



HARBOR SHOPS

1005-1045 PULASKI HIGHWAY | HAVRE DE GRACE, MARYLAND 21078

FOR
LEASE

RECENTLY
REDUCED
PRICE!



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 1,819 SF inline retail suite available (former beauty salon)
- Last remaining space in busy retail center
- High visibility center facing Pulaski Hwy/Rt. 40 (28,270 vehicles per day)
- Ample on-site parking (300 surface spaces)
- Easy access to I-95
- Short drive to Downtown Havre de Grace and waterfront, as well as Perryville and Aberdeen
- Join Dollar Tree, Lin's Japanese Steakhouse, U.N.I. Urgent Care Center, Papa John's, Dunkin', Subway

AVAILABLE:	1,819 SF ± (SUITE 1031: INLINE)
CENTER SIZE:	41,978 SF ±
TRAFFIC COUNT:	28,270 AADT (PULASKI HWY/RT. 40)
PARKING:	300 SURFACE SPACES
ZONING:	C (COMMERCIAL DISTRICT)
RENTAL RATE:	\$16.00 PSF, NNN



SITE PLAN

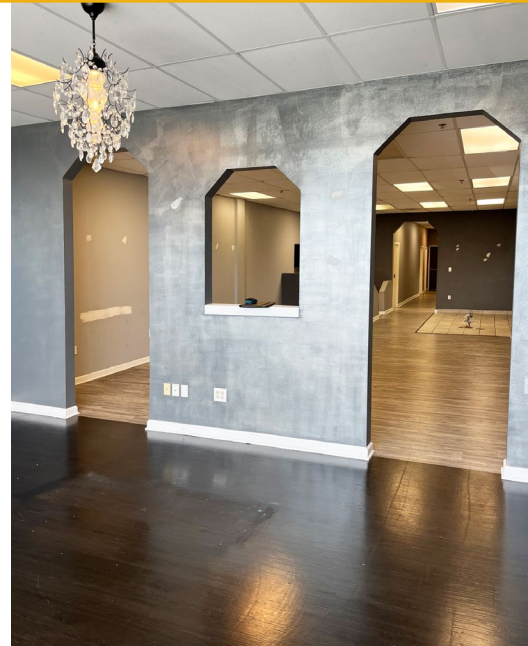


PULASKI HWY

28,270 AADT



INTERIOR PHOTOS



LOCAL BIRDSEYE



PERRYVILLE

HAVRE DE GRACE

HARBOR SHOPS

weis

RITE AID

bp

Super 8

Pizza Hut

ROYAL MS

Waffle House

BURGER KING

CVS

LEWIS LN

DOLLAR GENERAL

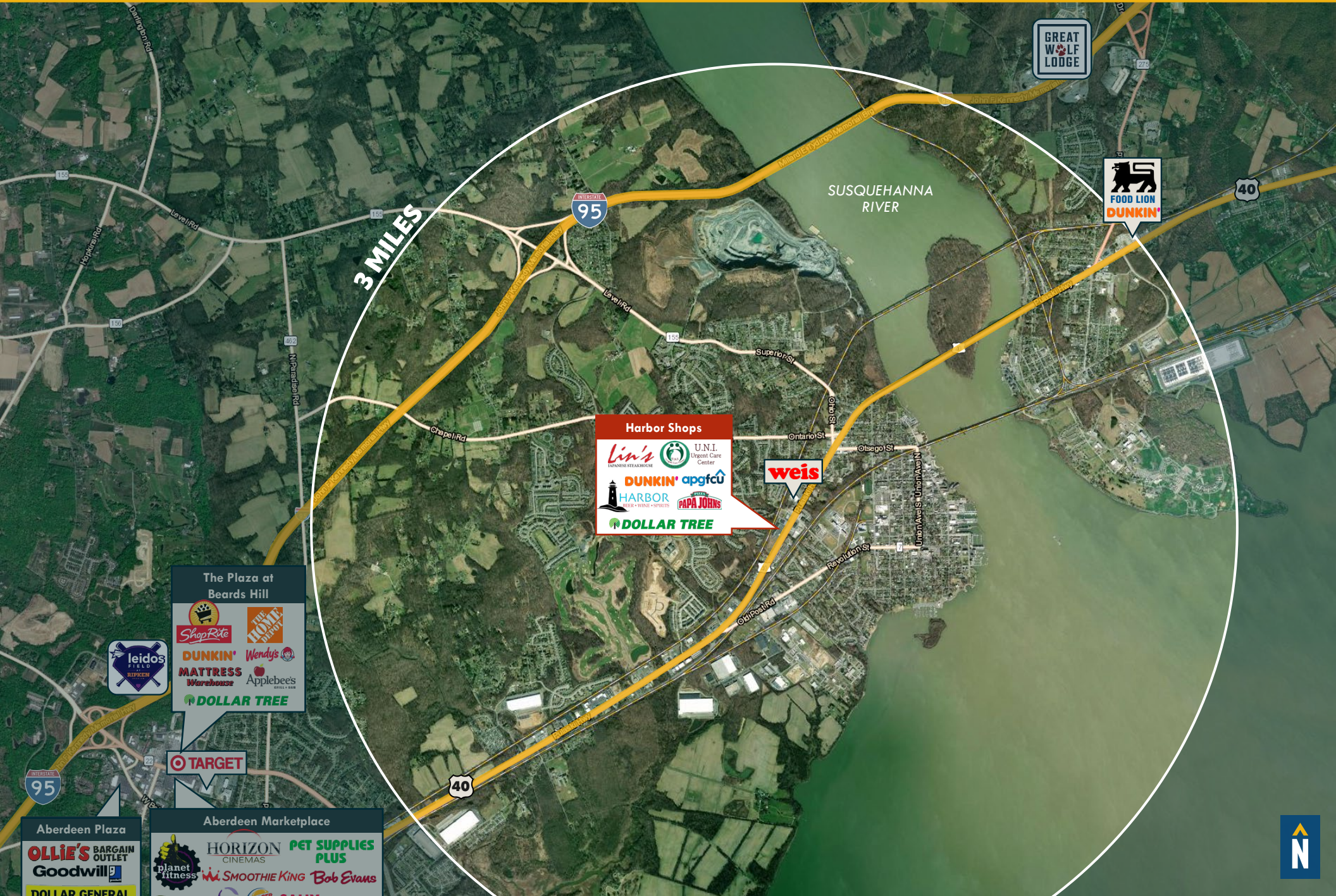
FITNESS

PULASKI HWY 28,270 AADT

40



MARKET AERIAL



3 MILES



Harbor Shops

- Lin's Japanese Steakhouse
- U.N.I. Urgent Care Center
- Dunkin'
- apgfcd
- Harbor Beer + Wine + Spirits
- Papa John's
- Dollar Tree



The Plaza at Beards Hill

- ShopRite
- The Home Depot
- Dunkin'
- Wendy's
- Mattress Warehouse
- Applebee's
- Dollar Tree



Aberdeen Plaza

- Ollie's Bargain Outlet
- Goodwill
- Dollar General

Aberdeen Marketplace

- Planet Fitness
- Horizon Cinemas
- Pet Supplies Plus
- Smoothie King
- Bob Evans



