

# GROUND LEASE

Cecil County, Maryland

# RETAIL LAND/PAD SITE

215-217 W. PULASKI HIGHWAY | ELKTON, MARYLAND 21921

## LOT SIZE

1.7114 Acres (8 parcels)

## ZONING

C-2 (Highway Commercial)  
Town of Elkton, MD

## TRAFFIC COUNT

33,802 AADT (Pulaski Hwy/Rt. 40)

## RENTAL RATE

\$175,000/yr., NNN

## HIGHLIGHTS

- ▶ 1.7 Acre pad site on highly visible Pulaski Highway/Rt. 40 (33,802 cars per day)
- ▶ Signalized intersection of W. Pulaski Hwy and Landing Ln
- ▶ Easy access to I-95
- ▶ All utilities to the site
- ▶ Nearby retailers include ACME, Dunkin' Donuts, Peebles, PNC, Dollar Tree, McDonald's, GNC, Burger King, Taco Bell & more!



Tom Mottley | Senior Vice President

☎ 443.573.3217 ✉ [tmottley@mackenziecommercial.com](mailto:tmottley@mackenziecommercial.com)

Mackenzie Commercial Real Estate Services, LLC • 410-821-8585 • 2328 W. Joppa Road, Suite 200 | Lutherville-Timonium, Maryland 21103 • [www.MACKENZIECOMMERCIAL.com](http://www.MACKENZIECOMMERCIAL.com)

Tom Fidler | Executive Vice President & Principal

☎ 410.494.4860 ✉ [tfidler@mackenziecommercial.com](mailto:tfidler@mackenziecommercial.com)

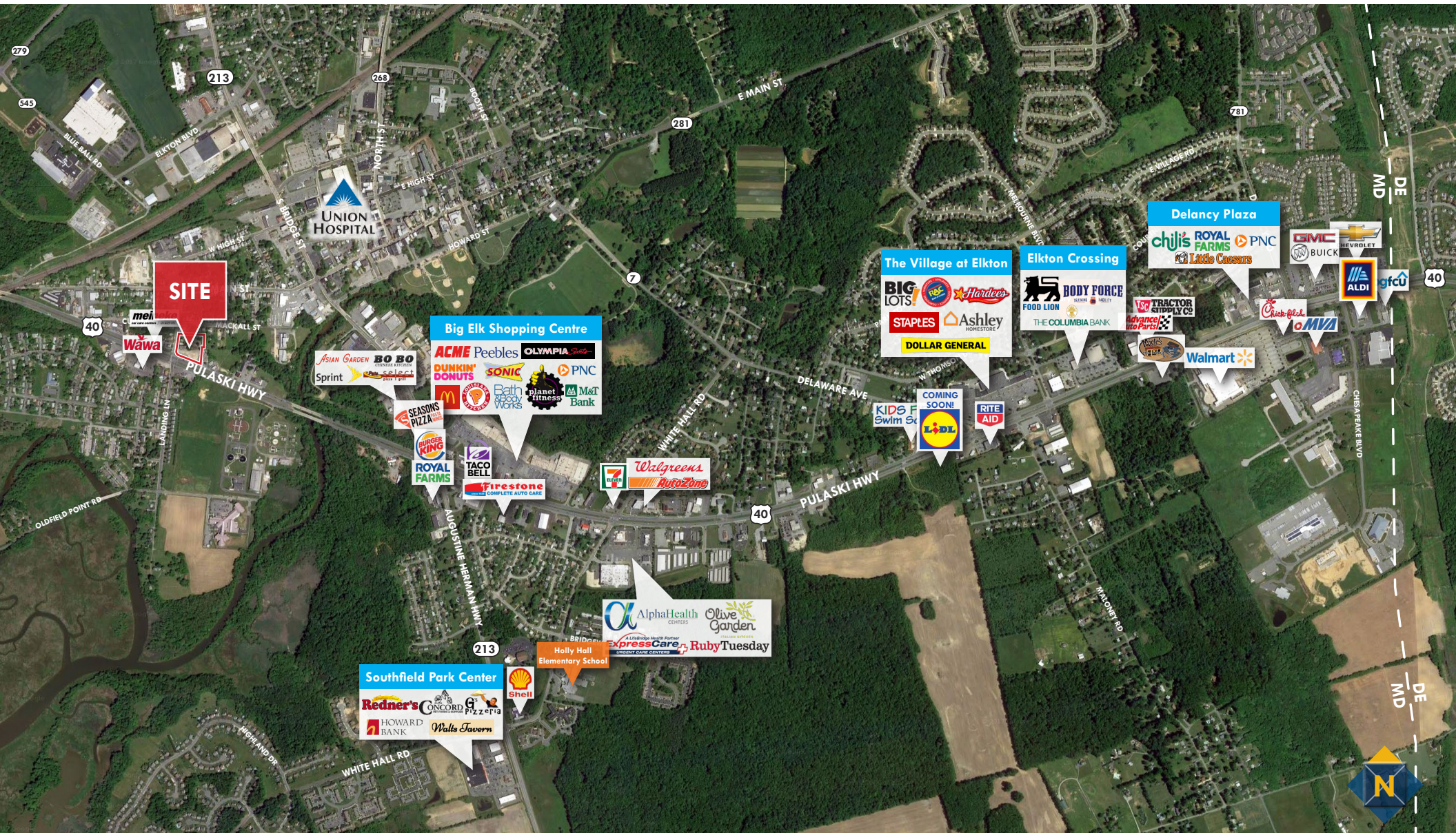
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# TRADE AREA

