2813 PULASKI HIGHWAY

EDGEWOOD, MARYLAND 21040

FOR **LEASE**

MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

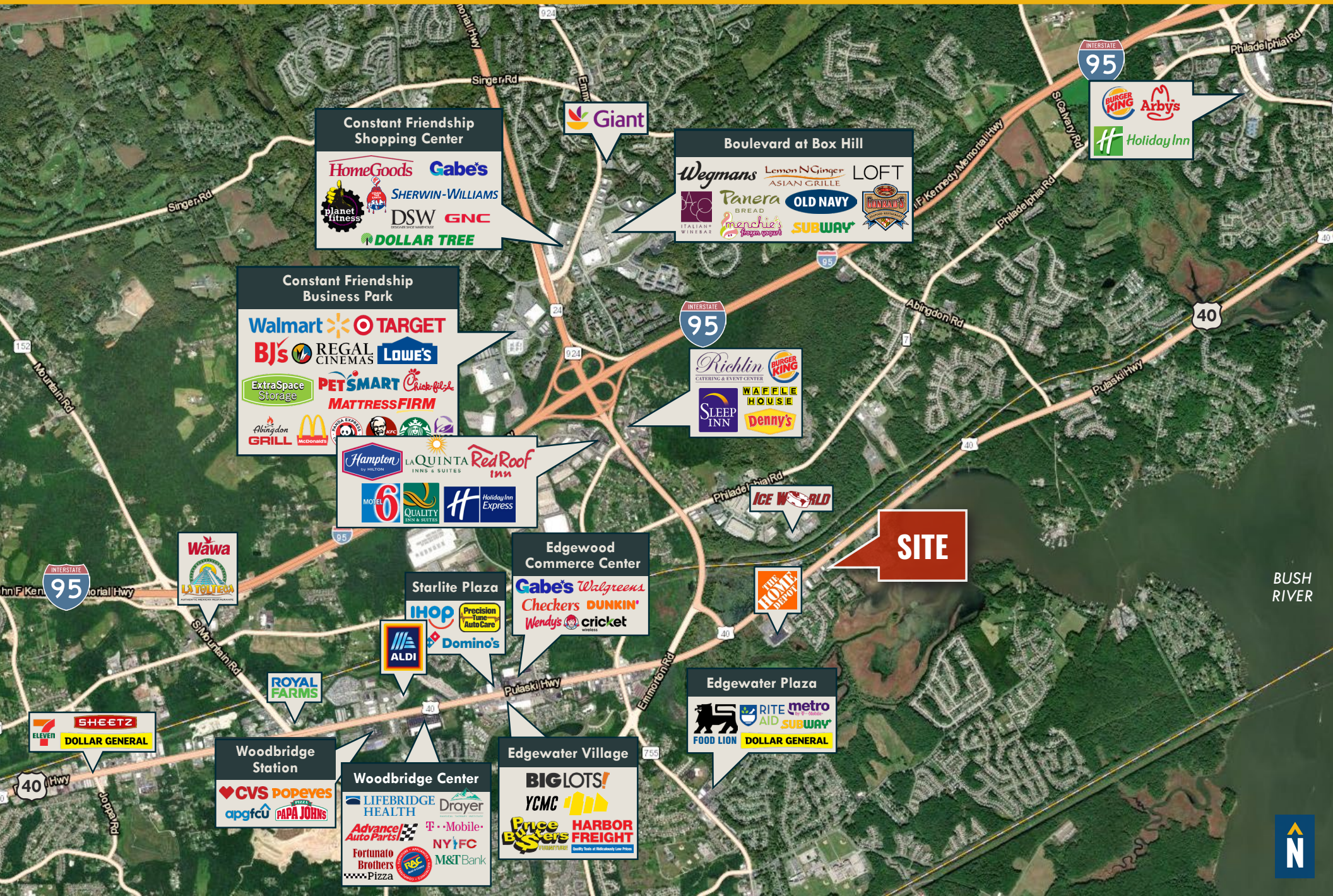
PROPERTY OVERVIEW

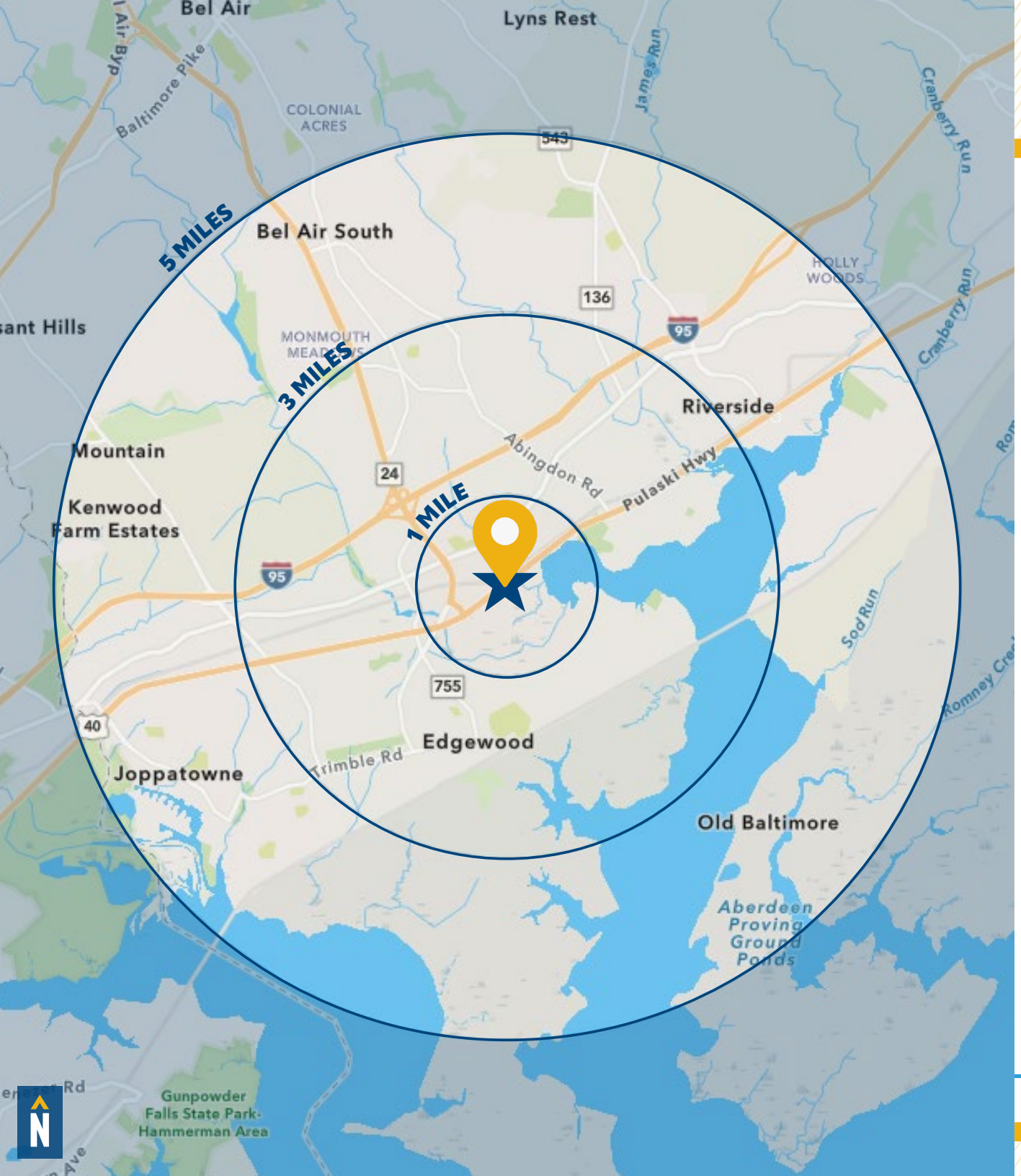
HIGHLIGHTS:

- Direct access off Pulaski Highway
- Plenty of on-site parking
- Multiple nearby amentities
- Close proximity to I-95

AVAILABLE:	2ND FLOOR: 2,502 SF ±
BUILDING SIZE:	6,000 SF ±
LOT SIZE:	0.67 ACRES ±
YEAR BUILT:	1987
STORIES:	2
PARKING:	25 SURFACE SPACES
ZONING:	B3 (GENERAL BUSINESS)
RENTAL RATE:	**$12.00 PSF, NNN**

MARKET AERIAL





DEMOGRAPHICS

2025

RADIUS:	1 MILE	3 MILES	5 MILES
RESIDENTIAL POPULATION	4,570	51,347	98,412
DAYTIME POPULATION	4,230	41,466	81,190
AVERAGE HOUSEHOLD INCOME	$122,754	$110,328	$119,771
NUMBER OF HOUSEHOLDS	1,496	19,430	37,948
MEDIAN AGE	41.1	37.5	38.8

FULL **DEMOS REPORT**

FOR MORE INFO
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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.

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