



FOR SALE/LEASE: 2.22 AC ± ZONED BL-AS

8621-8629 PHILADELPHIA ROAD | ROSEDALE, MARYLAND 21237



7

PHILADELPHIA RD

 **MACKENZIE**
COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 2.22 acres \pm of BL AS-zoned land (5 parcels)
- Excellent visibility with 300 ft. \pm of frontage on Philadelphia Road/MD 7 (31,131 cars per day)
- 500 ft. \pm from I-695 (Exit 34 MD 7) (114,000 cars per day)
- Multiple points of ingress/egress
- Public water and sewer
- Easy access to Pulaski Hwy/Rt. 40 and I-95
- Minutes from Golden Ring Plaza (Walmart, Aldi, Sam's Club, The Home Depot, Giant Food, Dollar Tree, Marshalls, Petco, Office Depot, Five Below, Panera Bread, Ihop, Chipotle, Hook & Reel, Arby's, Jimmy John's, Tropical Smoothie Cafe)

LOT SIZE:	2.22 ACRES \pm (5 PARCELS)
TRAFFIC COUNT:	31,131 AADT (PHILADELPHIA RD)
ZONING:	BL AS (BUSINESS LOCAL) [AUTOMOTIVE SERVICES OVERLAY]
RENTAL RATE:	NEGOTIABLE
PURCHASE PRICE:	NEGOTIABLE



AERIAL



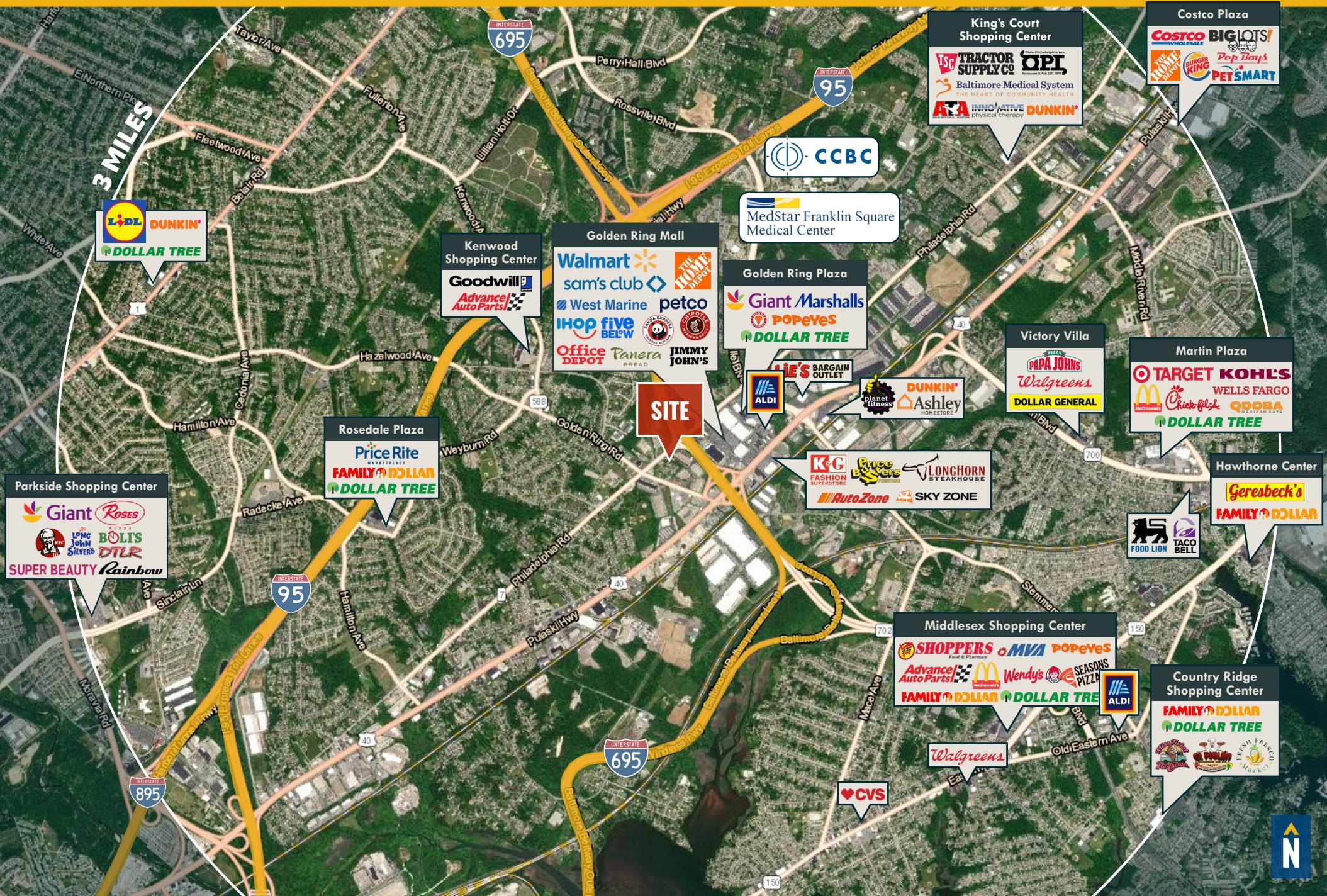
LOCAL BIRDSEYE



LOCAL BIRDSEYE



MARKET AERIAL



DEMOGRAPHICS

2025

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



9,648

110,713

334,891

DAYTIME POPULATION



10,259

100,447

289,699

AVERAGE HOUSEHOLD INCOME



\$102,598

\$94,851

\$94,801

NUMBER OF HOUSEHOLDS



3,764

43,451

132,580

MEDIAN AGE



39.2

39.9

39.1

DOMINANT LIFESTYLES: 2 MILE RADIUS

 [MORE INFO](#) 

20%

DREAMBELT

MEDIAN

AGE: 41.5

HH INCOME: \$94,802



12%

CLASSIC COMFORT

MEDIAN

AGE: 40.2

HH INCOME: \$88,893



12%

MODERN MINDS

MEDIAN

AGE: 34.6

HH INCOME: \$91,039



About half of this population is between 35 and 74, and most households consist of married cohabitating couples. They like to shop at warehouse clubs and often spend money on their pets and gardening tools.

Most of these households earn middle-tier incomes, and many families are supported by multiple earners. They buy budget-friendly items from discount local or chain stores, and share an enthusiasm for sports.

Residents are mostly in the 25 to 44 age range, and nearly half of individuals aged 25 and older hold a bachelor's degree. They spend money on clothing, travel and dining out, including fast food.

[FULL DEMOS REPORT](#) 

FOR MORE INFO CONTACT:



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