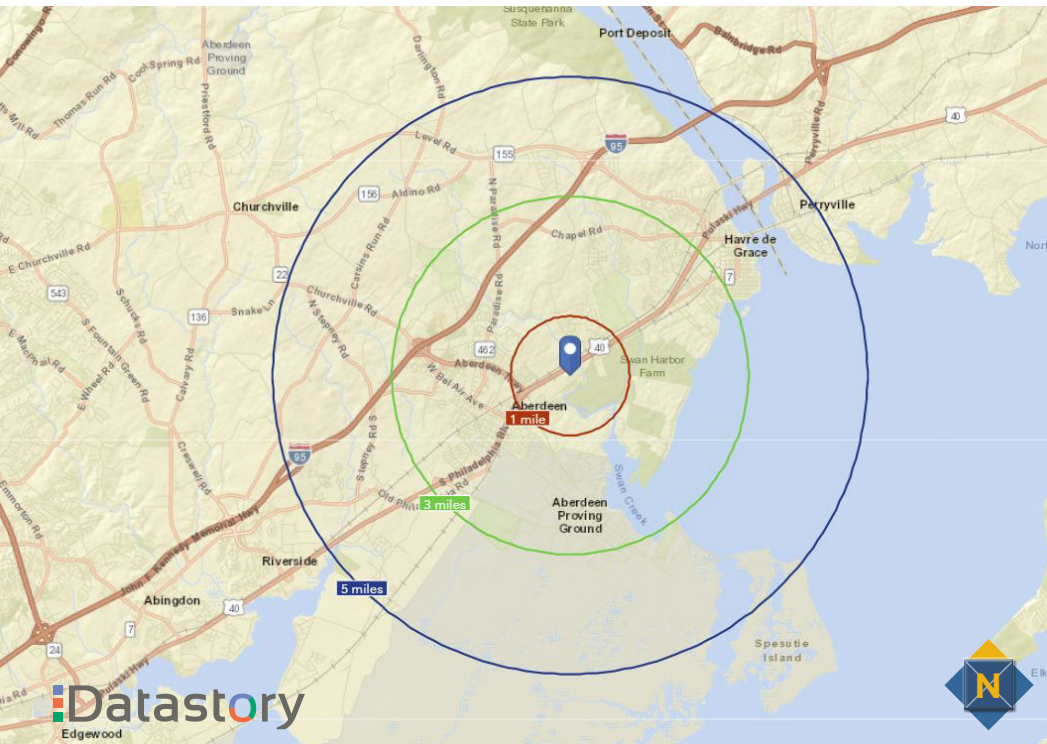


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# DEMOGRAPHICS

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<b>RESIDENTIAL POPULATION</b> <b>3,990</b> 1 MILE <b>29,273</b> 3 MILES <b>46,562</b> 5 MILES	<b>NUMBER OF HOUSEHOLDS</b> <b>1,474</b> 1 MILE <b>10,620</b> 3 MILES <b>17,714</b> 5 MILES	<b>AVERAGE HH SIZE</b> <b>2.70</b> 1 MILE <b>2.66</b> 3 MILES <b>2.54</b> 5 MILES	<b>MEDIAN AGE</b> <b>36.1</b> 1 MILE <b>37.8</b> 3 MILES <b>39.7</b> 5 MILES
<b>AVERAGE HH INCOME</b> <b>\$71,315</b> 1 MILE <b>\$83,841</b> 3 MILES <b>\$85,174</b> 5 MILES	<b>EDUCATION (COLLEGE+)</b> <b>11.8%</b> 1 MILE <b>16.6%</b> 3 MILES <b>17.2%</b> 5 MILES	<b>EMPLOYMENT (AGE 16+ IN LABOR FORCE)</b> <b>92.6%</b> 1 MILE <b>94.1%</b> 3 MILES <b>94.2%</b> 5 MILES	<b>DAYTIME POPULATION</b> <b>3,774</b> 1 MILE <b>30,277</b> 3 MILES <b>49,014</b> 5 MILES

**18.3%**  
PARKS AND REC  
3 MILES

These practical suburbanites have achieved the dream of home ownership. They have purchased homes that are within their means. Their homes are older, and town homes and duplexes are not uncommon.

**2.51**  
AVERAGE HH SIZE  
**40.9**  
MEDIAN AGE  
**\$60,000**  
MEDIAN HH INCOME

**14.5%**  
METRO FUSION  
3 MILES

Many residents do not speak English fluently and have moved into their homes recently. They are highly mobile and over three quarters of households are occupied by renters. Many households have young children; a quarter are single-parent families.

**2.65**  
AVERAGE HH SIZE  
**29.3**  
MEDIAN AGE  
**\$35,700**  
MEDIAN HH INCOME

**13.4%**  
PLEASANTVILLE  
3 MILES

Situated principally in older housing in suburban areas in the Northeast (especially in New York and New Jersey) and secondarily in the West (especially in California), these slightly older couples move less than any other market. Many couples have already transitioned to empty nesters; many are still home to adult children.

**2.88**  
AVERAGE HH SIZE  
**42.6**  
MEDIAN AGE  
**\$92,900**

**9.9%**  
SOCCER MOMS  
3 MILES

Residents are partial to new housing away from the bustle of the city but close enough to commute to professional job centers. Life in this suburban wilderness offsets the hectic pace of two working parents with growing children.

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



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# PLAT

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