

**SALE/LEASE**

Anne Arundel County, MD



# RETAIL PAD SITE

801 ELKRIDGE LANDING ROAD  
LINTHICUM HEIGHTS, MARYLAND 21090



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## BUILDING SIZE

2,918 sf ±

## LOT SIZE

1.11 Acres ±

## ZONING

W1 (Industrial Park District)

## TRAFFIC COUNT

13,782 AADT (Elkridge Landing Rd)

## SALE PRICE

\$1,500,000

## RENTAL RATE

\$125,000/yr., NNN

## HIGHLIGHTS

- ▶ Existing bank branch with 2-lane drive-thru
- ▶ Highly visible, corner location with 250 ft. ± of frontage on Elkridge Landing Road
- ▶ Immediately accessible to BWI Airport and many hotels, as well as dining destinations
- ▶ Easy access to I-295, I-95, I-895, I-97 and I-695



STREET VIEW



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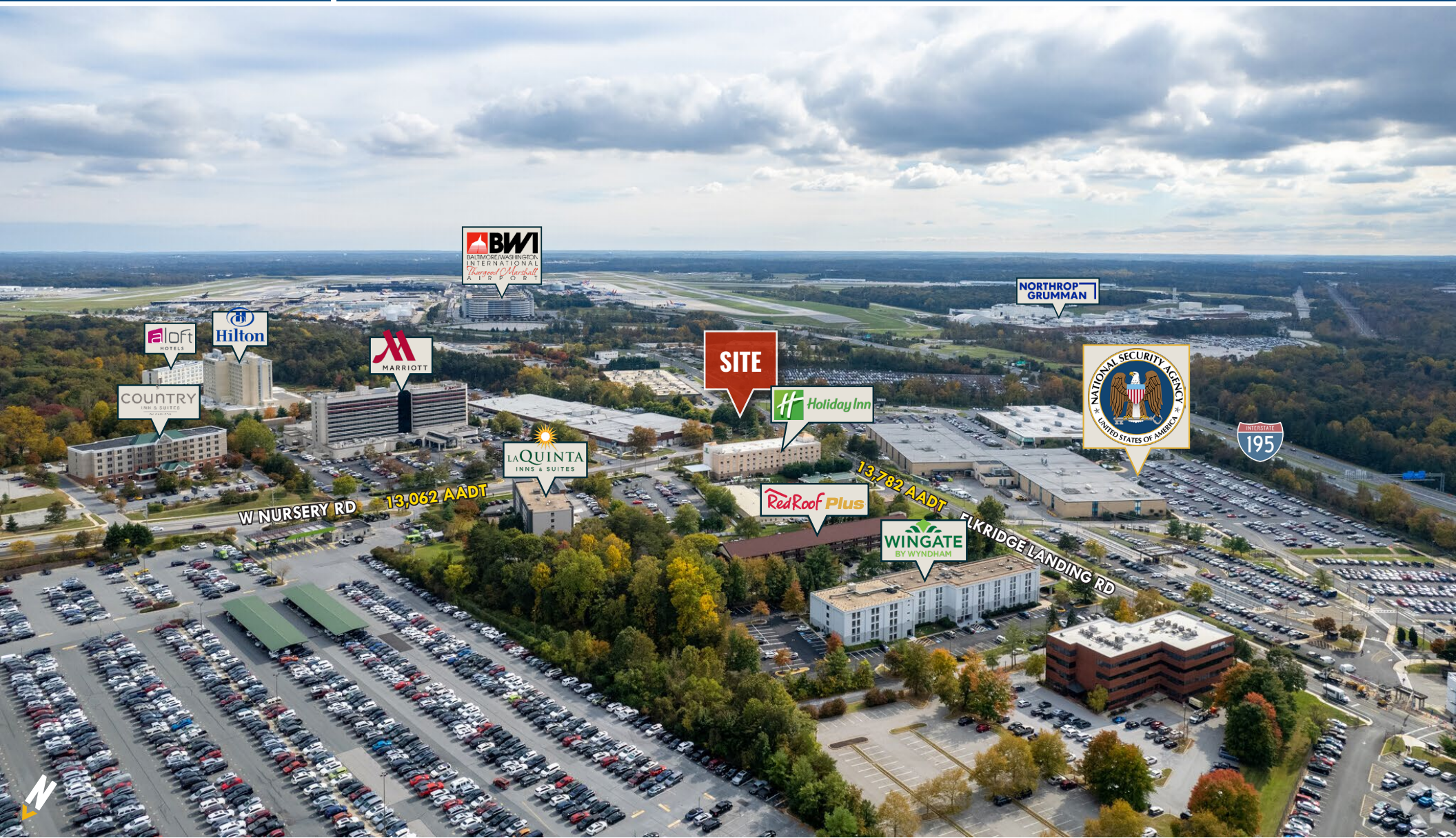
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# LOCAL BIRDSEYE

