

# SALE/LEASE

Cecil County, Maryland

# RETAIL PAD SITE

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

## AVAILABLE

1.0 Acre ±

## ZONING

C-2 (Highway Commercial)

## TRAFFIC COUNT

30,731 AADT (E. Pulaski Highway)

## RENTAL RATE

\$100,000/yr., NNN

## SALE PRICE

\$1,250,000

## HIGHLIGHTS

- ▶ 1.0 Acre 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: 30,731 AADT
- ▶ Available for purchase *or* lease



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# ELKTON TRADE AREA

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### 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.

### 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 open green space and recreational park areas.

### ELKTON COMMERCE CENTER

Elkton Commerce Center is a master planned logistics park and the industrial development component of Southfields of Elkton, comprising three buildings with total warehouse space ranging from 766,080 to 1,096,200 square feet.

2 MILES

1 MILE

SITE



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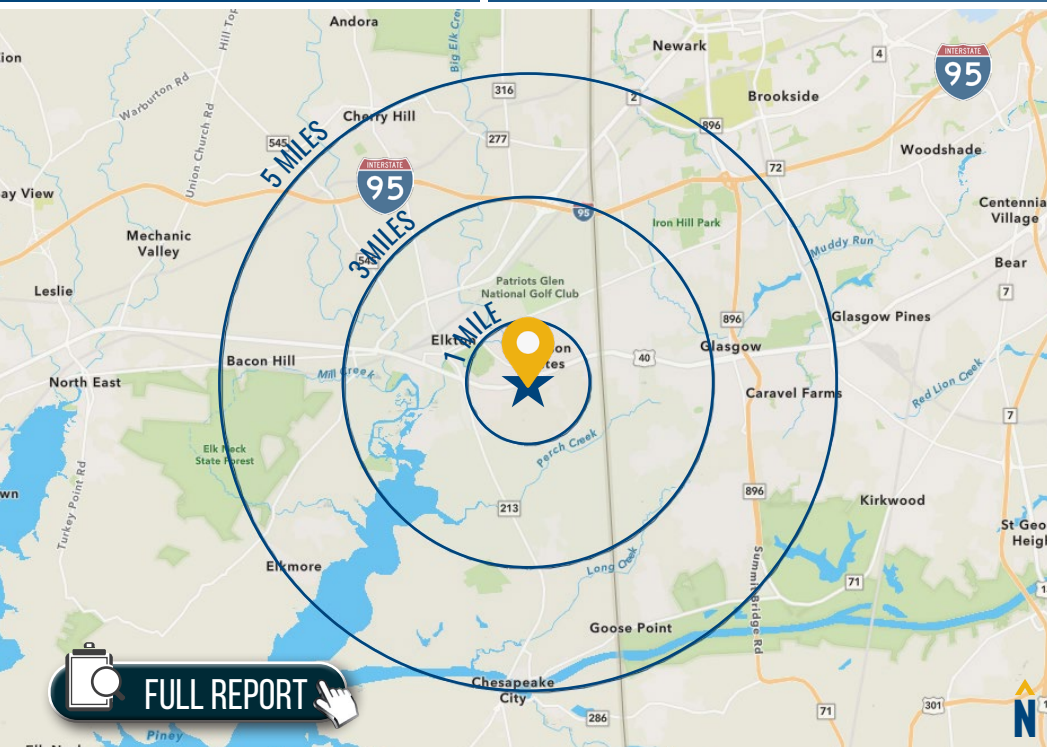
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# LOCATION / DEMOGRAPHICS (2023)

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RESIDENTIAL POPULATION	NUMBER OF HOUSEHOLDS	AVERAGE HH SIZE	MEDIAN AGE
5,397 1 MILE	1,964 1 MILE	2.66 1 MILE	37.4 1 MILE
27,943 3 MILES	10,196 3 MILES	2.68 3 MILES	36.5 3 MILES
66,183 5 MILES	24,981 5 MILES	2.62 5 MILES	37.8 5 MILES
AVERAGE HH INCOME	EDUCATION (COLLEGE+)	EMPLOYMENT (AGE 16+ IN LABOR FORCE)	DAYTIME POPULATION
\$86,594 1 MILE	48.7% 1 MILE	94.8% 1 MILE	7,616 1 MILE
\$96,566 3 MILES	59.2% 3 MILES	93.8% 3 MILES	30,575 3 MILES
\$107,229 5 MILES	65.0% 5 MILES	94.9% 5 MILES	65,573 5 MILES

**36%**  
**WORKDAY DRIVE**  
2 MILES

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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.

**2.97**  
AVERAGE HH SIZE

**37.0**  
MEDIAN AGE

**\$90,500**  
MEDIAN HH INCOME

**16%**  
**FRONT PORCHES**  
2 MILES

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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.

**2.57**  
AVERAGE HH SIZE

**34.9**  
MEDIAN AGE

**\$43,700**  
MEDIAN HH INCOME

**16%**  
**BRIGHT YOUNG PROFESSIONALS**  
2 MILES

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

**2.41**  
AVERAGE HH SIZE

**33.0**  
MEDIAN AGE

**\$54,000**  
MEDIAN HH INCOME

**15%**  
**PARKS AND REC**  
2 MILES

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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



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