

FOR LEASE

 Harford County, Maryland

WOODBIDGE CENTER

1401-1409 PULASKI HIGHWAY
EDGEWOOD, MARYLAND 21040



Chris Walsh | Senior Vice President

MacKenzie Commercial Real Estate Services, LLC • 410-821-8585 • 2328 W. Joppa Road, Suite 200 | Lutherville-Timonium, Maryland 21093 • www.MACKENZIECOMMERCIAL.com

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WOODBIDGE CENTER

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AVAILABLE

- ▶ 1,362 SF
- ▶ 1,600 SF
- ▶ 2,500 SF
- ▶ 4,000 SF
- ▶ 5,414 SF
- ▶ 0.6-1.2 Ac ± Pad Site

ZONING

B3 (General Business District)

TRAFFIC COUNT

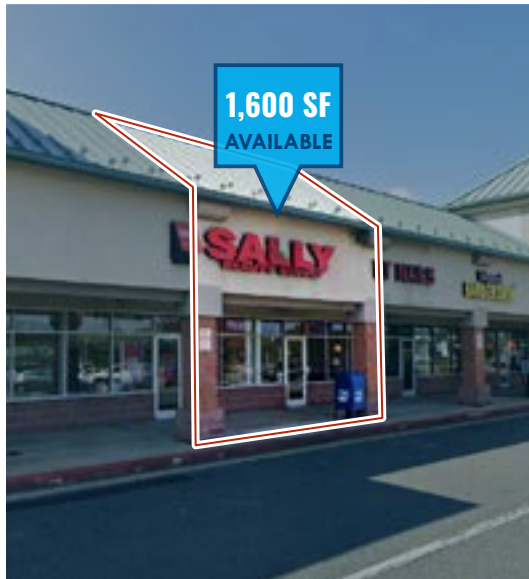
26,551 AADT (Pulaski Hwy)

HIGHLIGHTS

- ▶ 110,000 sf shopping center
- ▶ Excellent visibility on Pulaski Highway on Edgewood's major retail/commercial corridor
- ▶ Located at the signalized intersection of Route 40 and Woodbridge Center Way
- ▶ **COMING SOON:**
Phase II Expansion -
Retail Pad Sites For Lease



Street View



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BIRDSEYE

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Phase II Expansion
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SITE PLAN

WOODBIDGE CENTER | 1401-1409 PULASKI HIGHWAY | EDGEWOOD, MARYLAND 21040

- A** AVAILABLE: 1,362 SF (23' x 60')
- B** NYFC Restaurant
- C** Metro by T-Mobile
- D** China Haste
- E** Subway
- F** AVAILABLE: 5,414 SF
- J** H&R Block
- K** Rent-A-Center
- L** AVAILABLE: 2,500 SF (25' x 100')
- M** LifeBridge Health
- N** Fun City Adventure Park
- O** AVAILABLE: 4,000 sf (40' x 100')
- P** Woodbridge Liquors
- Q** T-Mobile
- R** Fortunato Brothers Pizza
- S** Edgewood Barbershop
- T** LT Nails
- U** AVAILABLE: 1,600 SF
- V** Thomas Jenkins DDS
- W** Infinite Medical Express
- Y** Advance Auto Parts

