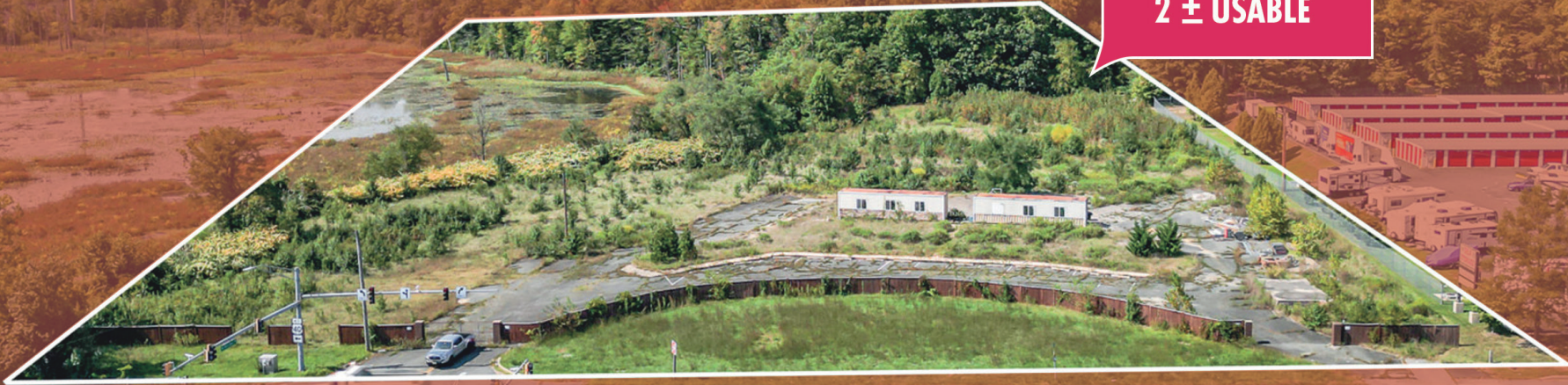


COMMERCIAL SITE FOR SALE

2600-2700 PULASKI HIGHWAY | EDGEWOOD, MARYLAND 21040

5.0 ACRES

2 ± USABLE



PULASKI HWY 24,140 AADT



Commercial Sale

Prime development or end user opportunity. Roughly 5 acres of CI zoning with about 1.5-2 acres usable and 425 ft of road frontage.

David Feazell of Garceau Realty 443.299.7937 (c) 410.803.0714 (o)



