



# 3520 WOODSDALE ROAD

ABINGDON, MARYLAND 21009

FOR  
LEASE



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC

# PROPERTY OVERVIEW

## HIGHLIGHTS:

- Build to suit Retail Pad Site
- Close Proximity to I-95 and Route 24
- Multiple nearby amenities (Wegmans, One Life Fitness)
- Corner lot with mixed use opportunity



SITE SIZE:	1.94 ACRES ±
TRAFFIC COUNT:	17,471 AADT (WOODSDALE RD)
ZONING:	CI
RENTAL RATE:	NEGOTIABLE



GOOGLE STREET VIEW



# LOCAL BIRDSEYE



DSW  
DESIGNER SHOE WAREHOUSE

DOLLAR TREE

HOBBY LOBBY



Wegmans



Wawa

KIDDIE ACADEMY  
EDUCATIONAL CHILD CARE

SITE



# DEMOGRAPHICS

2025

RADIUS: **1 MILE** **3 MILES** **5 MILES**

## RESIDENTIAL POPULATION



9,371	59,198	122,989
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## DAYTIME POPULATION



9,517	50,959	108,395
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## AVERAGE HOUSEHOLD INCOME



\$107,727	\$120,539	\$126,921
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## NUMBER OF HOUSEHOLDS



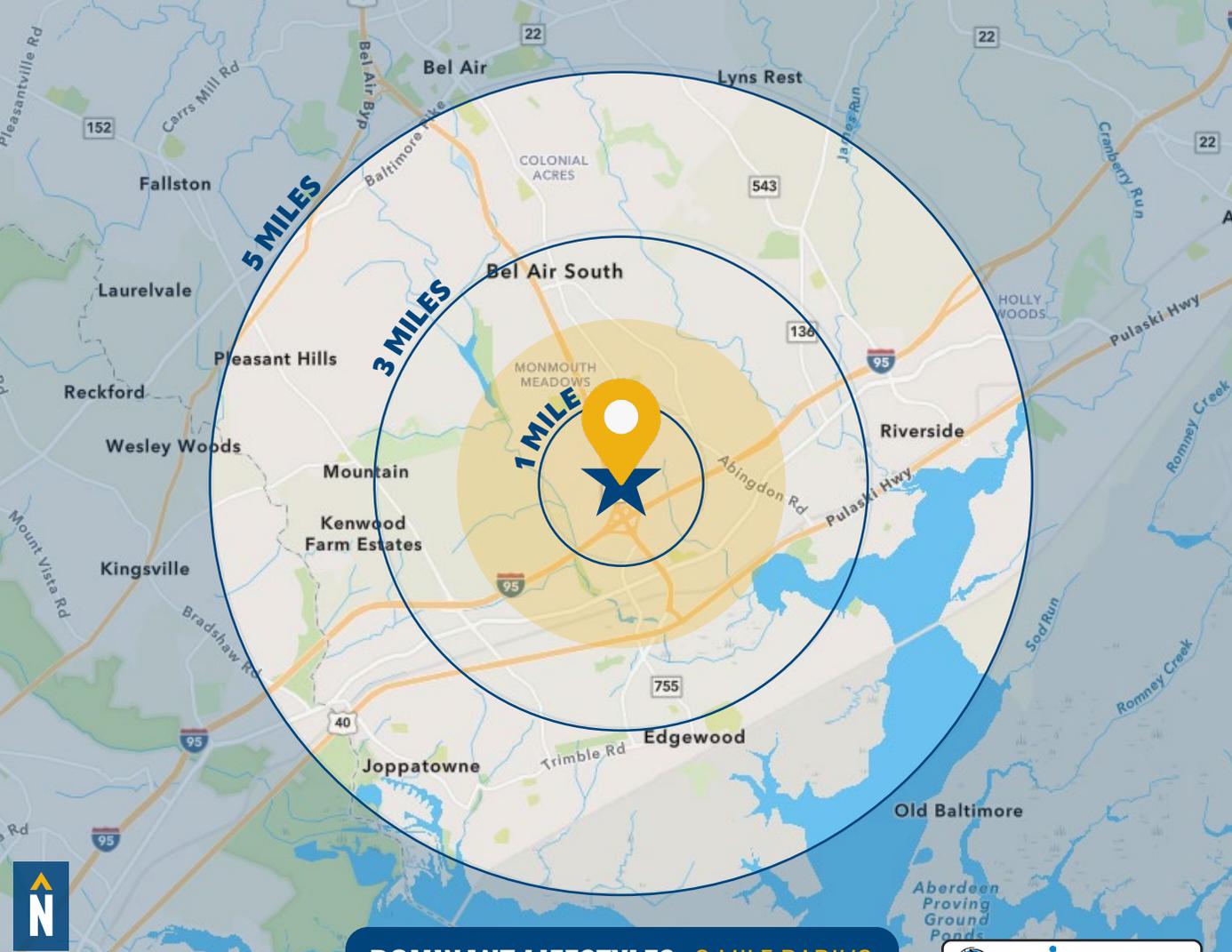
4,178	22,386	46,804
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## MEDIAN AGE



37.0	38.4	39.8
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[FULL DEMOS REPORT](#)



**DOMINANT LIFESTYLES: 2 MILE RADIUS**

[esri MORE INFO](#)

24%

**FLOURISHING FAMILIES**



MEDIAN

AGE: 39.0

HH INCOME: \$111,751

Most householders are between the ages of 35 and 64, consisting of mainly large families with children. They are often employed in professional roles, and frequent large retail hardware and hobby stores.

13%

**MODERN MINDS**



MEDIAN

AGE: 34.6

HH INCOME: \$91,039

Residents are mostly in the 25 to 44 age range, and nearly half of individuals aged 25 and older hold a bachelor's degree. They spend money on clothing, travel and dining out, including fast food.

12%

**EMERGING HUB**



MEDIAN

AGE: 36.0

HH INCOME: \$70,456

Members of these communities are young and most earn middle-tier incomes and are employed in professional occupations. They tend to shop online for groceries, clothing, household essentials and electronics.

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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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