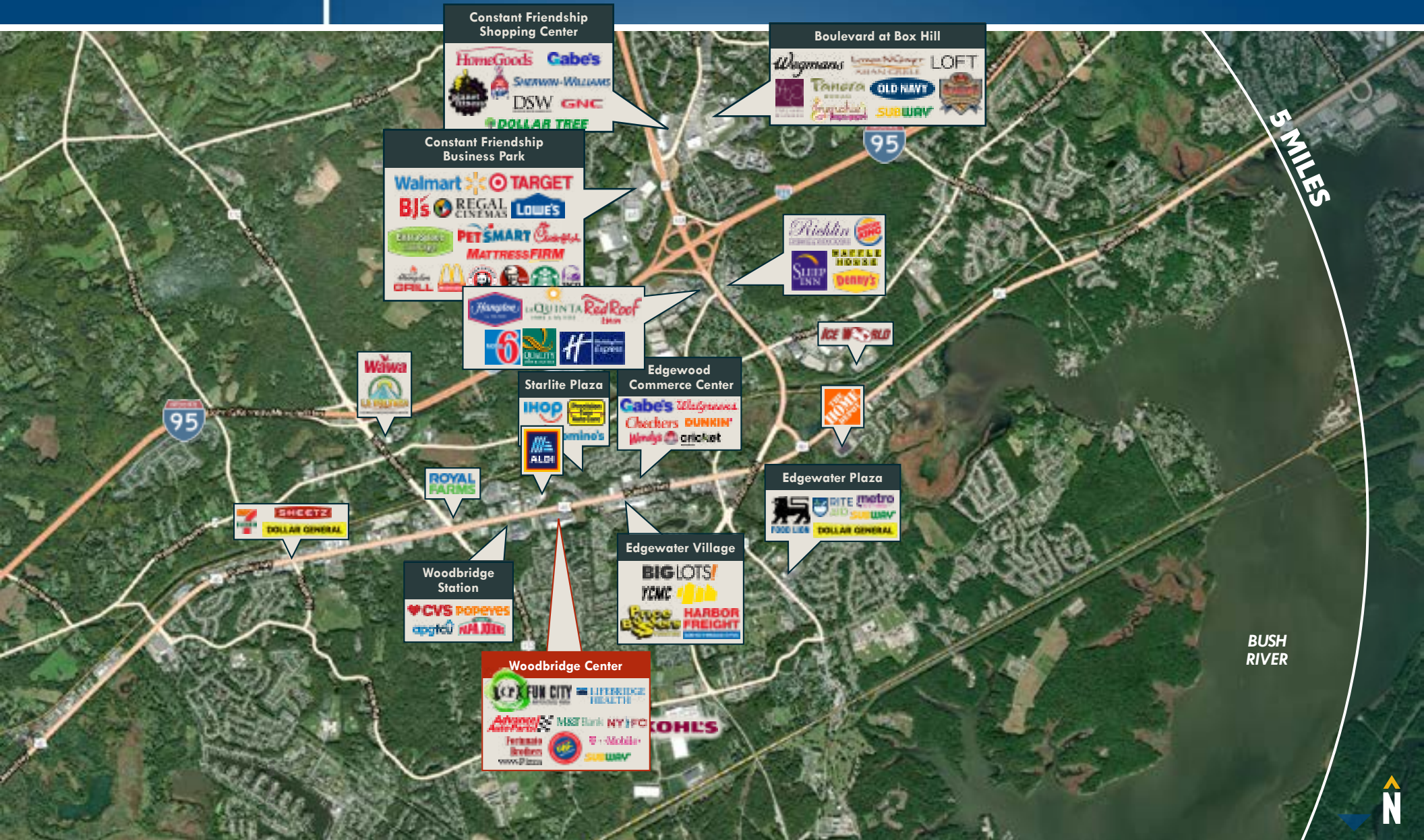


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EDGEWOOD TRADE AREA

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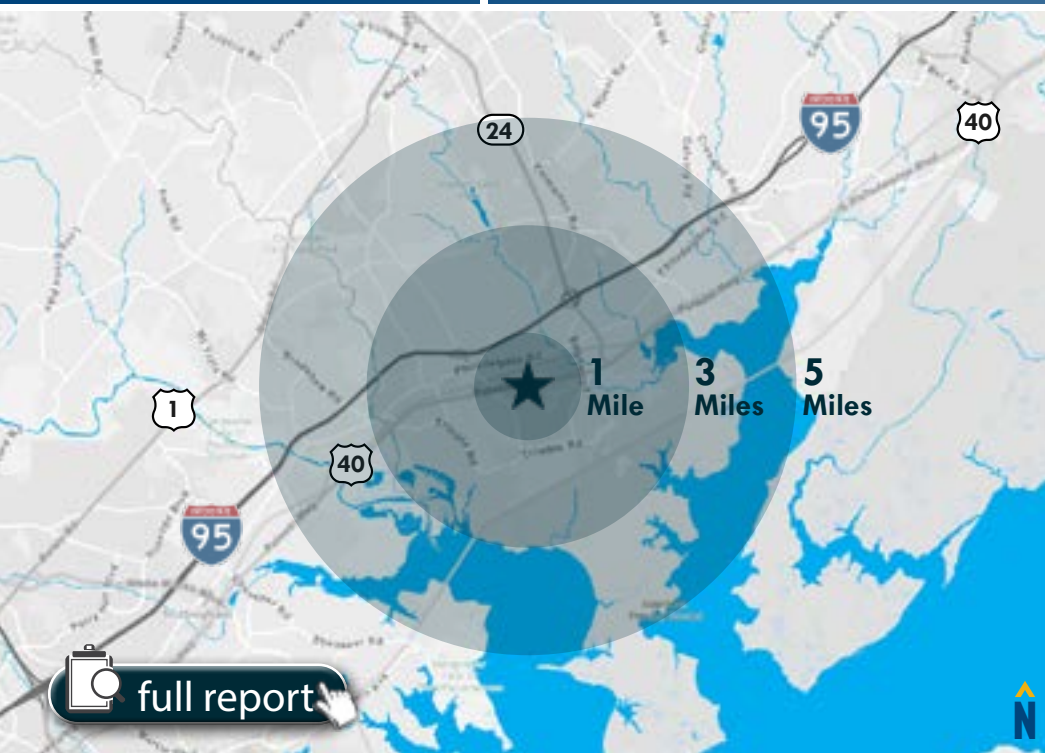


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LOCATION / DEMOGRAPHICS

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RESIDENTIAL POPULATION

10,484

1 MILE

51,713

3 MILES

94,516

5 MILES

NUMBER OF HOUSEHOLDS

3,949

1 MILE

19,626

3 MILES

35,736

5 MILES

AVERAGE HH SIZE

2.65

1 MILE

2.60

3 MILES

2.64

5 MILES

MEDIAN AGE

34.3

1 MILE

37.5

3 MILES

39.0

5 MILES

AVERAGE HH INCOME

\$83,095

1 MILE

\$111,772

3 MILES

\$125,078

5 MILES

EDUCATION (COLLEGE+)

54.6%

1 MILE

62.2%

3 MILES

65.2%

5 MILES

EMPLOYMENT (AGE 16+ IN LABOR FORCE)

96.4%

1 MILE

96.5%

3 MILES

97.1%

5 MILES

DAYTIME POPULATION

9,035

1 MILE

42,361

3 MILES

73,209

5 MILES

39%

METRO FUSION

2 MILES

Metro Fusion is a young, diverse market made up of hard-working residents that are dedicated to climbing the ladders of their professional and social lives. They spend money readily unless saving.

2.65

AVERAGE HH SIZE

29.3

MEDIAN AGE

\$35,700

MEDIAN HH INCOME

learn more

17%

HOME IMPROVEMENT

2 MILES

These married-couple families spend a lot of time on the go and therefore tend to eat out regularly. When at home, weekends are consumed with home improvement and remodeling projects.

2.88

AVERAGE HH SIZE

37.7

MEDIAN AGE

\$72,100

MEDIAN HH INCOME

learn more

11%

MIDLIFE CONSTANTS

2 MILES

These residents are seniors, at or approaching retirement, with above average net worth. More country than urban, more traditional than trendy. They are attentive to price, but not at the expense of quality.

2.31

AVERAGE HH SIZE

47.0

MEDIAN AGE

\$53,200

MEDIAN HH INCOME

learn more

7%

PARKS AND REC

2 MILES

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.

2.51

AVERAGE HH SIZE

40.9

MEDIAN AGE

\$60,000

MEDIAN HH INCOME

learn more



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