OFFERING HIGHLIGHTS

Price: \$550,000

+/- 5 Acres with 1.5-2 acres useable

Located in the Enterprise Zone

425Ft of road frontage on Pulaski Hwy

24,140 vehicles per day

One Entry located at a light controlled intersection

All utilities already on site

Site is already partially graded

2 entry points from Pulaski Highway

Sits adjacent to Edgewood Home Depot

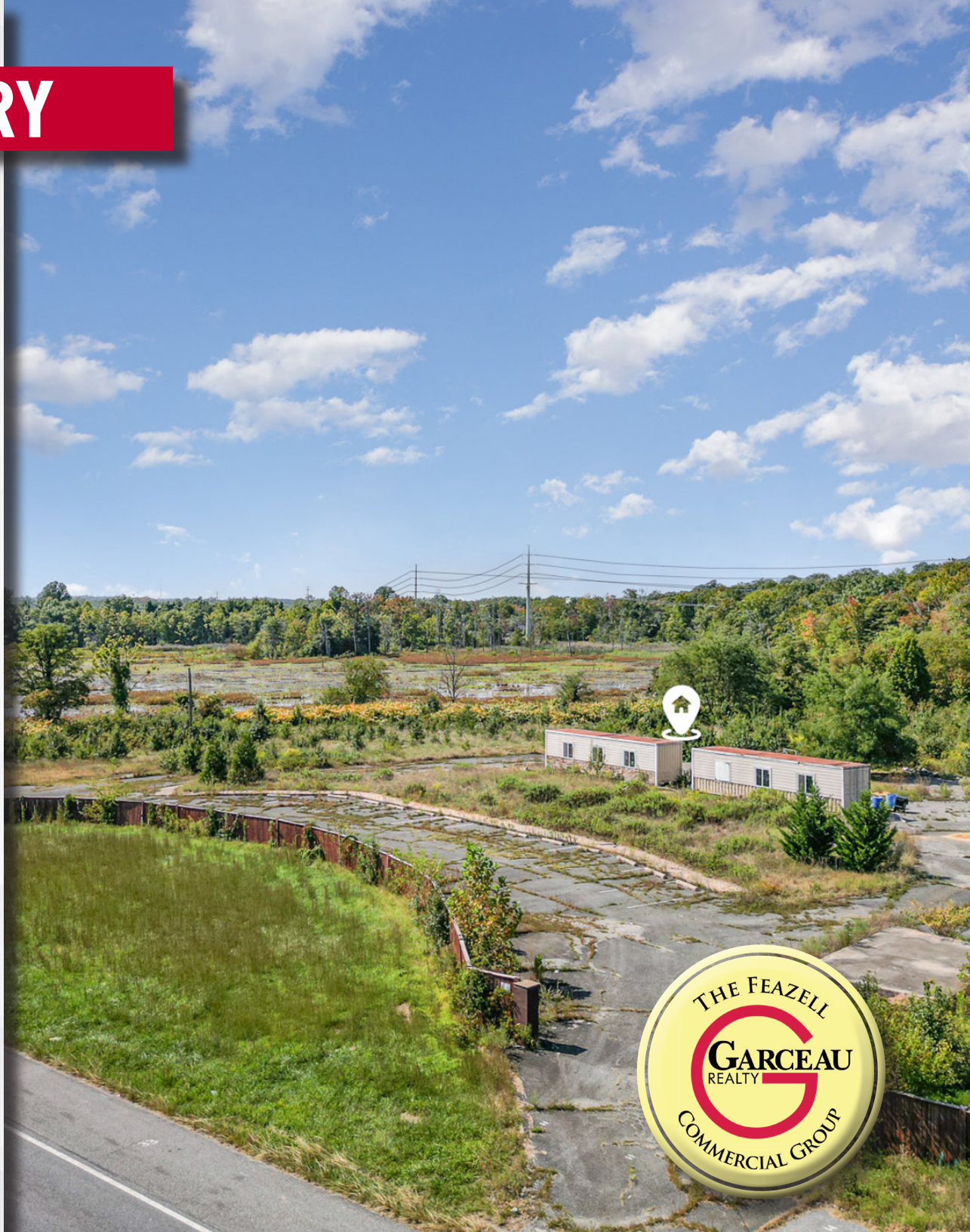
5 mile population: 95,500

Avg household Income: \$109,000

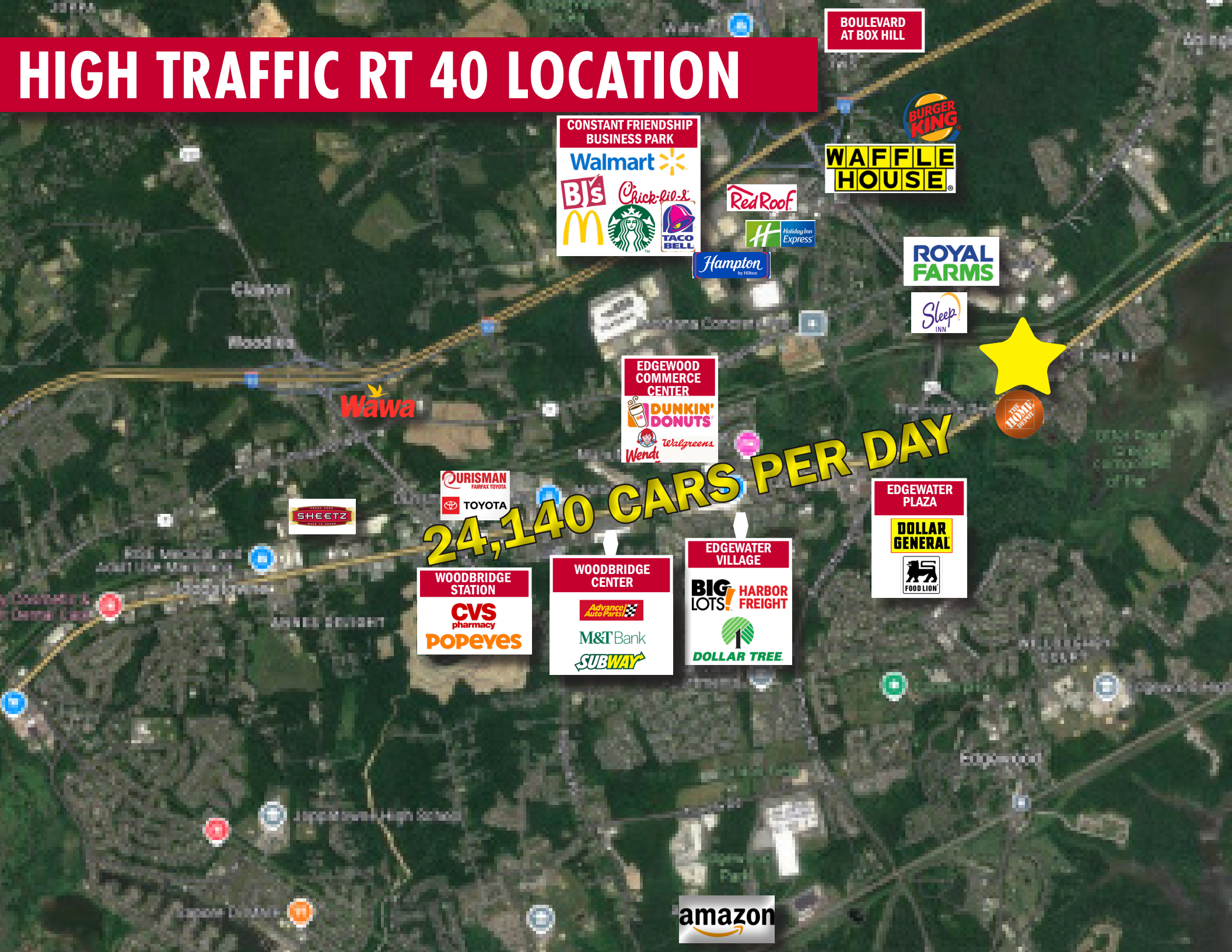


PROPERTY SUMMARY

Prime Development or end user opportunity on Pulaski Highway in Harford County. This site has roughly 5 acres of CI zoning with about 1.5-2 acres usable and 425 ft of road frontage. It is located in the Enterprise Zone which allows for business tax credits. Public water and sewer along with electric are available on site. The site has 2 entry points on Pulaski Hwy with one of them at a light controlled intersection. There are 24,140 vehicles per day passing the site. The current population is 95,500 people within 5 miles with an average household income of \$109,000. This is an excellent opportunity for development in a heavily trafficked and well-established retail corridor. The site sits adjacent to the Edgewood Home Depot less than a mile from multiple national and regional retailers up and down Pulaski Highway.



HIGH TRAFFIC RT 40 LOCATION



24,140 CARS PER DAY

CONSTANT FRIENDSHIP BUSINESS PARK
Walmart
B.J.'s
Chick-fil-e
McDonald's
Starbucks
TACO BELL

