



±0.95, ±0.95, & ±2.2 AC EDGEWOOD, MD

2703 Pulaski Hwy., Edgewood, MD 21040

Property Summary



DAILY TRAFFIC CONDITIONS

TRAFFIC COUNT	DAILY TRAFFIC
COUNT	24,816
STREET	Pulaski Hwy.

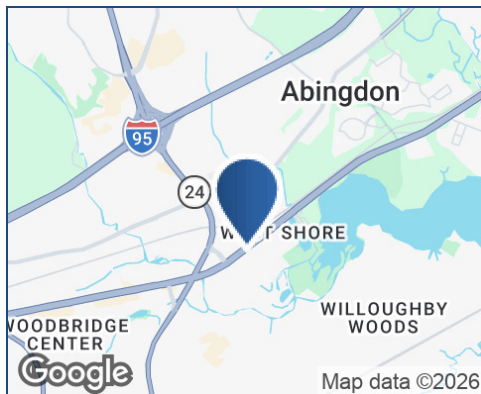
* Figures shown represent estimates

DEMOGRAPHICS - 2026

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Estimated Population	4,844	48,197	93,570
Average HH Income	\$126,269	\$123,422	\$138,539
Estimated Households	1,751	18,617	36,262

PROPERTY HIGHLIGHTS

- ±0.95, ±0.95, & ±2.2 AC acres available adjacent to a successful The Home Depot store
- Zoned B-3 (Heavy Commercial)
- Signalized development
- All Public Utilities
- Availability of up to ±40,000 sf of retail building area or possible multi-level alternatives
- Near growth area of Aberdeen Proving Grounds



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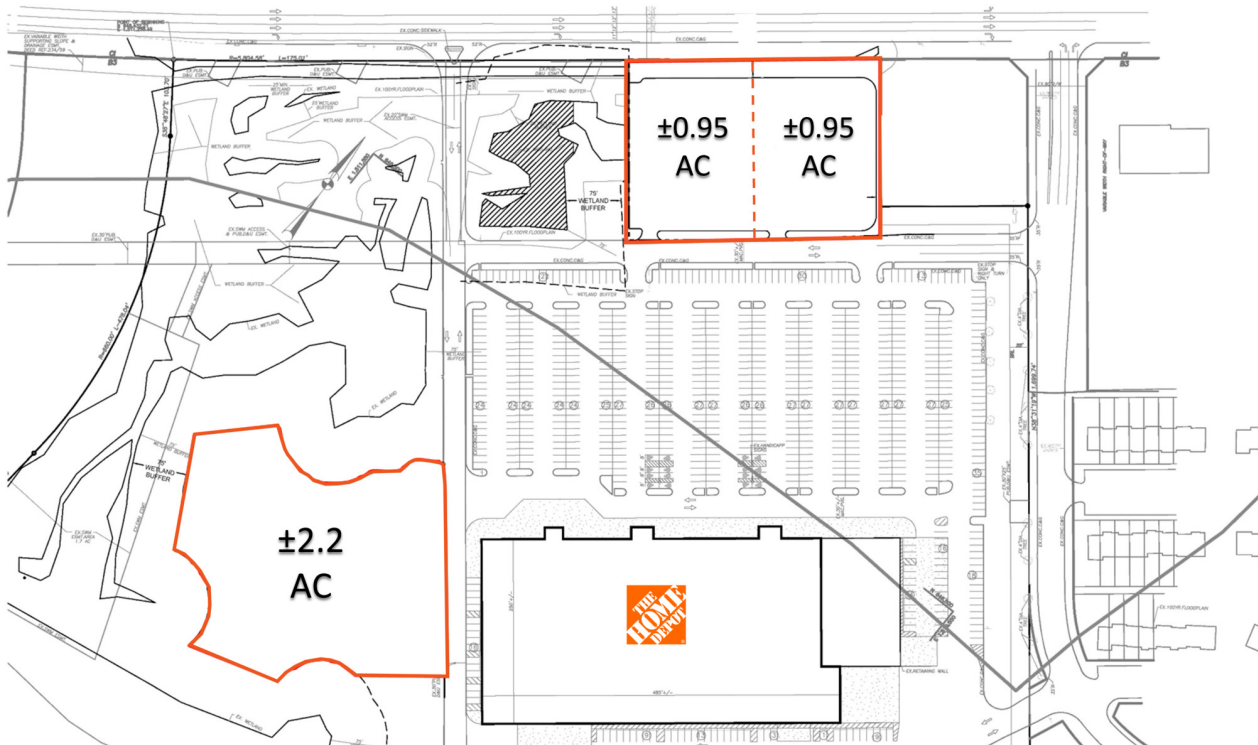
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Location Maps



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