

FOR LEASE



Harford County, Maryland



WOODBIDGE CENTER

1401-1409 PULASKI HIGHWAY
EDGEWOOD, MARYLAND 21040



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MacKenzie Commercial Real Estate Services, LLC • 410-821-8585 • 2328 W. Joppa Road, Suite 200 | Lutherville-Timonium, Maryland 21093 • www.MACKENZIECOMMERCIAL.com

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WOODBIDGE CENTER

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AVAILABLE

- ▶ 1,600 SF
- ▶ 2,500 SF
- ▶ 4,000 SF
- ▶ 5,414 SF
- ▶ 0.6-1.2 Ac ± Pad Site

ZONING

B3 (General Business District)

TRAFFIC COUNT

26,551 AADT (Pulaski Hwy)

HIGHLIGHTS

- ▶ 110,000 sf shopping center
- ▶ Excellent visibility on Pulaski Highway on Edgewood's major retail/commercial corridor
- ▶ Located at the signalized intersection of Route 40 and Woodbridge Center Way
- ▶ **COMING SOON:** Phase II Expansion - Retail Pad Sites For Lease



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BIRDSEYE

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COMING SOON:

Phase II Expansion
Retail Pad Sites For Lease



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SITE PLAN

WOODBIDGE CENTER | 1401-1409 PULASKI HIGHWAY | EDGEWOOD, MARYLAND 21040

- A** GlowUp Threading and Spa
- B** NYFC Restaurant
- C** Metro by T-Mobile
- D** China Haste
- E** Subway
- F** AVAILABLE: 5,414 SF
- J** H&R Block
- K** Rent-A-Center
- L** AVAILABLE: 2,500 SF (25' x 100')
- M** LifeBridge Health
- N** Fun City Adventure Park
- O** AVAILABLE: 4,000 sf (40' x 100')
- P** Woodbridge Liquors
- Q** T-Mobile
- R** Fortunato Brothers Pizza
- S** Edgewood Barbershop
- T** LT Nails
- U** AVAILABLE: 1,600 SF
- V** Thomas Jenkins DDS
- W** Infinite Medical Express
- Y** Advance Auto Parts



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EDGEWOOD TRADE AREA

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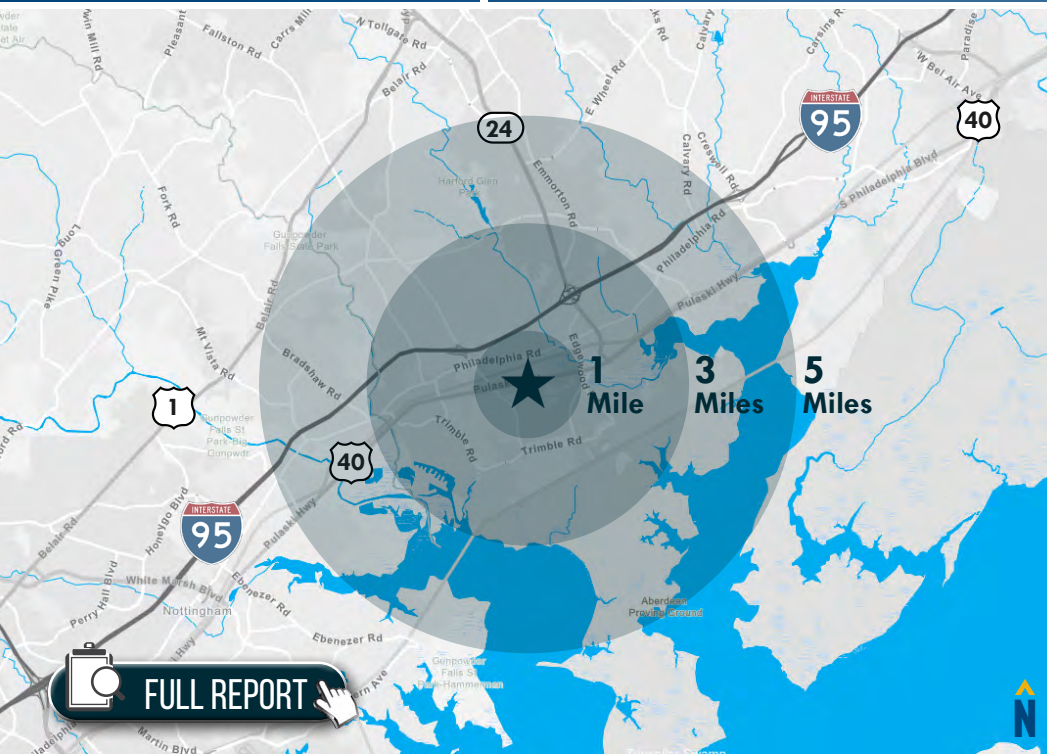


