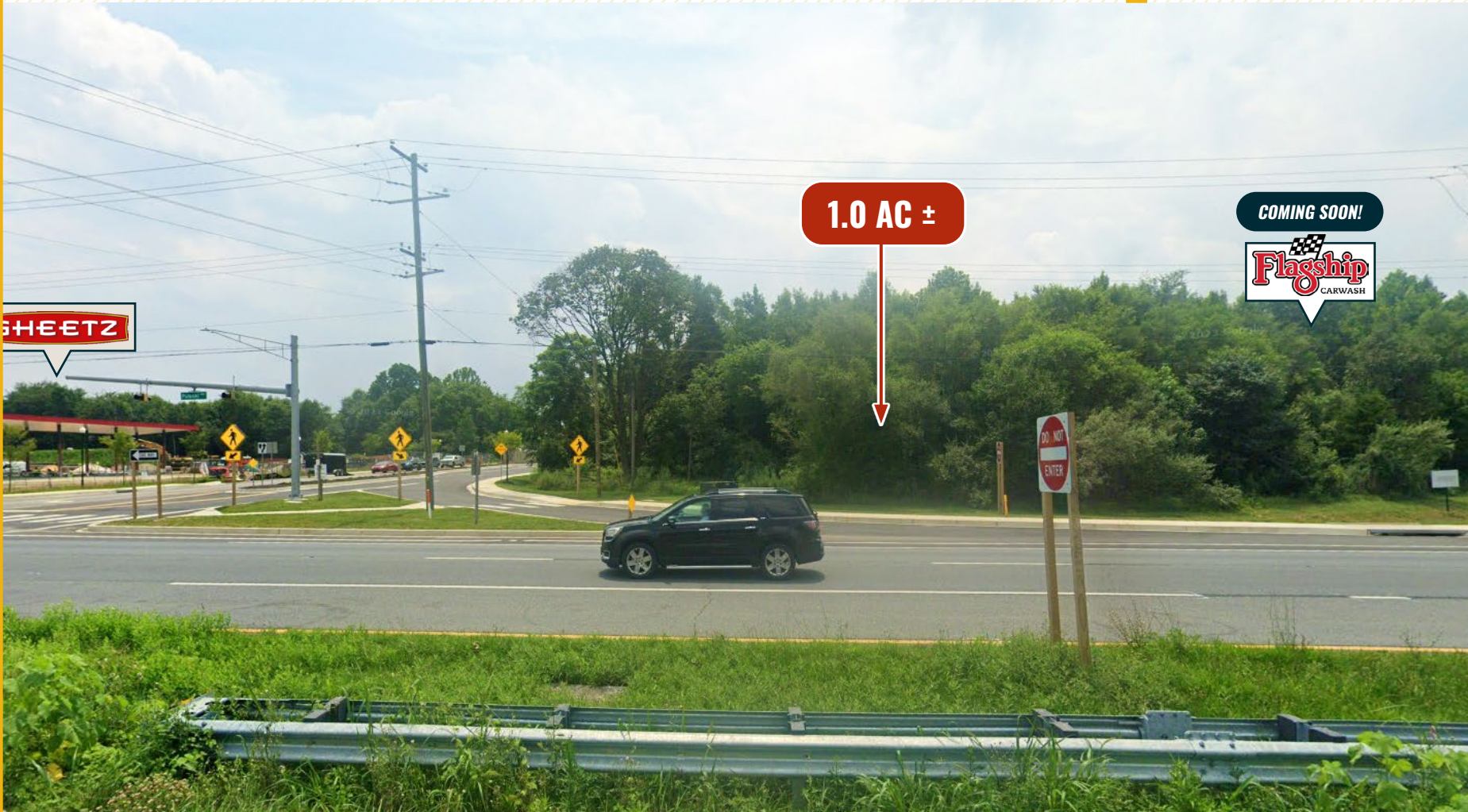




RETAIL PAD SITE

E. PULASKI HIGHWAY & COMMERCE CENTER DRIVE | ELKTON, MD 21921

FOR
**SALE/
LEASE**



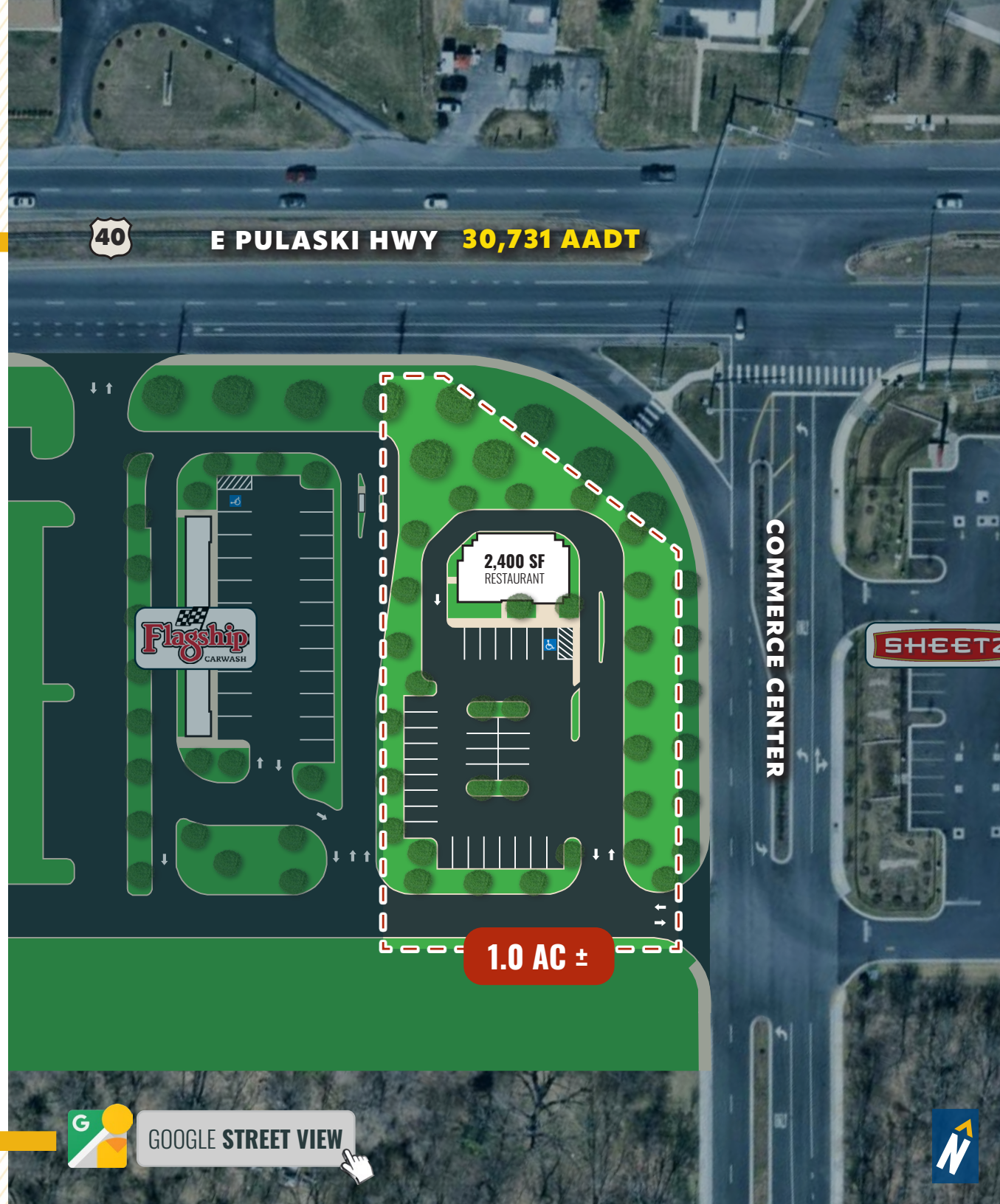
MACKENZIE
COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 1.0 acre \pm pad site in the heart of Elkton's commercial district
- Situated at the entrance to the new Elkton Commerce Center
- Across from a new Sheetz gas/convenience store
- High visibility location fronting Pulaski Highway/ Route 40 (30,731 cars per day)
- Join Flagship Carwash (coming soon!)
- Available for purchase or lease

LOT SIZE:	1.0 ACRE \pm
TRAFFIC COUNT:	30,731 AADT (E. PULASKI HWY)
ZONING:	C-2 (HIGHWAY COMMERCIAL)
SALE PRICE:	\$1,250,000
RENTAL RATE:	\$100,000/YR., NNN



GOOGLE STREET VIEW



ELKTON TRADE AREA



ChristianaCare UNION HOSPITAL

Union Hospital is an award-winning, full-service community hospital located in Elkton, Maryland. Nationally recognized for clinical excellence in the treatment and prevention of disease, Union Hospital boasts 75 licensed beds (for FY 2020), and is dedicated to providing superior, personalized, quality health care to our neighbors, families and friends.

NORTHROP GRUMMAN

CALIBER COLLISION



Big Elk Shopping Centre

OLLIE'S BARGAIN OUTLET
ACME
SONIC
PETSMART
PNC
DUNKIN'
POPEYES
Bath & Body Works
DOLLAR TREE

The Village at Elkton

GROCERY OUTLET
BIG LOTS!
Wendy's
Staples
CUZINO'S
DOLLAR GENERAL

Elkton Crossing



cohen's furniture



ROYAL FARMIS



ROYAL FARMIS
DICKEY'S



SOUTHFIELDS OF ELKTON

Southfields is a development project comprised of approximately 630 acres in the Town of Elkton. Upon completion, the mixed-use project will consist of residential units including single family homes, apartments for both seniors as well as families and condos. Retail, commercial, sports/recreational and light industrial uses are also included in the project to truly create a LIVE WORK PLAY Community aspect. The project will include over 280 acres of opengreen space and recreational park areas.

