



WOODBIDGE CENTER

1401-1409 PULASKI HIGHWAY | EDGEWOOD, MARYLAND 21040

FOR
LEASE

1,600 SF-
5,414 SF
AVAILABLE!

UP TO
1.2 ACRE
PAD SITE
ALSO AVAILABLE



MACKENZIE
RETAIL

PROPERTY OVERVIEW

HIGHLIGHTS:

- 110,000 SF shopping center
- Excellent visibility on Pulaski Highway/Rt. 40 (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*

AVAILABLE:

5,414 SF ± (SUITE F)

4,158 SF ± (SUITE K)

2,500 SF ± (SUITE L)

4,000 SF ± (SUITE O)

2,200 SF ± (SUITE Q)

1,600 SF ± (SUITE U)

0.6-1.2 AC ± (PAD SITE)

TRAFFIC COUNT:

26,551 AADT (PULASKI HWY)

ZONING:

B3 (GENERAL BUSINESS DISTRICT)

RENTAL RATE:

NEGOTIABLE



SITE PLAN



AVAILABLE VACANCIES

SUITE F

5,414 SF ± AVAILABLE



SUITE U

1,600 SF ± AVAILABLE



SUITE O

4,000 SF ± AVAILABLE



SUITE Q

2,200 SF ± AVAILABLE



SUITE L

2,500 SF ± AVAILABLE



SUITE K

4,158 SF ± AVAILABLE



LOCAL BIRDSEYE



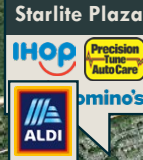
EDGEWOOD TRADE AREA



Constant Friendship Shopping Center



Constant Friendship Business Park



Woodbridge Center

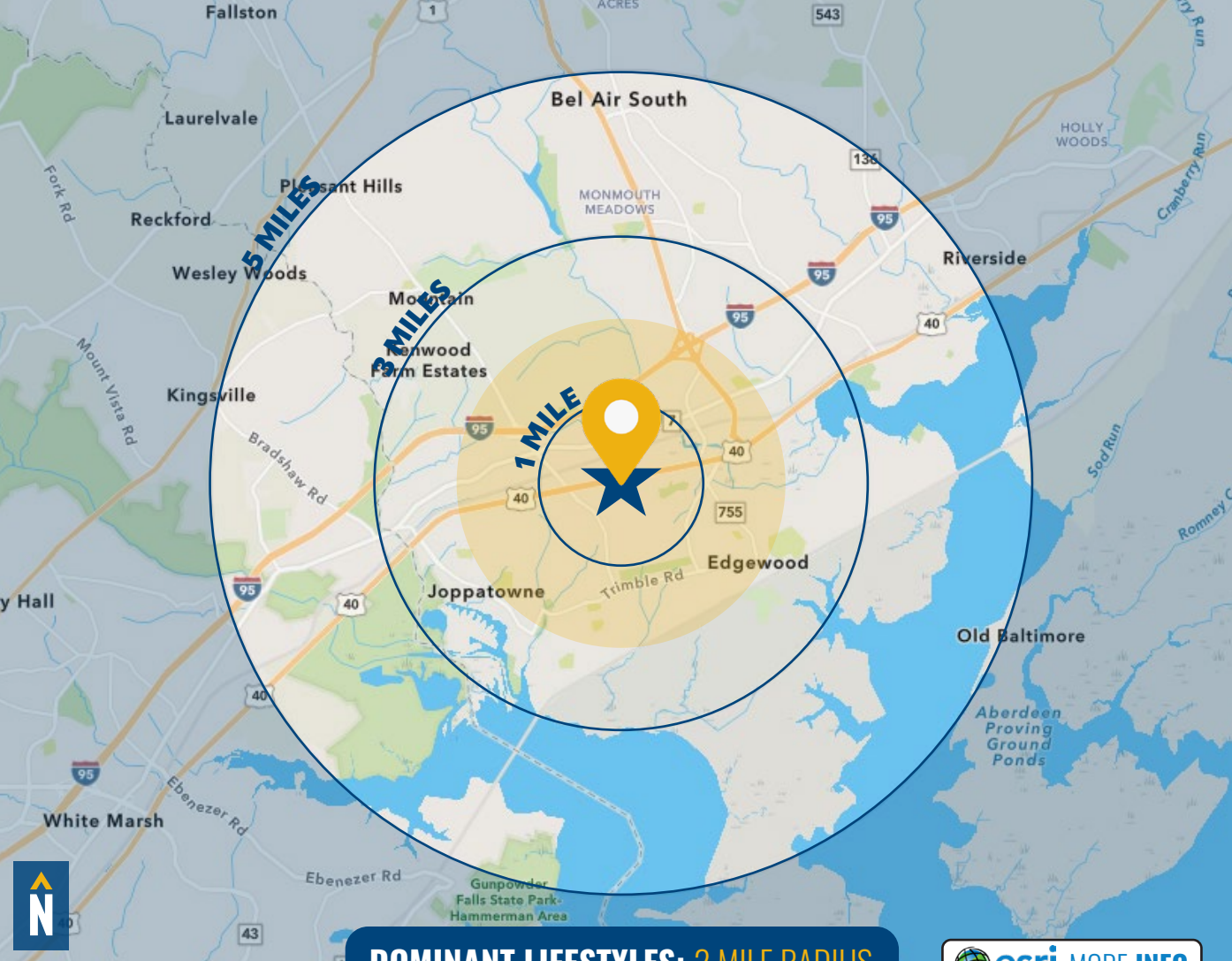


Boulevard at Box Hill



Edgewater Plaza





DOMINANT LIFESTYLES: 2 MILE RADIUS

 [esri MORE INFO](#)

43%

KIDS AND KIN



MEDIAN

AGE: 33.3

HH INCOME: \$50,960

These residents are generally under the age of 54, with jobs often in health care, retail, food, manufacturing and transportation. Spending centers around baby/children's products, TVs, video gaming and jewelry.

18%

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.

16%

CLASSIC COMFORT



MEDIAN

AGE: 40.2

HH INCOME: \$88,893

Most of these households earn middle-tier incomes, and many families are supported by multiple earners. They buy budget-friendly items from discount local or chain stores, and share an enthusiasm for sports.

DEMOGRAPHICS

2026

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



11,288

53,599

94,959

DAYTIME POPULATION



9,072

43,592

74,804

AVERAGE HOUSEHOLD INCOME



\$90,275

\$115,283

\$128,320

NUMBER OF HOUSEHOLDS



4,234

20,655

35,999

MEDIAN AGE



35.1

38.0

39.4

FULL DEMOS REPORT

FOR MORE INFO **CONTACT:**



CHRIS WALSH
SENIOR VICE PRESIDENT

410.494.4857
CWALSH@mackenziecommercial.com



VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



MACKENZIE
COMMERCIAL REAL ESTATE SERVICES, LLC

410-821-8585
2328 W. Joppa Road, Suite 200
Lutherville, MD 21093

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

www.MACKENZIECOMMERCIAL.com

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