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LOCATION / DEMOGRAPHICS

WOODBIDGE CENTER | 1401-1409 PULASKI HIGHWAY | EDGEWOOD, MARYLAND 21040



RESIDENTIAL POPULATION 10,484 1 MILE 51,713 3 MILES 94,516 5 MILES	NUMBER OF HOUSEHOLDS 3,949 1 MILE 19,626 3 MILES 35,736 5 MILES	AVERAGE HH SIZE 2.65 1 MILE 2.60 3 MILES 2.64 5 MILES	MEDIAN AGE 34.3 1 MILE 37.5 3 MILES 39.0 5 MILES
AVERAGE HH INCOME \$83,095 1 MILE \$111,772 3 MILES \$125,078 5 MILES	EDUCATION (COLLEGE+) 54.6% 1 MILE 62.2% 3 MILES 65.2% 5 MILES	EMPLOYMENT (AGE 16+ IN LABOR FORCE) 96.4% 1 MILE 96.5% 3 MILES 97.1% 5 MILES	DAYTIME POPULATION 9,035 1 MILE 42,361 3 MILES 73,209 5 MILES

39%
METRO FUSION
2 MILES

Metro Fusion is a young, diverse market made up of hard-working residents that are dedicated to climbing the ladders of their professional and social lives. They spend money readily unless saving.

2.65
AVERAGE HH SIZE

29.3
MEDIAN AGE

\$35,700
MEDIAN HH INCOME

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17%
HOME IMPROVEMENT
2 MILES

These married-couple families spend a lot of time on the go and therefore tend to eat out regularly. When at home, weekends are consumed with home improvement and remodeling projects.

2.88
AVERAGE HH SIZE

37.7
MEDIAN AGE

\$72,100
MEDIAN HH INCOME

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11%
MIDLIFE CONSTANTS
2 MILES

These residents are seniors, at or approaching retirement, with above average net worth. More country than urban, more traditional than trendy. They are attentive to price, but not at the expense of quality.

2.31
AVERAGE HH SIZE

47.0
MEDIAN AGE

\$53,200
MEDIAN HH INCOME

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7%
PARKS AND REC
2 MILES

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.

2.51
AVERAGE HH SIZE

40.9
MEDIAN AGE

\$60,000
MEDIAN HH INCOME

[LEARN MORE](#)



CHRIS WALSH
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SITE PLAN

WOODBIDGE CENTER | 1401-1409 PULASKI HIGHWAY | EDGEWOOD, MARYLAND 21040

A	AVAILABLE (23' x 60')	1,362 SF
B	NYFC Restaurant	1,700 SF
C	Metro by T-Mobile	1,200 SF
D	China Haste	1,200 SF
E	Subway	1,600 SF
F	AVAILABLE	5,414 SF
J	H&R Block	1,512 SF
K	Rent-A-Center	4,188 SF
L	AVAILABLE (25' x 100')	2,500 SF
M	LifeBridge Health	3,025 SF
N	Fun City Adventure Park	53,892 SF
O	AVAILABLE (40' x 100')	4,000 SF
P	Woodbridge Liquors	3,200 SF
Q	T-Mobile	2,200 SF
R	Fortunato Brothers Pizza	2,400 SF
S	Edgewood Barbershop	1,200 SF
T	LT Nails	1,280 SF
U	AVAILABLE	1,600 SF
V	Thomas Jenkins DDS	2,400 SF
W	Infinite Medical Express	2,000 SF
Y	Advance Auto Parts	6,800 SF

