

SALE/LEASE

Cecil County, Maryland

PAD SITE / BUILD TO SUIT

PULASKI HIGHWAY & COUDON BOULEVARD | PERRYVILLE, MARYLAND 21903

AVAILABLE

1.482 Acres

ZONING

C2 (Highway Commercial)

TRAFFIC COUNT

25,762 AADT (Pulaski Hwy)

SALE PRICE

\$700,000

RENTAL RATE

\$70,000/yr., NNN

HIGHLIGHTS

- ▶ Excellent visibility
- ▶ Fully signalized intersection
- ▶ High traffic count
- ▶ Across from Dunkin' Donuts
- ▶ Near multiple amenities (banks, food, shopping etc.)
- ▶ Ready for redevelopment



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SALE/LEASE

Cecil County, Maryland

TRADE AREA

PULASKI HIGHWAY & COUDON BOULEVARD | PERRYVILLE, MARYLAND 21903

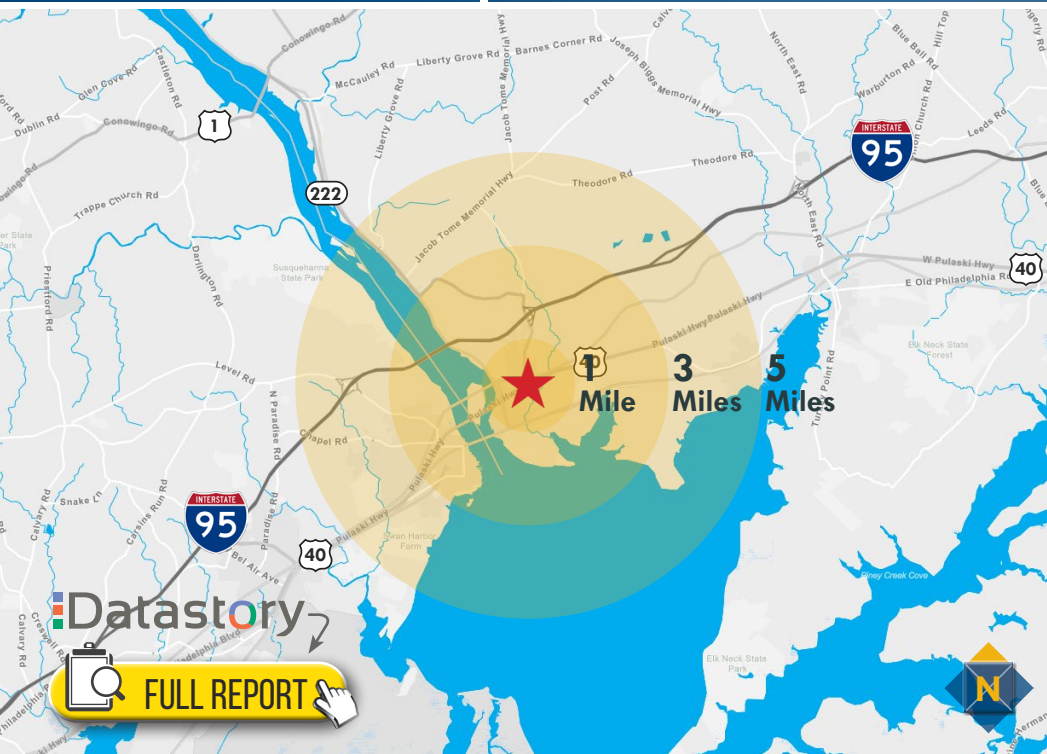


SALE/LEASE

Cecil County, Maryland

LOCATION / DEMOGRAPHICS

PULASKI HIGHWAY & COUDON BOULEVARD | PERRYVILLE, MARYLAND 21903



RESIDENTIAL POPULATION 4,020 1 MILE 15,515 3 MILES 30,481 5 MILES	NUMBER OF HOUSEHOLDS 1,619 1 MILE 6,194 3 MILES 11,859 5 MILES	AVERAGE HH SIZE 2.32 1 MILE 2.40 3 MILES 2.49 5 MILES	MEDIAN AGE 43.7 1 MILE 43.5 3 MILES 44.1 5 MILES
AVERAGE HH INCOME \$88,221 1 MILE \$82,219 3 MILES \$90,460 5 MILES	EDUCATION (COLLEGE+) 53.3% 1 MILE 55.6% 3 MILES 57.9% 5 MILES	EMPLOYMENT (AGE 16+ IN LABOR FORCE) 92.5% 1 MILE 93.0% 3 MILES 94.5% 5 MILES	DAYTIME POPULATION 3,108 1 MILE 17,137 3 MILES 28,829 5 MILES

36%
GOLDEN YEARS
2 MILES

LEARN MORE

Independent, active seniors nearing the end of their careers or already in retirement, these consumers actively pursue a variety of leisure interests—travel, sports, dining out, museums and concerts.

2.06
AVERAGE HH SIZE

52.3
MEDIAN AGE

\$71,700
MEDIAN HH INCOME

33%
SOCCER MOMS
2 MILES

LEARN MORE

Life in the suburban wilderness offsets the hectic pace of two working parents with growing children for this affluent, family-oriented market. They favor time-saving devices and like banking online.

2.97
AVERAGE HH SIZE

37.9
MEDIAN AGE

\$90,500
MEDIAN HH INCOME

26%
PARKS AND REC
2 MILES

LEARN MORE

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

4%
SET TO IMPRESS
2 MILES

LEARN MORE

Nearly 1 in 3 of these residents is 20 to 34 years old. Quick meals on the run are a reality for this group, who prefer name brands, but will buy generic for a better deal. Image-conscious, they like to dress to impress.

2.12
AVERAGE HH SIZE

33.9
MEDIAN AGE

\$32,800
MEDIAN HH INCOME