

# FOR LEASE

Cecil County, Maryland

# RETAIL PAD SITE / COMMERCIAL BUILDING

401 TELEGRAPH ROAD | RISING SUN, MARYLAND 21911

## LOT SIZE

4.08 Acres Total

## ZONING

CC (Central Commercial)

## TRAFFIC COUNT

5,672 AADT (Telegraph Rd/Rt. 273)

## RENTAL RATE

Negotiable

## HIGHLIGHTS

- ▶ Proposed .76 Ac ± retail pad site with drive-thru capability
- ▶ Proposed commercial/retail building (8,625 sf ±) on .72 Ac
- ▶ 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, Pet Value, Domino's & more!
- ▶ Zoning allows for nearly any retail/commercial use



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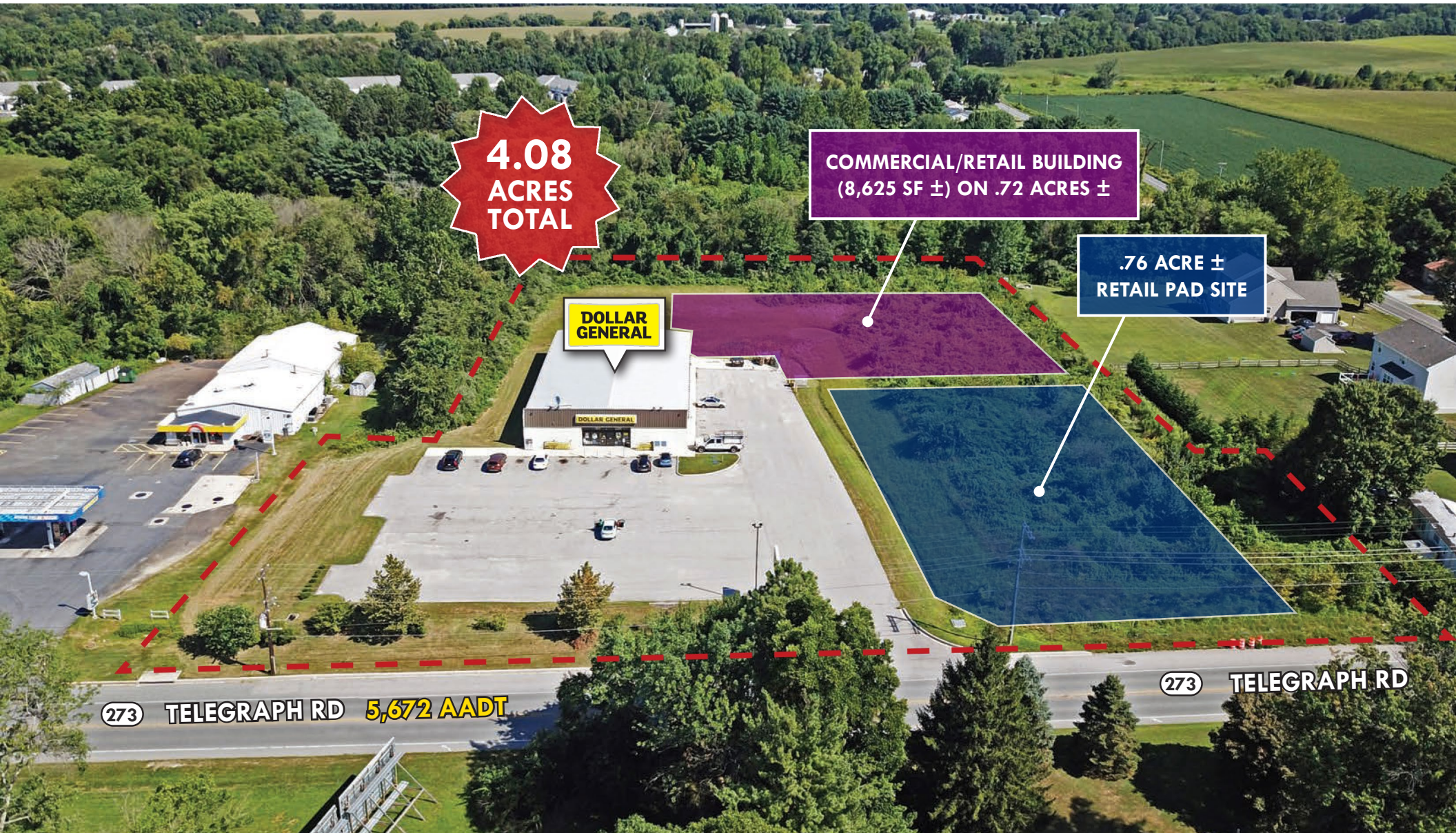
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# AERIAL