801 ELKRIDGE LANDING ROAD | LINTHICUM HEIGHTS, MARYLAND 21090



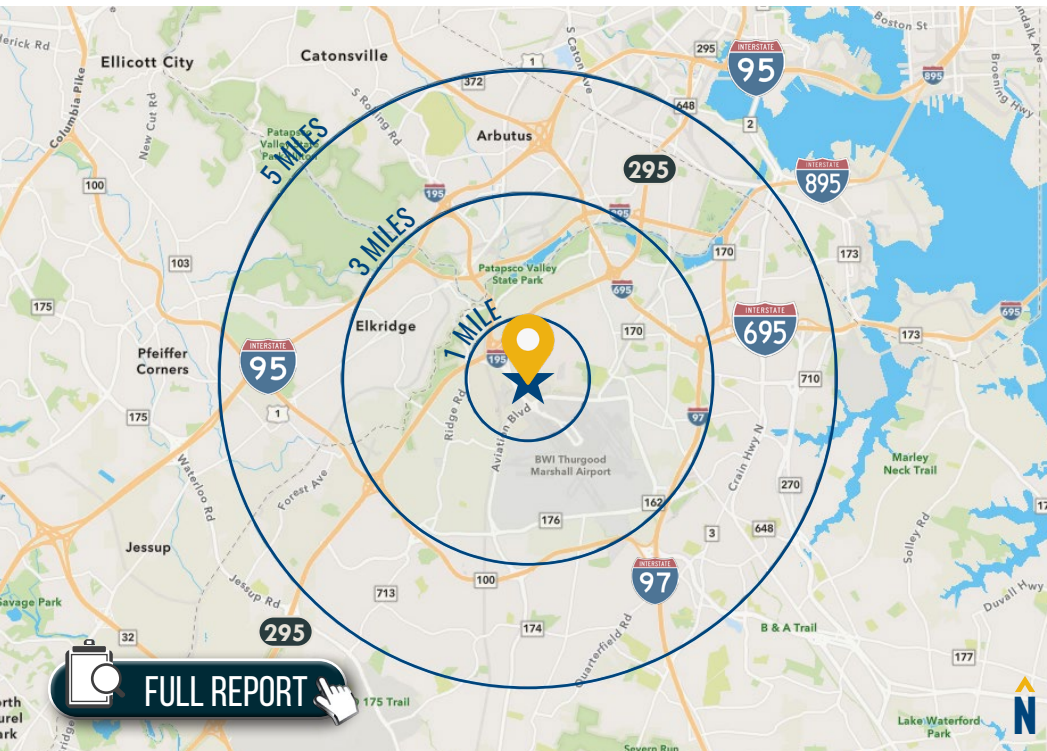


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# LOCATION / DEMOGRAPHICS (2023)

801 ELKRIDGE LANDING ROAD | LINTHICUM HEIGHTS, MARYLAND 21090



<b>RESIDENTIAL POPULATION</b> 1,951 1 MILE 40,330 3 MILES 207,093 5 MILES	<b>NUMBER OF HOUSEHOLDS</b> 930 1 MILE 15,411 3 MILES 75,491 5 MILES	<b>AVERAGE HH SIZE</b> 2.08 1 MILE 2.60 3 MILES 2.68 5 MILES	<b>MEDIAN AGE</b> 45.9 1 MILE 41.9 3 MILES 37.6 5 MILES
<b>AVERAGE HH INCOME</b> \$1441,031 1 MILE \$135,045 3 MILES \$119,406 5 MILES	<b>EDUCATION (COLLEGE+)</b> 70.5% 1 MILE 67.5% 3 MILES 61.4% 5 MILES	<b>EMPLOYMENT (AGE 16+ IN LABOR FORCE)</b> 97.9% 1 MILE 97.0% 3 MILES 96.1% 5 MILES	<b>DAYTIME POPULATION</b> 6,422 1 MILE 66,215 3 MILES 227,119 5 MILES

**36%**  
**PLEASANTVILLE**  
2 MILES

**2.88**  
AVERAGE HH SIZE  
**42.6**  
MEDIAN AGE  
**\$92,900**  
MEDIAN HH INCOME

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**34%**  
**COMFORTABLE EMPTY NESTERS**  
2 MILES

**2.52**  
AVERAGE HH SIZE  
**48.0**  
MEDIAN AGE  
**\$75,000**  
MEDIAN HH INCOME

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**11%**  
**WORKDAY DRIVE**  
2 MILES

**2.97**  
AVERAGE HH SIZE  
**37.0**  
MEDIAN AGE  
**\$90,500**  
MEDIAN HH INCOME

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**8%**  
**EXURBANITES**  
2 MILES

**2.50**  
AVERAGE HH SIZE  
**51.0**  
MEDIAN AGE  
**\$103,400**  
MEDIAN HH INCOME

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These Baby Boomers are earning a comfortable living and benefiting from years of prudent investing and saving. Their net worth is well above average, and they value their health and financial well-being.

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.

These residents are approaching retirement but show few signs of slowing down. They are active in their communities and seasoned travelers, with a lifestyle that is both affluent and urbane.



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