

# FOR LEASE



Harford County, Maryland



## WOODBIDGE CENTER

1401-1409 PULASKI HIGHWAY  
EDGEWOOD, MARYLAND 21040



**Chris Walsh** | *Vice President*

MacKenzie Commercial Real Estate Services, LLC • 410-821-8585 • 2328 W. Joppa Road, Suite 200 | Lutherville-Timonium, Maryland 21093 • [www.MACKENZIECOMMERCIAL.com](http://www.MACKENZIECOMMERCIAL.com)

☎ 410.494.4857

✉ [cwalsh@mackenziecommercial.com](mailto:cwalsh@mackenziecommercial.com)

# FOR LEASE



Harford County, Maryland

# WOODBIDGE CENTER

1401-1409 PULASKI HIGHWAY | EDGEWOOD, MARYLAND 21040

## AVAILABLE

- ▶ 1,362 sf
- ▶ 2,500 sf
- ▶ 4,000 sf
- ▶ 53,892 sf anchor space
- ▶ 3,544 sf on 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



**Chris Walsh** | Vice President

☎ 410.494.4857

✉ [cwalsh@mackenziecommercial.com](mailto:cwalsh@mackenziecommercial.com)

MacKenzie Commercial Real Estate Services, LLC • 410-821-8585 • 2328 W. Joppa Road, Suite 200 | Lutherville-Timonium, Maryland 21093 • [www.MACKENZIECOMMERCIAL.com](http://www.MACKENZIECOMMERCIAL.com)

# FOR LEASE

Harford County, Maryland

# BIRDSEYE

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

## COMING SOON:

Phase II Expansion  
Retail Pad Sites For Lease



# FOR LEASE

Harford County, Maryland

# 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** Drayer Physical Therapy
- J** H&R Block
- K** Rent-A-Center
- L** AVAILABLE: 2,500 sf (25' x 100')
- M** LifeBridge Health
- N** AVAILABLE: 53,892 sf (275' x 200')
- 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** Sally Beauty
- V** Thomas Jenkins DDS
- W** Infinite Medical Express
- Y** Advance Auto Parts



# FOR LEASE

Harford County, Maryland

# EDGEWOOD TRADE AREA

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

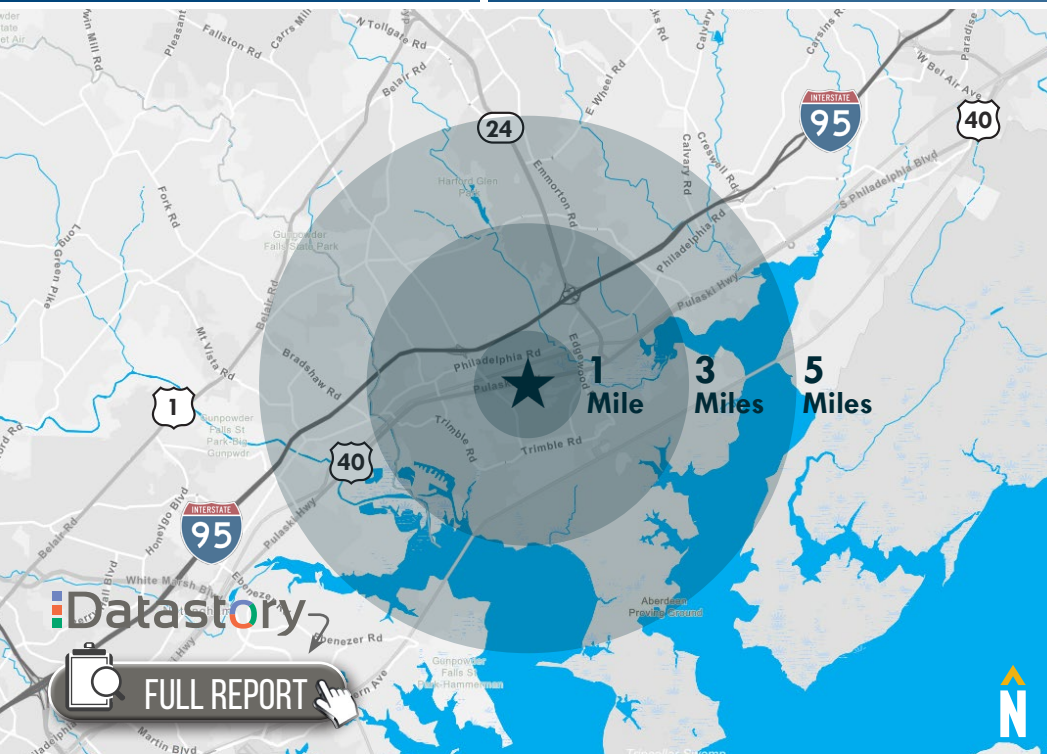


# FOR LEASE

Harford County, Maryland

# LOCATION / DEMOGRAPHICS (2021)

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



<b>RESIDENTIAL POPULATION</b> 11,432 (1 MILE) 51,713 (3 MILES) 93,027 (5 MILES)	<b>NUMBER OF HOUSEHOLDS</b> 4,135 (1 MILE) 19,521 (3 MILES) 34,502 (5 MILES)	<b>AVERAGE HH SIZE</b> 2.75 (1 MILE) 2.65 (3 MILES) 2.69 (5 MILES)	<b>MEDIAN AGE</b> 32.3 (1 MILE) 36.7 (3 MILES) 38.3 (5 MILES)
<b>AVERAGE HH INCOME</b> \$72,462 (1 MILE) \$90,823 (3 MILES) \$105,957 (5 MILES)	<b>EDUCATION (COLLEGE+)</b> 54.6% (1 MILE) 62.2% (3 MILES) 65.2% (5 MILES)	<b>EMPLOYMENT (AGE 16+ IN LABOR FORCE)</b> 92.4% (1 MILE) 95.0% (3 MILES) 94.9% (5 MILES)	<b>DAYTIME POPULATION</b> 10,052 (1 MILE) 45,939 (3 MILES) 81,167 (5 MILES)

**39%**  
**METRO FUSION**  
2 MILES

[LEARN MORE](#)

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

**17%**  
**HOME IMPROVEMENT**  
2 MILES

[LEARN MORE](#)

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

**11%**  
**MIDLIFE CONSTANTS**  
2 MILES

[LEARN MORE](#)

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

**7%**  
**PARKS AND REC**  
2 MILES

[LEARN MORE](#)

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



**CHRIS WALSH**  
VICE PRESIDENT  
MACKENZIE RETAIL, LLC

**410.494.4857**  
**CWALSH@MACKENZIECOMMERCIAL.COM**

MacKenzie Commercial Real Estate Services, LLC • 410-821-8585 • 2328 W. Joppa Road, Suite 200 | Lutherville, Maryland 21093 • [www.MACKENZIECOMMERCIAL.com](http://www.MACKENZIECOMMERCIAL.com)

*No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions imposed by our principals.*