



FOR **LEASE**

RETAIL PAD SITE/COMMERCIAL BUILDING

401 TELEGRAPH ROAD | RISING SUN, MARYLAND 21911

**4.08 AC ±
TOTAL**

**PROPOSED RETAIL/
COMMERCIAL BUILDING**
8,625 SF ± ON .72 ACRES ±

RETAIL PAD SITE
.76 ACRES ±

**DOLLAR
GENERAL**

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GENERAL**



MACKENZIE
RETAIL

PROPERTY OVERVIEW

HIGHLIGHTS:

- Proposed .76 Acre ± retail pad site with drive-thru capability
- Proposed commercial/retail building (8,625 SF ±) on .72 Acres ±
- Existing Dollar General on site
- Excellent visibility and frontage (600 ft.) on Telegraph Road
- Just minutes from Rising Sun's Main Street corridor
- Nearby retailers include Martin's Food, Big Lots!, McDonald's, Ace Hardware, Domino's and more
- Zoning allows for nearly any retail/commercial use

LOT SIZE:	4.08 ACRES ±
ZONING:	CC (CENTRAL COMMERCIAL)
TRAFFIC COUNT:	5,672 AADT (TELEGRAPH RD/RT. 273)
RENTAL RATE:	NEGOTIABLE

CONCEPTUAL
SITE PLAN



RISING SUN MARKET AERIAL



2 MILES

RISING SUN MIDDLE SCHOOL

SITE

UNITED STATES POSTAL SERVICE

TRUIST

ACE

PNC

Riviera Maya

CALIBER COLLISION

Bigfoot Steaks & Hoagies

RISE 'N GRIND

Dominos

Rising Sun Towne Center
MARTIN'S
BIG LOTS! 
NLX FITNESS **Cecil BANK**
DOLLAR TREE

