

NORTH EAST STATION

2500 - 2548 W. PULASKI HWY | NORTH EAST, MD 22192



**KLEIN
ENTERPRISES**

**NEW INTERCHANGE
I-95 & BELVIDERE RD
COMPLETION 2025**

NORTH EAST STATION
FOOD LION
CAMPOT
STARBUCKS
Wendy's
AutoZone
Walgreens

**FUTURE PARAMEDIC STATION
COMPLETION 12/2025**
**CHARLESTOWN CROSSING
658 Residential Units**

NORTHEAST PLAZA SHOPPING CENTER
WAL-MART
petco
MATTRESS Warehouse
DOLLAR GENERAL
Great Clips
Advanced Auto Parts
GameStop
SHERWIN WILLIAMS
The UPS Store
SUBWAY
DUNKIN'
Little Caesars
verizon

PERRYVILLE STATION
FOOD LION
Great Clips
SUBWAY
DUNKIN'

DOLLAR GENERAL
The UPS Store

GREAT WOLF LODGE

SUBWAY EXXON
Days Inn
Denny's
ROYAL FARMS

LIDL
DISTRIBUTION CENTER

GE
APPLIANCE DISTRIBUTION CENTER

amazon
WAREHOUSE

LOWE'S

WALGREENS
ROYAL FARMS
7-ELEVEN
IKEA
WAREHOUSE

Wawa **ROYAL FARMS**

McDonald's

Domino's

CUBESMART

USPS

DOLLAR GENERAL

The UPS Store

Pizza Hut

Best Western

Comfort

H
Hospitals Express

GREEN COLLEGE
Green Hill College

KFC **SUNOCO** **Wendy's**

275
PERRYMAN DR

BRINCIPIO RD

JOHN F KENNEDY MEMORIAL HWY

BELVIDERE RD

PULASKI HWY

W OLD PHILADELPHIA RD

CARPENTERS POINT RD

RED TOAD RD

MULDIN DR

TURKEY POINT RD

IRISHTOWN RD

95

222

40

7

272

95

40

7

95

40

272

NORTH EAST RIVER



MAULDIN AVE

272

West Marine

Cecil County Public LIBRARY

Lowe's

Concentra

FOOD LION

AVAILABLE
2,208 SF

AVAILABLE
1,383 SF

NOW OPEN
Starbucks

Wendy's

Auto Zone

Walgreens

NOW OPEN
Circular logo

(NE) PULASKI HIGHWAY (NW)

40



Lowe's

Concentra



Walgreens

Auto Zone

Wendy's



West Marine

Cecil County Public LIBRARY

Walmart

Mobile

DOLLAR TREE

petco

Advance Auto Parts

BELLA + CANVAS alo

AVAILABLE
.77 ACRES
PAD SITE

272

N

S



AVAILABILITIES:

- InLine: 1,400 - 2,800 SF
- New Building: 1,383 - 3,591 SF
- 0.77 Acre Pad Site



PROPERTY HIGHLIGHTS:

- Grocery Anchored 89,932 SF Center
- Located at signalized intersection of Mauldin Avenue and Pulaski Highway (Route 40)
- Shadow Anchored by Lowe's
- Excellent Accessibility with three ingress/egress access points
- 3473 Total Parking Spaces (Ratio: 5.4:1,000)
- Zoning: HC - Highway Commercial



TRAFFIC COUNTS

- 29,000+ ADT on Route 40
- 25,082+ ADT on Route 272



DEMOGRAPHICS

	3 mile	5 mile	10 mile
Population	17,787	28,274	114,231
Households	6,897	10,790	43,961
Avg. HH Income	\$97,100	\$100,029	\$102,267



*Not Part of Center

Concentra

1,400 SF AVAILABLE 1,400 SF AVAILABLE

LOWE'S



Walgreens

Auto Zone

PYLON

LEFT TURN INTO CENTER

Wendy's



Cecil County Public LIBRARY

1,383 SF 2,208 SF

DRIVE-THRU

AVAILABLE .77 ACRES PAD SITE

PYLON 1

MAULDIN AVE

PULASKI HWY

272

272

272

40

40

40

40

LEFT TURN INTO CENTER

TAPESTRY SEGMENTS



29.4%
THE GREAT OUTDOORS
3 MILES

Educated empty nesters living an active but modest lifestyle. Likely to invest in real estate or a vacation home. Although retirement beckons, most of these residents still work, with incomes slightly above the US level.

2.44
AVERAGE HOUSEHOLD SIZE
47.4
MEDIAN AGE
\$56,400
MEDIAN HOUSEHOLD INCOME



24.9%
MIDDLEBURG
3 MILES

Residents are traditional, family-oriented consumers. They are thrifty but willing to carry some debt and are already investing in their futures. They rely on their smartphones. They prefer to buy American and travel in the US.

2.75
AVERAGE HOUSEHOLD SIZE
36.1
MEDIAN AGE
\$59,800
MEDIAN HOUSEHOLD INCOME

MAJOR EMPLOYERS:

NORTHROP GRUMMAN

GORE **amazon**

IKEA

GREAT WOLF LODGE

CECIL COLLEGE
Own Your Future

CECIL COUNTY ECONOMIC DEVELOPMENT:

- New I-95 Interchange to be completed in 2025 at Belvidere Road will support an additional 14M square feet at Principio Business Park.
- Enterprise Zone expanded in July 2022 - Encompasses 8,140 acres, including several parcels owned by Northrop Grumman, enabling the company to continue expansion in Cecil County.
- New 45,000 square foot North East Library opened in spring 2021 and has daily visitors of 600-800 people per day
- Agriculture is strong in Cecil County: 1/3 of land is dedicated to Agriculture. #1 in Maryland in nursery, greenhouse, floriculture and sod production. Largest mushroom grower in the Western Hemisphere.
- Largest market value of horses in Maryland: \$6,423,000 and 18th highest in the country. The Maryland 5 Star hosted in Cecil County is one of only two 5-star equestrian events in the US. A four day event where horse and rider compete across three disciplines.
- NEW Great Wolf Lodge, 700 suite-style hotel rooms and indoor water park opening summer 2023. The resort will bring over 850 new jobs to the region and 500,000 visitors per year; largest in the chain.

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