

205 S. Philadelphia Blvd., Aberdeen, MD 21001

FOR SALE OR LEASE - COMMERCIAL LAND



Route 40 Roadside Frontage



Sale Price: Not Disclosed

Pad Sites Starting at

\$75,000/ACRE NNN

or \$125,000 NNN/1.8 Acres

Property Details:

- **Convenient Location**
- **Property Size: 1.80 +/- Acres**
- **Pad Sites from 0.5 to 1.80 +/- Acres**
- **Close Proximity to Aberdeen Train Station**
- **Commercially Zoned**
- **Opportunity Zone**
- **Excellent Visibility and Access with Route 40 Cut-through at Market Street**
- **Close Proximity to I-95**
- **Public Utilities Available**
- **Immediate Availability**

DEMOGRAPHICS:

Population	2 MILE	5 MILE
2024 Total Population:	19,696	54,136
Pop. Growth 2020-2024	3.3%	2.4%
Average Age:	38.8	41.2
Households		
2024 Total Households:	7,813	21,686
Median Household Income:	\$70,470	\$84,007
Average Household Size	2.5	2.4

CONTACT:

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USES:

- **Retail**
- **Restaurant/Fast Food**
- **Convenience Store**
- **Office/Medical**
- **Lodging**

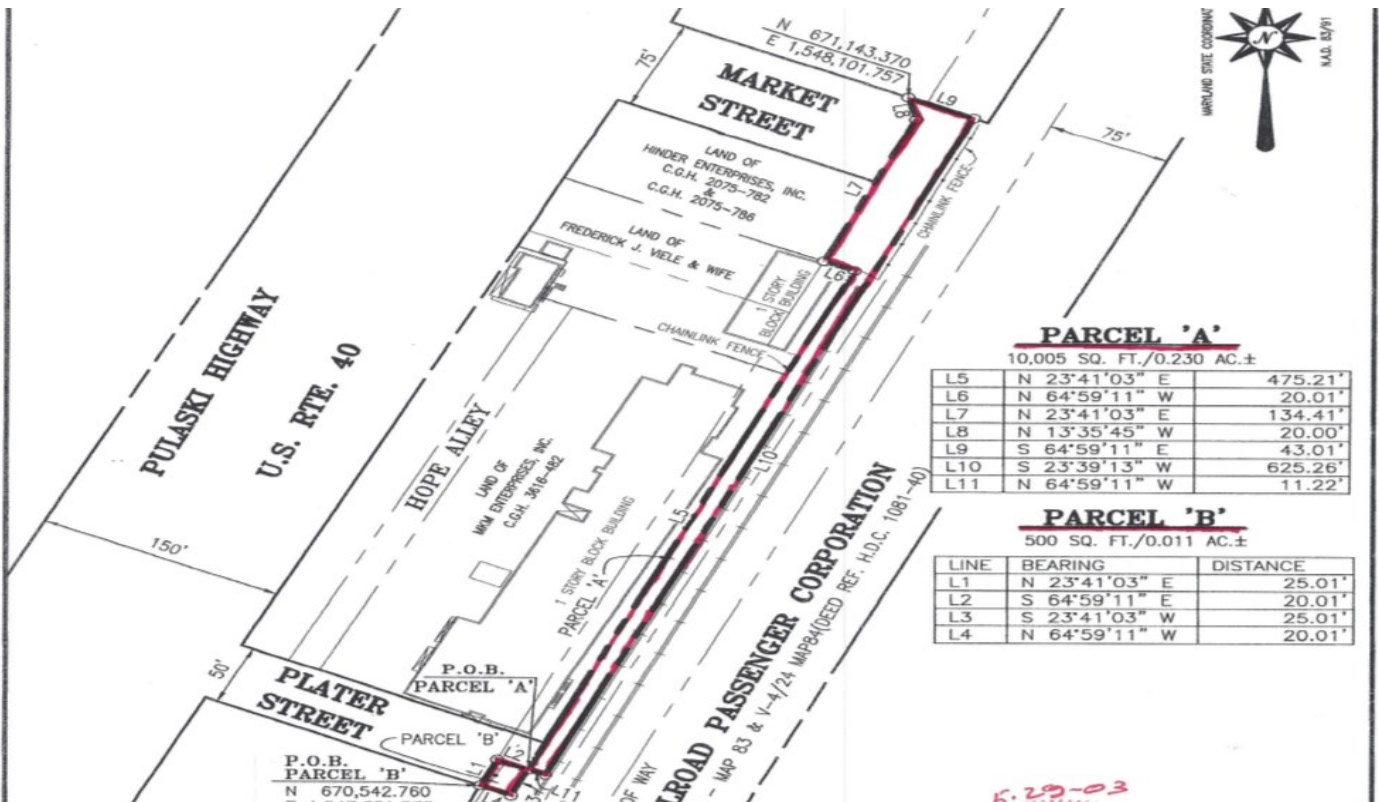


1920 Rock Spring Rd., Suite 101, Forest Hill, MD 21050
Ph. 410.296.2626 | Fax 410.296.2660

DISCLAIMER: The information provided herein was furnished by Seller indicated above & evidenced by the Exclusive Agreement. Broker makes no representations as to the accuracy or reliability of said information. We recommend financial & legal counsel be available to assist you throughout the transaction due to the significance of this data.

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SUBJECT PROPERTY- AERIALS SHOWING SURROUNDING AREA RETAIL



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