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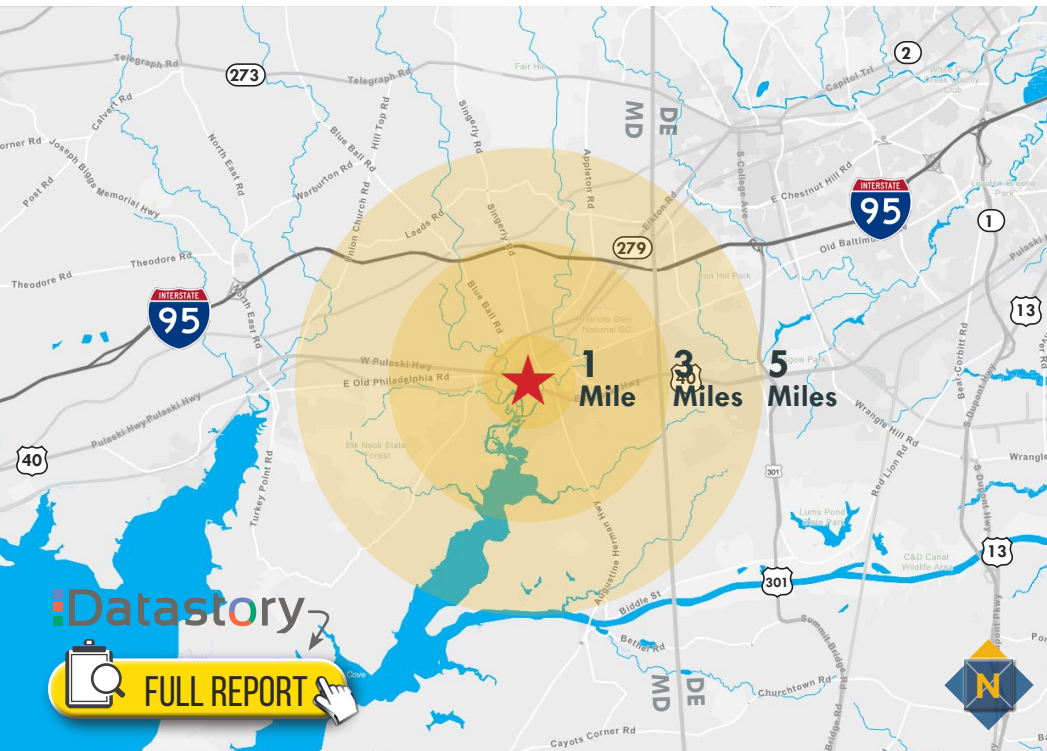


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# LOCATION / DEMOGRAPHICS

215-217 W. PULASKI HIGHWAY | ELKTON, MARYLAND 21921



Datastory

FULL REPORT

## RESIDENTIAL POPULATION

4,441

1 MILE

21,629

3 MILES

52,815

5 MILES

## NUMBER OF HOUSEHOLDS

1,571

1 MILE

7,710

3 MILES

19,104

5 MILES

## AVERAGE HH SIZE

2.57

1 MILE

2.72

3 MILES

2.73

5 MILES

## MEDIAN AGE

35.0

1 MILE

35.1

3 MILES

37.3

5 MILES

## AVERAGE HH INCOME

\$60,914

1 MILE

\$75,764

3 MILES

\$86,822

5 MILES

## EDUCATION (COLLEGE+)

36.1%

1 MILE

49.4%

3 MILES

56.7%

5 MILES

## EMPLOYMENT (AGE 16+ IN LABOR FORCE)

89.2%

1 MILE

94.6%

3 MILES

95.4%

5 MILES

## DAYTIME POPULATION

9,534

1 MILE

25,596

3 MILES

52,522

5 MILES

22%

SOCCER MOMS

2 MILES

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

37.0  
MEDIAN AGE

\$90,500  
MEDIAN HH INCOME

19%

FRONT PORCHES

2 MILES

Friends and family are central to this segment and help to influence household buying decisions. This diverse group of residents enjoy their automobiles and like cars that are fun to drive.

2.57  
AVERAGE HH SIZE

34.9  
MEDIAN AGE

\$43,700  
MEDIAN HH INCOME

10%

PARKS AND REC

2 MILES

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

10%

FRESH AMBITIONS

2 MILES

These young families, many of whom are immigrants, focus their life and work around their children. Price-conscious consumers, they budget for fashion, not branding. However, parents may spoil their children.

3.17  
AVERAGE HH SIZE

28.6  
MEDIAN AGE

\$26,700  
MEDIAN HH INCOME

MACKENZIE  
RETAIL

Tom Mottley | Senior Vice President

443.573.3217 | tmottley@mackenziecommercial.com

Tom Fidler | Executive Vice President & Principal

410.494.4860 | tfidler@mackenziecommercial.com

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