DEMOGRAPHICS

2023

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



9,608

22,761

45,123

DAYTIME POPULATION



9,801

22,644

45,586

AVERAGE HOUSEHOLD INCOME



\$114,308

\$120,789

\$108,492

NUMBER OF HOUSEHOLDS



3,996

9,472

18,569

MEDIAN AGE

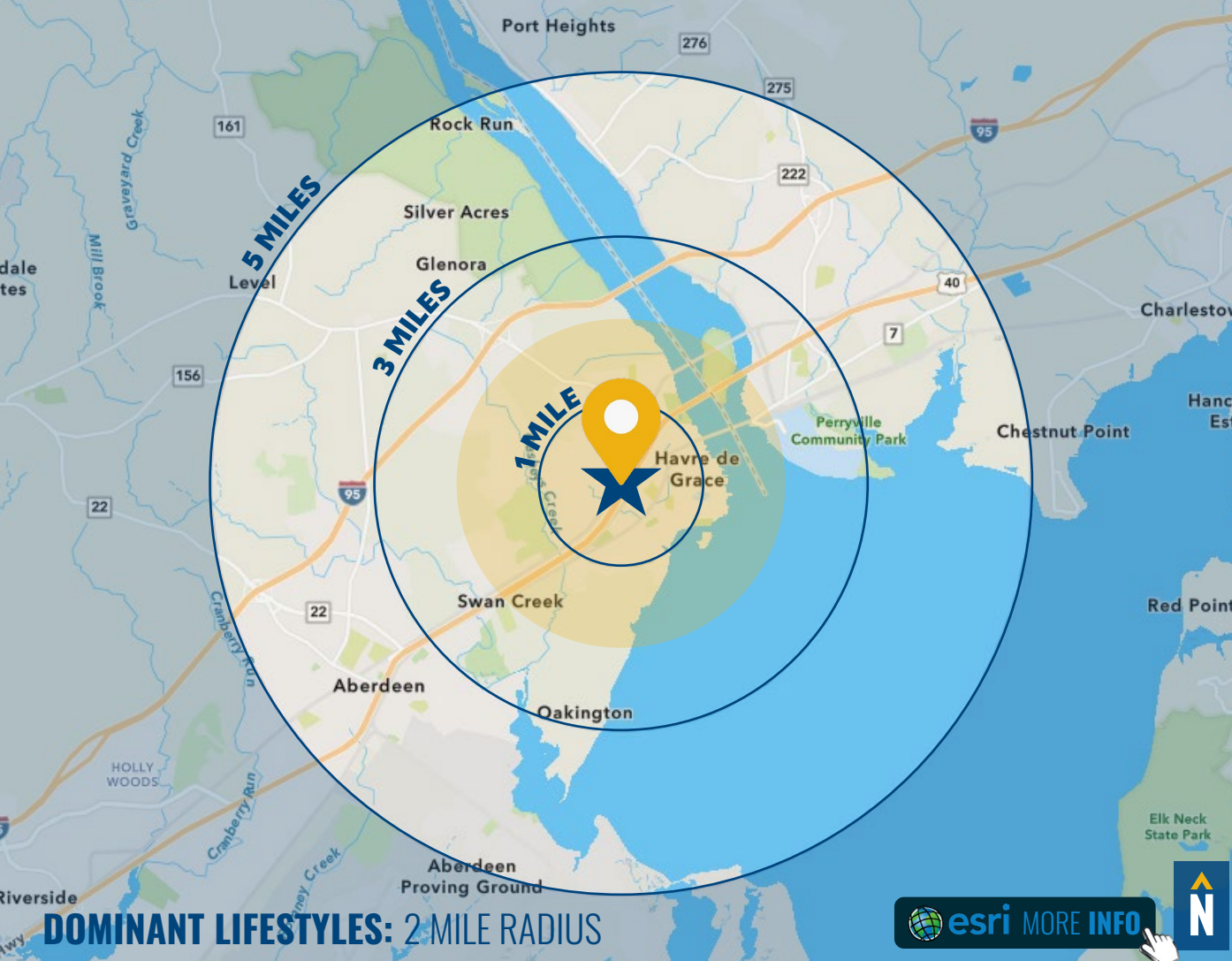


40.9

44.7

42.0

[FULL DEMOS REPORT](#)



DOMINANT LIFESTYLES: 2-MILE RADIUS

[MORE INFO](#)

25%
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**

15%
SET TO
IMPRESS



Nearly 1 in 3 of these residents is 20 to 34 years old. Quick meals on the run are a reality for this group, who prefer name brands, but will buy generic for a better deal. Image-conscious, they like to dress to impress.

Median Age: **33.9**
Median Household Income: **\$32,800**

15%
PARKS
AND REC



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.

Median Age: **40.9**
Median Household Income: **\$60,000**

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