



AUTOMOTIVE BUILDING PROJECT

502 PULASKI HIGHWAY | ABERDEEN, MARYLAND 21001

FOR
SALE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Fully entitled project For Sale
- Building Permits are approved
- Additional 3.65 Acre lot is available
- Direct access to Route 40
- Perfect corner lot with great visibility
- Drive-in door included
- Approvals to include:
 - The Building Permit with the approved drawings
 - Storm Water Management drawings

BUILDING SIZE:	3,300 SF ±
----------------	------------

LOT SIZE:	1.05 ACRES ±
-----------	--------------

LOADING	1 DRIVE-IN DOOR
---------	-----------------

ZONING:	B3
---------	----

SALE PRICE:	1.05 AC LOT AND PLANS: \$450,000
	1.05 AC LOT AND PLANS + ADDITIONAL 3.65 AC PARCEL: \$650,000



MARKET AERIAL



DEMOGRAPHICS

2025

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



6,492

30,019

49,886

DAYTIME POPULATION



6,137

31,030

50,040

AVERAGE HOUSEHOLD INCOME



\$82,981

\$116,436

\$114,970

NUMBER OF HOUSEHOLDS



2,565

12,128

20,399

MEDIAN AGE



37.6

41.9

42.2

FULL DEMOS REPORT



FOR MORE INFO **CONTACT:**



BEETLE SMITH
SENIOR VICE PRESIDENT

443.573.3219
BSMITH@mackenziecommercial.com



TOM MOTTLEY
SENIOR VICE PRESIDENT & PRINCIPAL

443.573.3217
TMOTTLEY@mackenziecommercial.com



JOHN MICHAEL
REAL ESTATE ADVISOR

443.573.3207
JMICHAEL@mackenziecommercial.com



VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



MACKENZIE
COMMERCIAL REAL ESTATE SERVICES, LLC

410-879-1900

3465 Box Hill Corporate Center Drive, Suite F
Abingdon, MD 21009

OFFICES IN: ANNAPOLIS, MD BALTIMORE, MD **BEL AIR, MD** COLUMBIA, MD LUTHERVILLE, MD CHARLOTTESVILLE, VA

www.MACKENZIECOMMERCIAL.com

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions imposed by our principals.