401 TELEGRAPH ROAD | RISING SUN, MARYLAND 21911

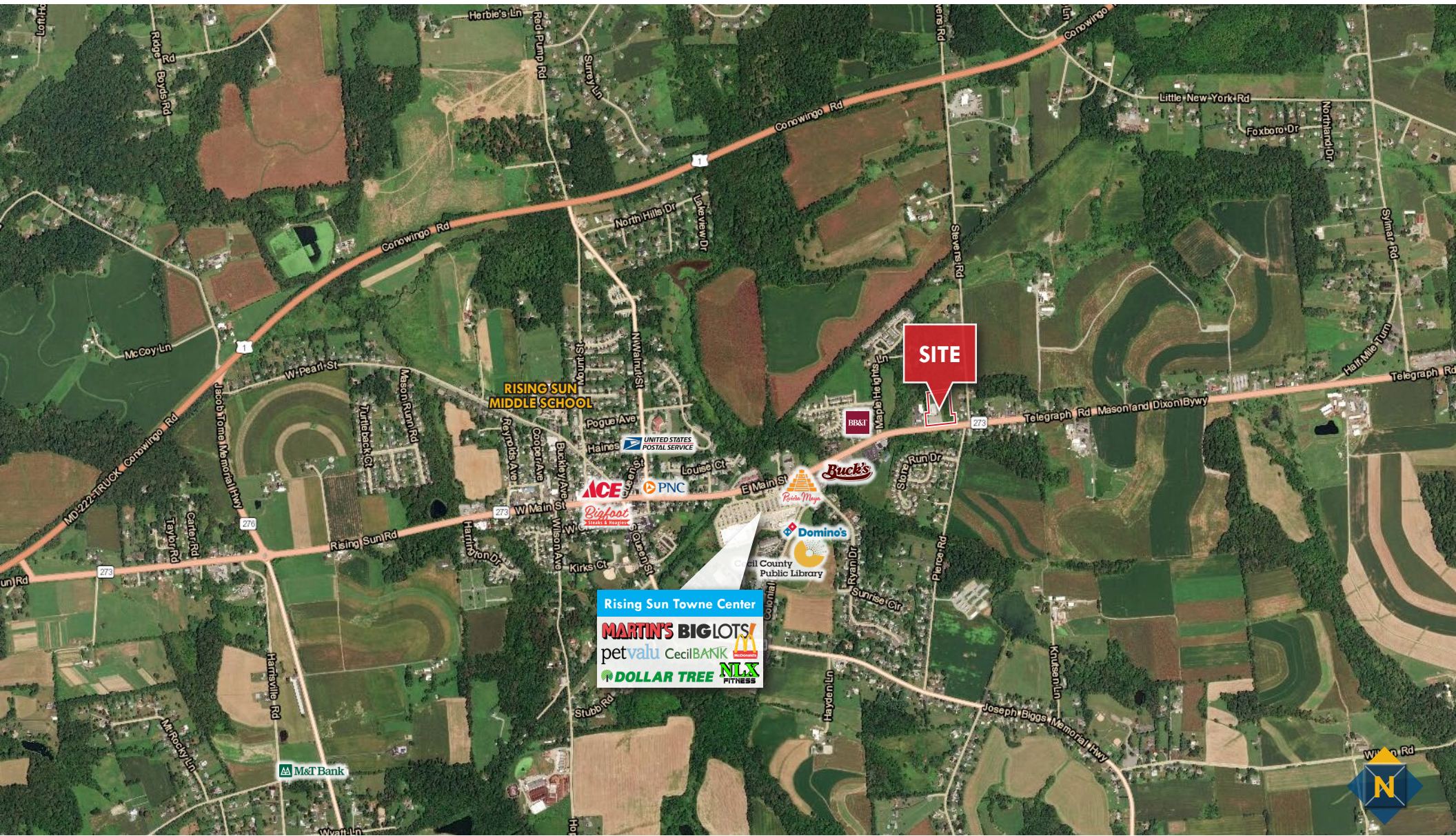


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# TRADE AREA

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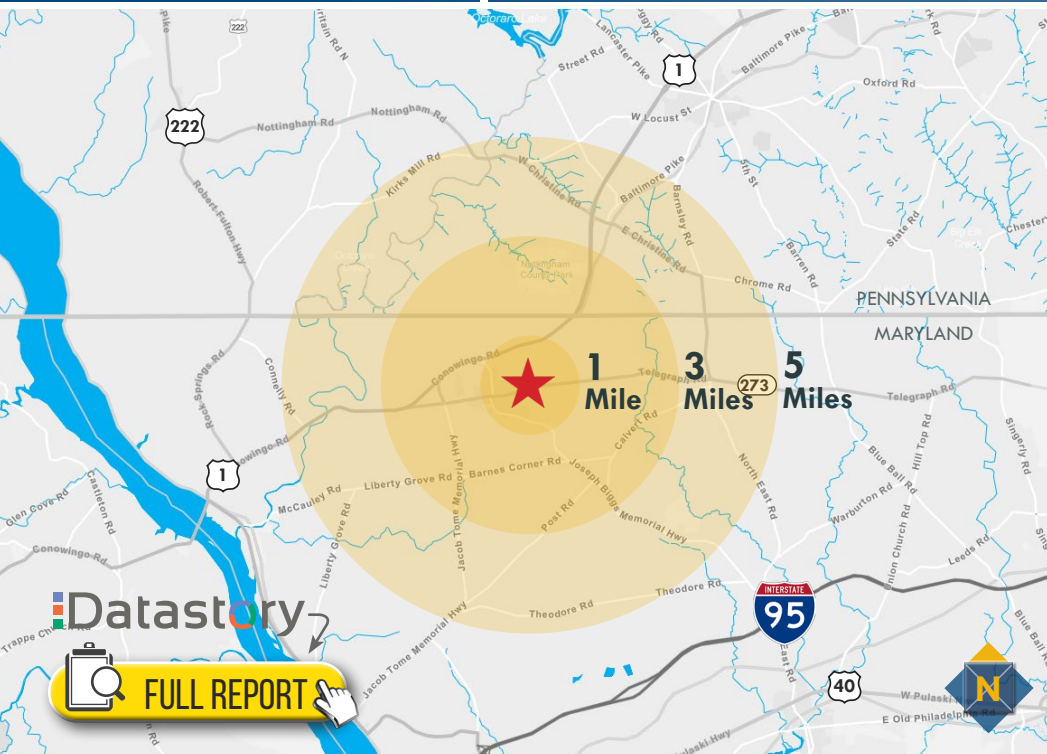


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# LOCATION / DEMOGRAPHICS

401 TELEGRAPH ROAD | RISING SUN, MARYLAND 21911



Datastory

[FULL REPORT](#)

<b>RESIDENTIAL POPULATION</b> 2,782 1 MILE 9,055 3 MILES 20,865 5 MILES	<b>NUMBER OF HOUSEHOLDS</b> 1,091 1 MILE 3,307 3 MILES 7,323 5 MILES	<b>AVERAGE HH SIZE</b> 2.55 1 MILE 2.72 3 MILES 2.82 5 MILES	<b>MEDIAN AGE</b> 37.0 1 MILE 39.7 3 MILES 40.4 5 MILES
<b>AVERAGE HH INCOME</b> \$87,429 1 MILE \$92,287 3 MILES \$98,212 5 MILES	<b>EDUCATION (COLLEGE+)</b> 44.6% 1 MILE 45.5% 3 MILES 47.1% 5 MILES	<b>EMPLOYMENT (AGE 16+ IN LABOR FORCE)</b> 95.2% 1 MILE 95.7% 3 MILES 95.8% 5 MILES	<b>DAYTIME POPULATION</b> 2,866 1 MILE 6,660 3 MILES 15,998 5 MILES

**37%**  
GREEN ACRES  
10 MIN. DRIVE

[LEARN MORE](#)

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.

**2.70**  
AVERAGE HH SIZE

**43.9**  
MEDIAN AGE

**\$76,800**  
MEDIAN HH INCOME

**27%**  
MIDDLEBURG  
10 MIN. DRIVE

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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.

**2.75**  
AVERAGE HH SIZE

**36.1**  
MEDIAN AGE

**\$59,800**  
MEDIAN HH INCOME

**18%**  
SOUTHERN SATELLITES  
10 MIN. DRIVE

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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.

**2.67**  
AVERAGE HH SIZE

**40.3**  
MEDIAN AGE

**\$47,800**  
MEDIAN HH INCOME

**11%**  
SOCCER MOMS  
10 MIN. DRIVE

[LEARN MORE](#)

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