



# FOR SALE/LEASE: 2.22 AC $\pm$ 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



PHILADELPHIA RD 31,131 AADT

7



MCDANIEL AVE



GOOGLE STREET VIEW





[illegible]



# LOCAL BIRDSEYE



# LOCAL BIRDSEYE

enterprise

UNITED STATES  
POSTAL SERVICE

GOLDEN RING RD

EXXON

ROSEDALE  
BANK

Walgreens

7



MCDANIEL AVE

PHILADELPHIA RD

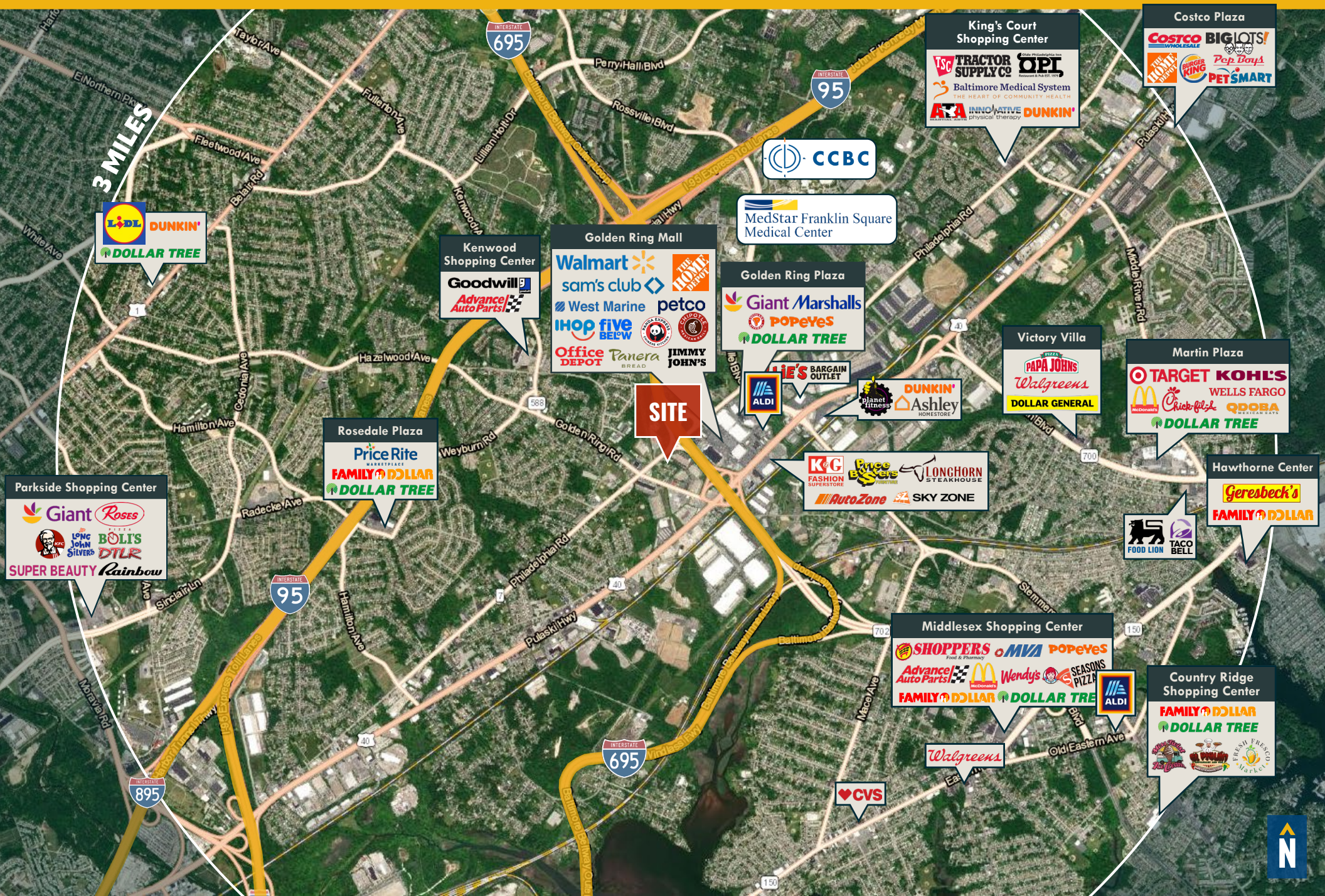
31,131 AADT

7





# 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

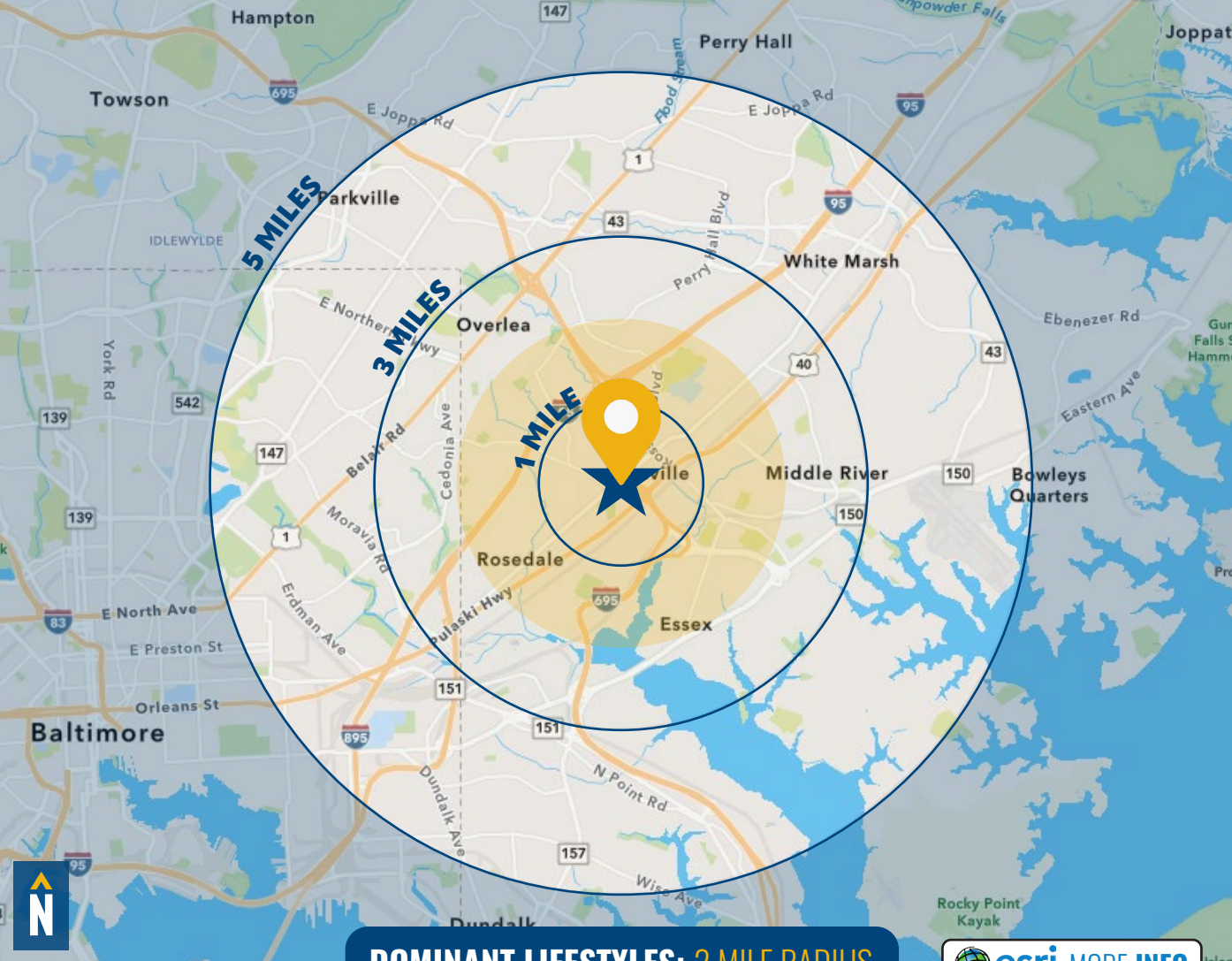


39.2

39.9

39.1

FULL DEMOS REPORT



DOMINANT LIFESTYLES: 2 MILE RADIUS

esri MORE INFO

20%

DREAMBELT

MEDIAN

AGE: 41.5

HH INCOME: \$94,802



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.

12%

CLASSIC COMFORT

MEDIAN

AGE: 40.2

HH INCOME: \$88,893



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.

12%

MODERN MINDS

MEDIAN

AGE: 34.6

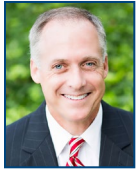
HH INCOME: \$91,039



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.



# FOR MORE INFO **CONTACT:**



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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