Cecil County Public Library

DOLLAR GENERAL

M&T Bank



DEMOGRAPHICS

2024

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



3,185

8,996

20,651

DAYTIME POPULATION



2,882

6,644

15,878

AVERAGE HOUSEHOLD INCOME



\$122,725

\$114,743

\$117,473

NUMBER OF HOUSEHOLDS



1,279

3,435

7,546

MEDIAN AGE

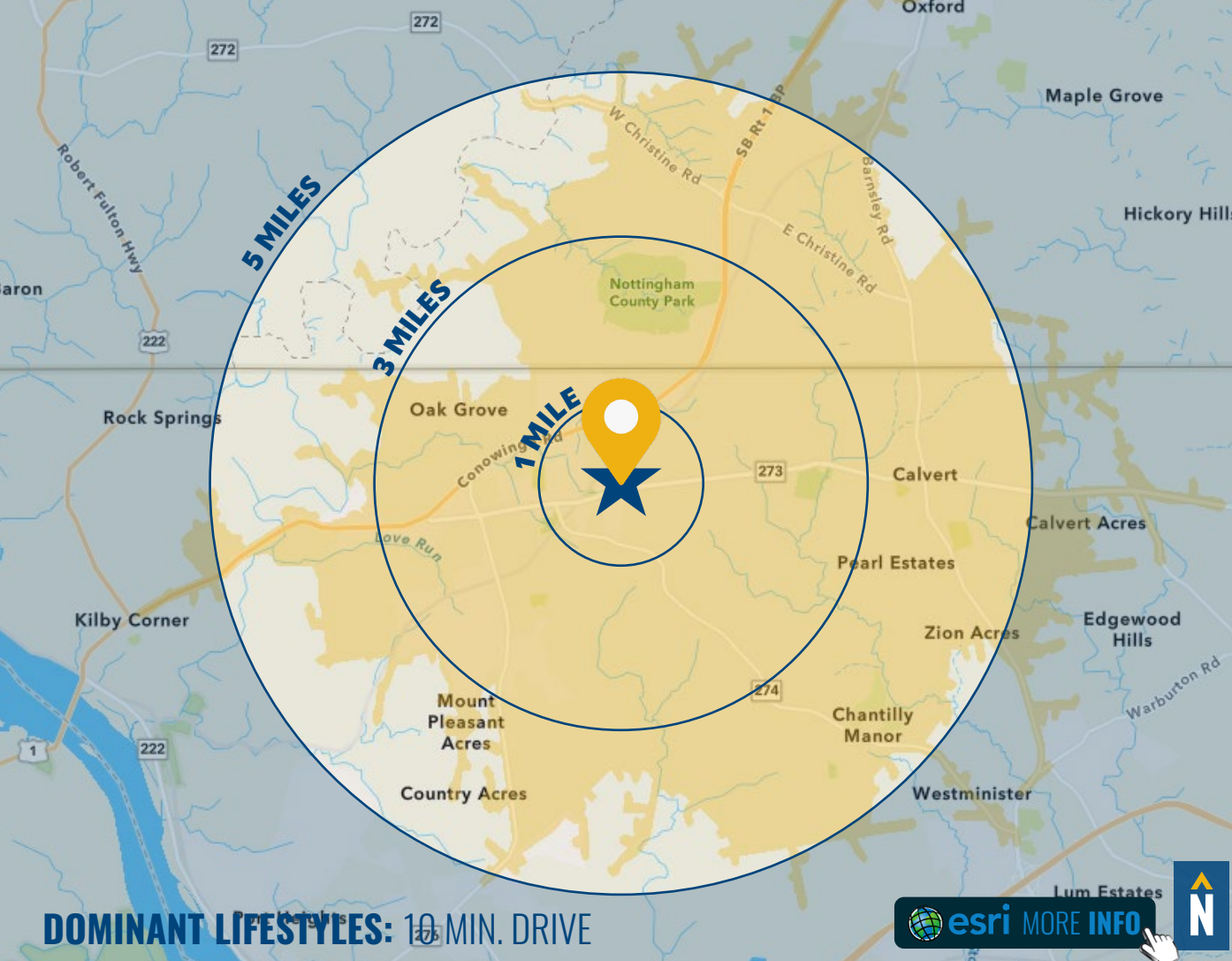


40.8

41.6

41.7

[FULL DEMOS REPORT](#)



DOMINANT LIFESTYLES: 10 MIN. DRIVE

37%
GREEN ACRES



Self-described conservatives, the Green Acres lifestyle features country living and self-reliance. Cautious consumers, they focus on quality and durability, and are comfortable with technology, more as a tool than a trend.

Median Age: **43.9**
Median Household Income: **\$76,800**

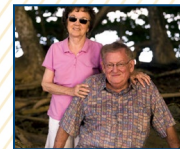
16%
MIDDLEBURG



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

Median Age: **36.1**
Median Household Income: **\$59,800**

15%
SOUTHERN
SATELLITES



This market is typically nondiverse, slightly older, settled married-couple families, who own their own homes. These consumers are more concerned about cost rather than quality or brand loyalty.

Median Age: **40.3**
Median Household Income: **\$47,800**

FOR MORE INFO CONTACT:



MIKE RUOCCO

SENIOR VICE PRESIDENT & PRINCIPAL

410.494.4868

MRUOCCO@mackenziecommercial.com

DISCLAIMER:

As a licensed real estate agent in the State of Maryland, I hereby disclose that I am a family member of the owner of this property located at 401 Telegraph Road. This disclosure is being made in accordance with all local applicable real estate laws and regulations to ensure full transparency in this transaction.



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

410-821-8585

2328 W. Joppa Road, Suite 200
Lutherville, MD 21093

OFFICES IN: ANNAPOLIS, MD BALTIMORE, MD BEL AIR, MD COLUMBIA, MD LUTHERVILLE, MD CHARLOTTESVILLE, VA

www.MACKENZIECOMMERCIAL.com



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