

# 1015 MAGNOLIA ROAD

## JOPPA, MD



1015 MAGNOLIA RD,  
JOPPA, MD 21085



JOPPA, MD



2.28 AC FOR LEASE

**CBRE**

## PROPERTY HIGHLIGHTS

- 2.28 acres for lease that can accommodate 34,760 SF building over three levels
- Tremendous visibility on major roadway, Pulaski Highway (27,096 VPD)
- Less than 1 mile to I-95 (165,108 VPD)
- B3 Zoning: Most uses allowed by right
- Cross access available with corner Exxon station that occupies signalized hard corner



## JOPPA, MARYLAND

3, 5, 10 MILES



### POPULATION

45,952 | 92,195 | 331,605



### DAYTIME POP.

37,843 | 71,827 | 291,321



### MEDIAN HH INCOME

\$80,909 | \$92,153 | \$93,265



### HOUSEHOLDS

17,777 | 34,828 | 127,048



### MEDIAN AGE

36.8 | 38.7 | 40.7

## THE CUSTOMER

36.3%

### METRO FUSION

YOUNG, TRENDY, CONNECTED

30.2%

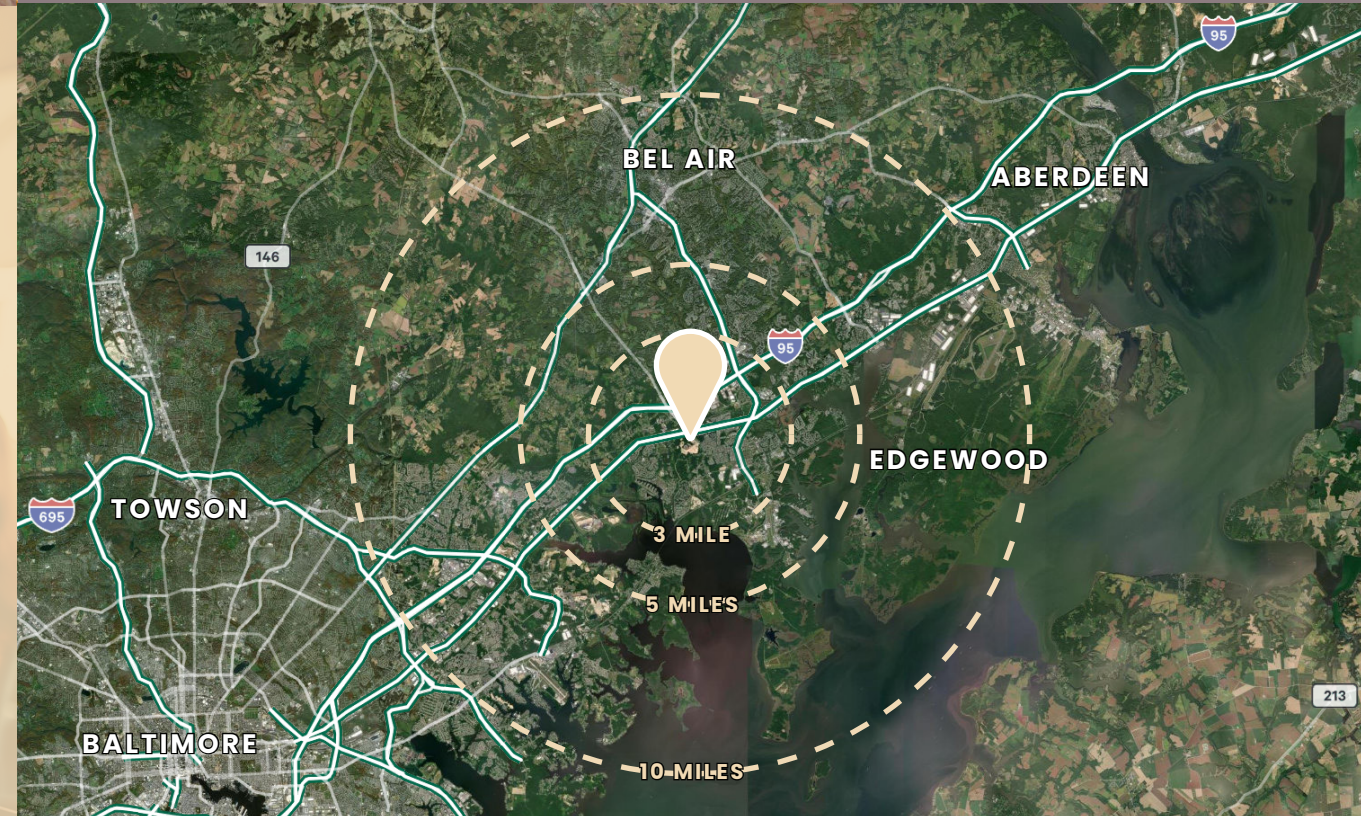
### AMERICAN DREAMERS

ENERGETIC, HOMEOWNERS, FAMILIES

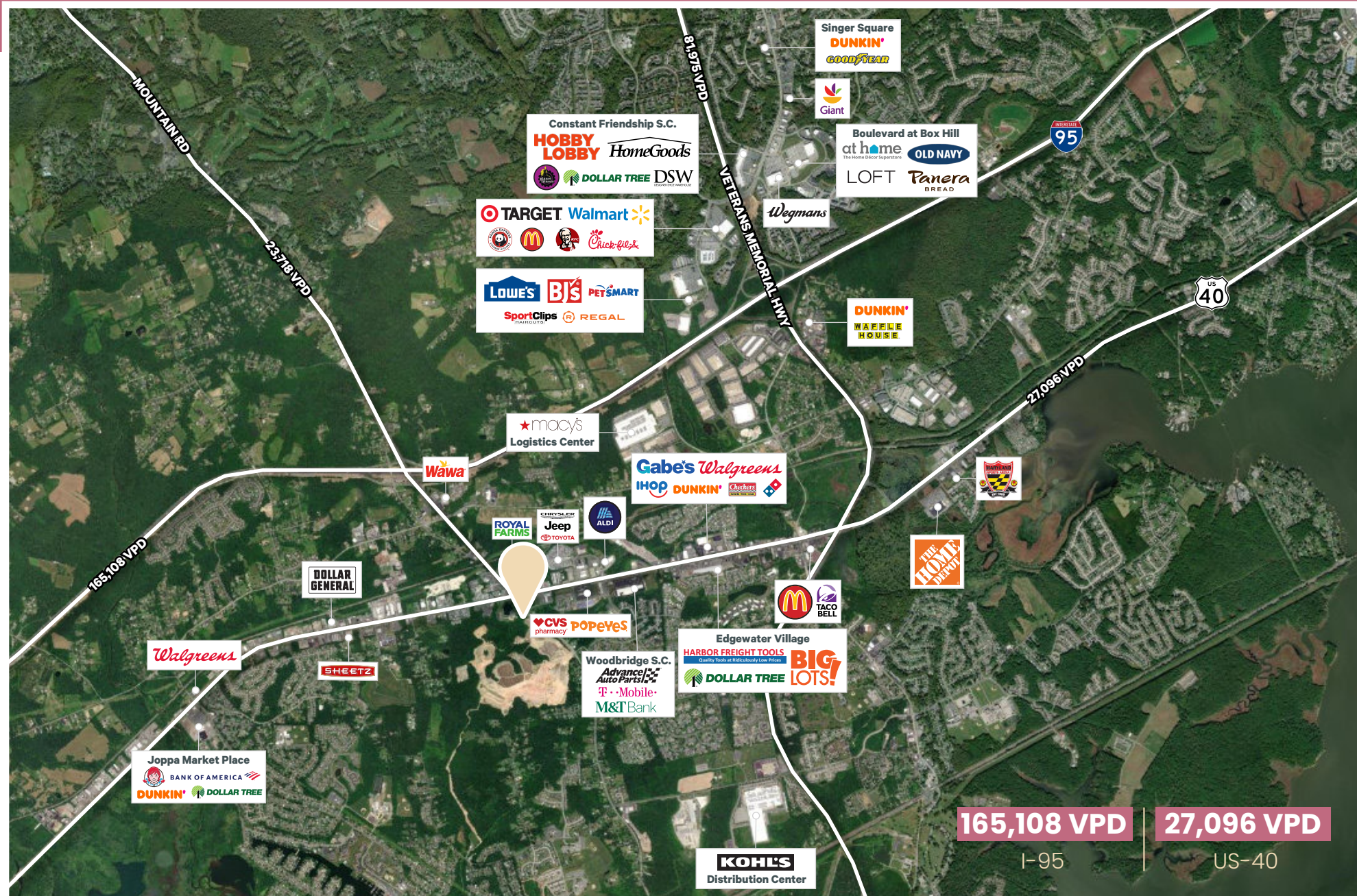
16.7%

### MIDLIFE CONSTANTS

TRADITIONAL, EDUCATED, STABLE



# THE MARKET



## NEARBY RETAILERS

TARGET®

Walmart

Wegmans

LOWE'S®

PETSMART

ALDI

BIG LOTS!

HOBBY LOBBY



PULASKI HWY | 27,096 VPD



MAGNOLIA RD | 14,478 VPD

**2.28 ACRES**

# 1015 MAGNOLIA ROAD JOPPA, MD

**PROUDLY  
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