Southfield Park Center

REDNER'S
FAMILY DOLLAR



ChristianaCare



CUBE SMART self storage
GoHealth
URGENT CARE

SITE



DEMOGRAPHICS

2024

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



5,382

28,148

66,522

DAYTIME POPULATION



7,574

30,439

65,287

AVERAGE HOUSEHOLD INCOME



\$94,413

\$105,448

\$116,303

NUMBER OF HOUSEHOLDS



1,972

10,341

25,276

MEDIAN AGE

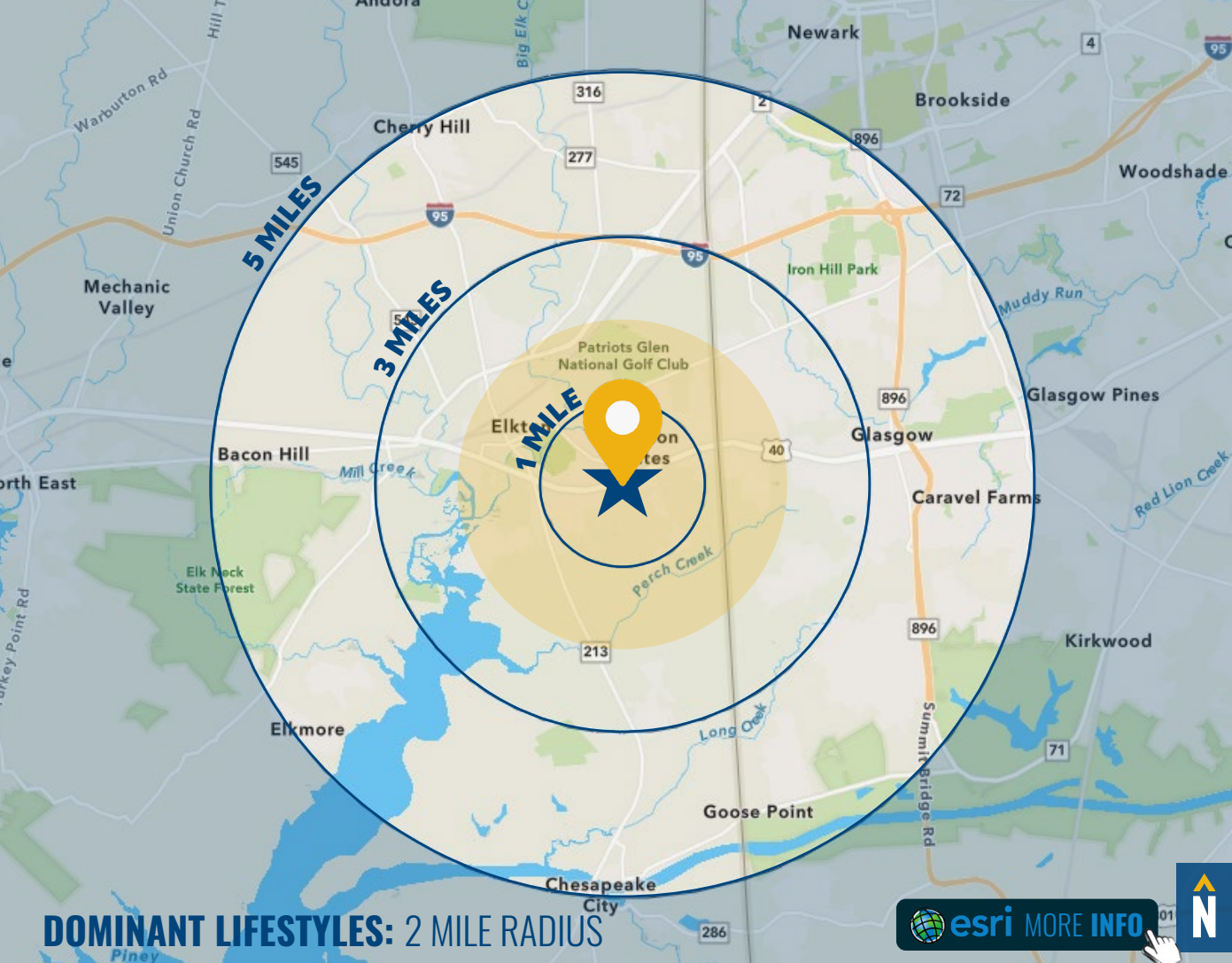


38.1

38.6

39.1

FULL DEMOS REPORT



DOMINANT LIFESTYLES: 2 MILE RADIUS

36%
WORKDAY
DRIVE



Life in the suburban wilderness offsets the hectic pace of two working parents with growing children for this affluent, family-oriented market. They favor time-saving devices and like banking online.

Median Age: **37.0**

Median Household Income: **\$90,500**

17%
FRONT PORCHES



Friends and family are central to this segment and help to influence household buying decisions. This diverse group of residents enjoy their automobiles and like cars that are fun to drive.

Median Age: **34.9**

Median Household Income: **\$43,700**

16%
BRIGHT YOUNG
PROFESSIONALS



These communities are home to young, educated, working professionals. Labor force participation is high, generally white-collar work. Residents are physically active and up on the latest technology.

Median Age: **33.0**

Median Household Income: **\$54,000**

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