BOULEVARD AT BOX HILL

BURGER KING
WAFFLE HOUSE

Red Roof
Hampton by Hilton
Holiday Inn Express

ROYAL FARMS

Sleep INN



EDGEWOOD COMMERCE CENTER
DUNKIN' DONUTS
Wendy's
Walgreens

Wawa

OURISMAN
FAIRFAX TOYOTA
TOYOTA

SHEETZ

WOODBRIDGE STATION
CVS pharmacy
POPEYES

WOODBRIDGE CENTER
Advance Auto Parts
M&T Bank
SUBWAY

EDGEWATER VILLAGE
BIG LOTS! HARBOR FREIGHT
DOLLAR TREE

EDGEWATER PLAZA
DOLLAR GENERAL
FOOD LION

amazon

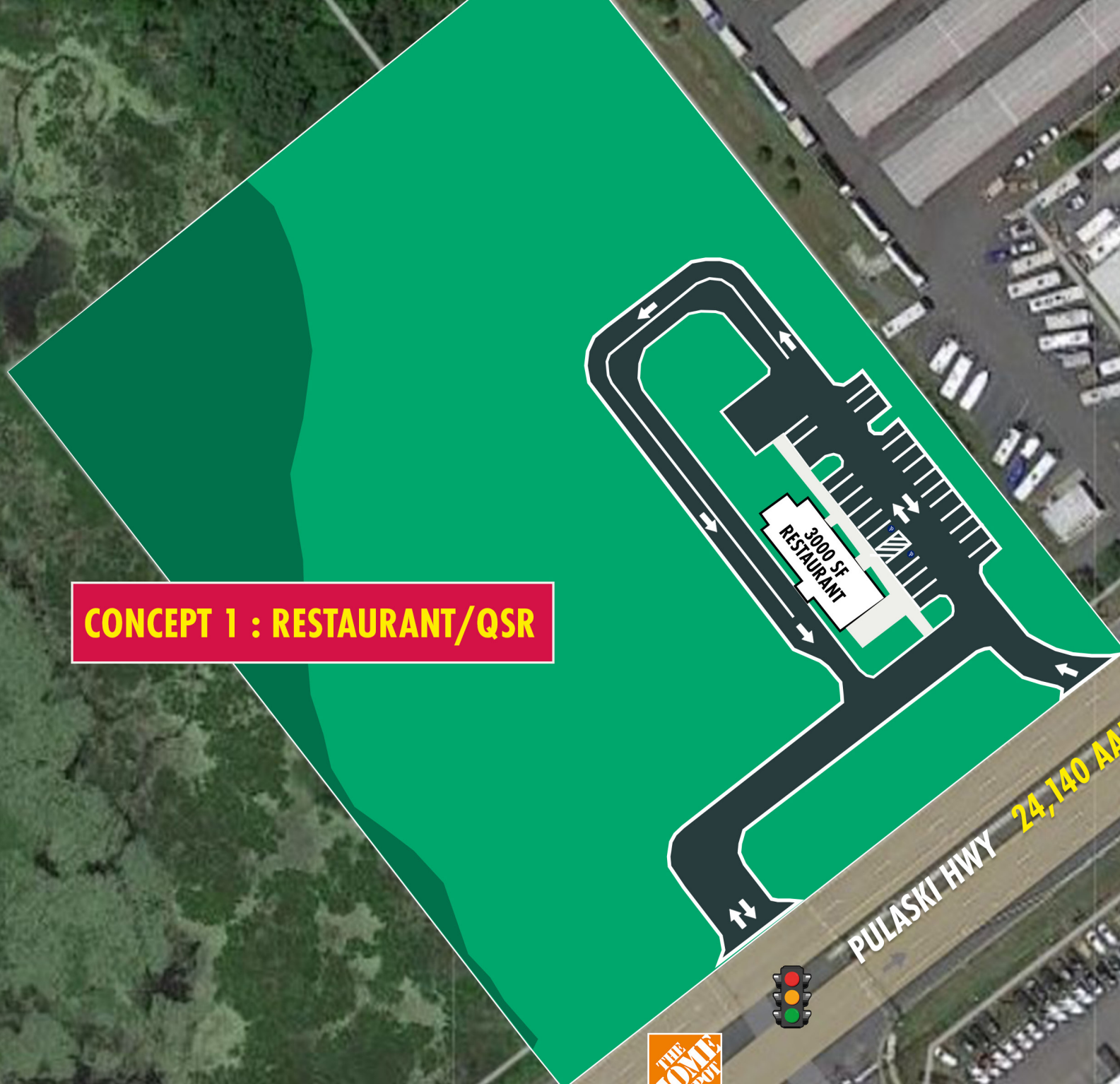
CONCEPT 1 : RESTAURANT/QSR



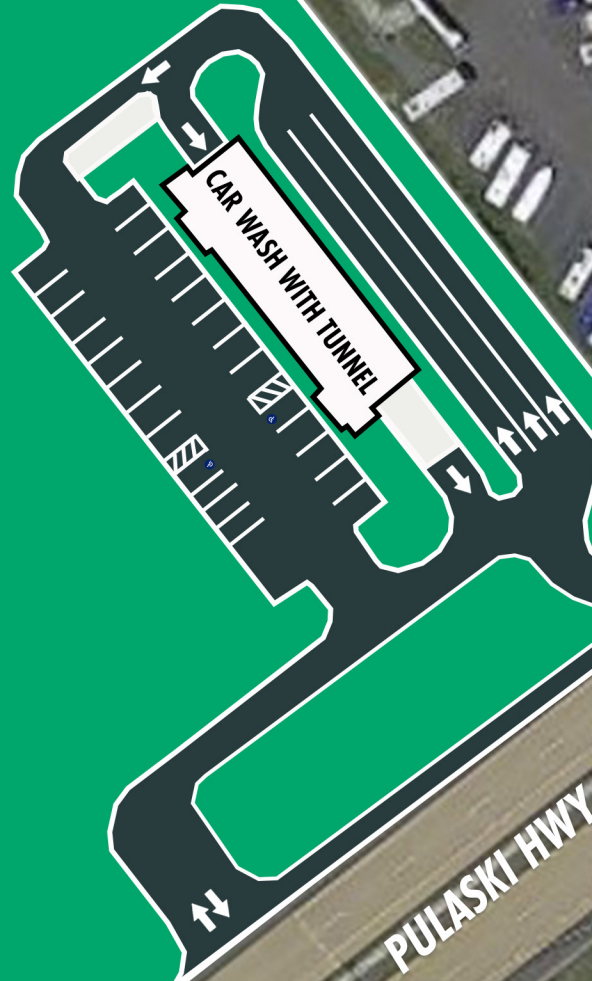
PULASKI HWY 24,140 AADT



3000 SF RESTAURANT



CONCEPT 2 : CAR WASH



PULASKI HWY 24,140 AADT





2600-2700 Pulaski Hwy, Edgewood, MD

EXCLUSIVELY MARKETED BY

David Feazell of Garceau Realty, Commercial Realtor

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