

# FOR SALE

Harford County, Maryland

# CONTRACTOR'S YARD

904-908 PULASKI HIGHWAY | JOPPA, MARYLAND 21085

## LOT SIZE

1.95 Acres

## BUILDING SIZES

- ▶ 904 Pulaski: 1,791 sf ±
- ▶ 906 Pulaski: 1,458 sf ±
- ▶ 908 Pulaski: 1,936 sf ±

## ZONING

B3 (General Business District)

## TRAFFIC COUNT

25,911 AADT (Pulaski Hwy/Rt. 40)

## SALE PRICE

\$1,000,000

## HIGHLIGHTS

- ▶ 1.95 Acres of B3-zoned land improved by 3 buildings (totaling approx. 5,185 sf)
- ▶ 240 ft. ± of frontage on busy Pulaski Hwy (25,911 cars/day)
- ▶ Ideal uses include contractor's yard, landscaping company, automotive service/retail, etc.
- ▶ Nearby retailers include CVS, ALDI, Big Lots!, Save a Lot, Advance Auto Parts and more!



Mike Ruocco | Vice President

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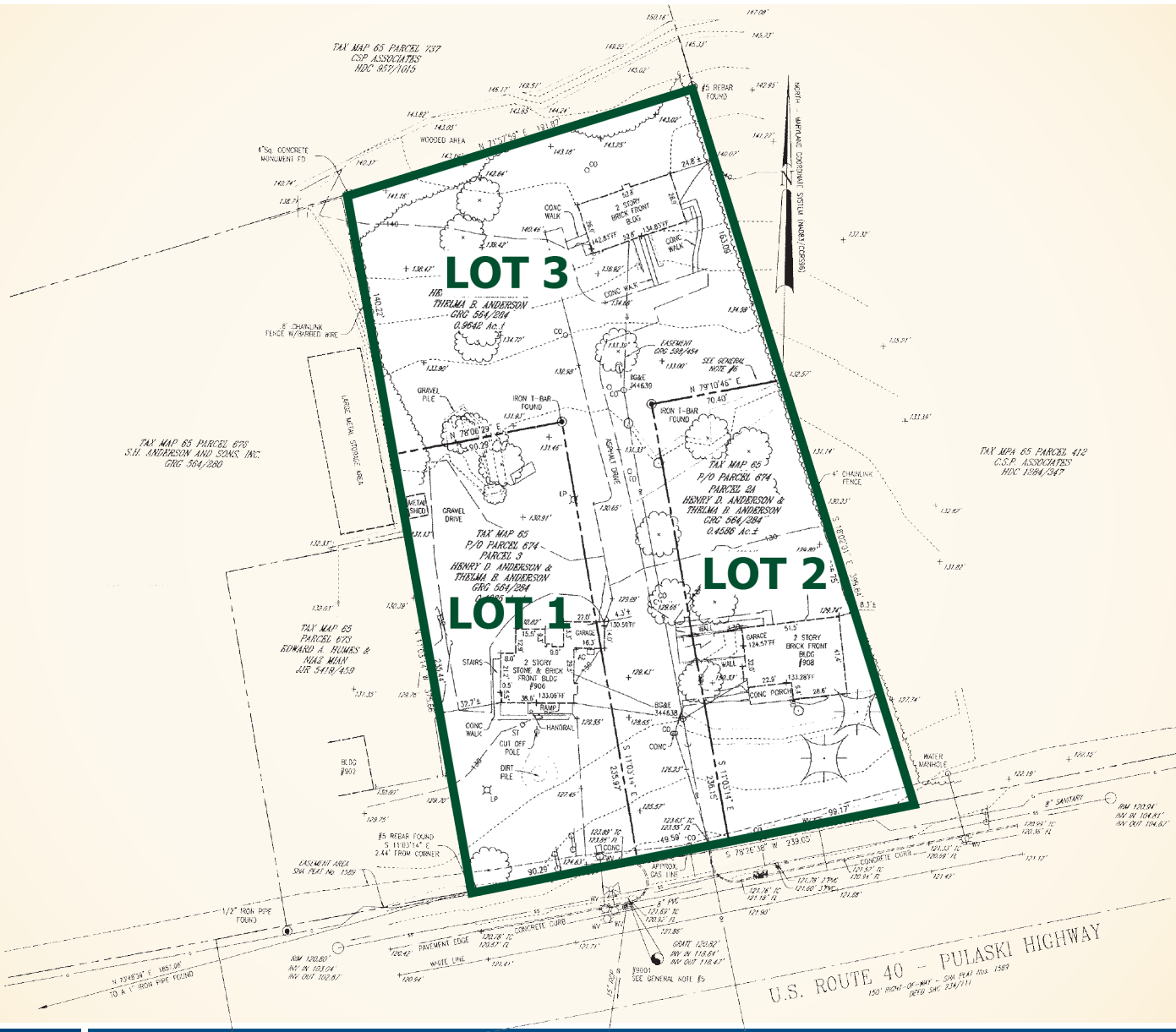
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# SITE PLAN

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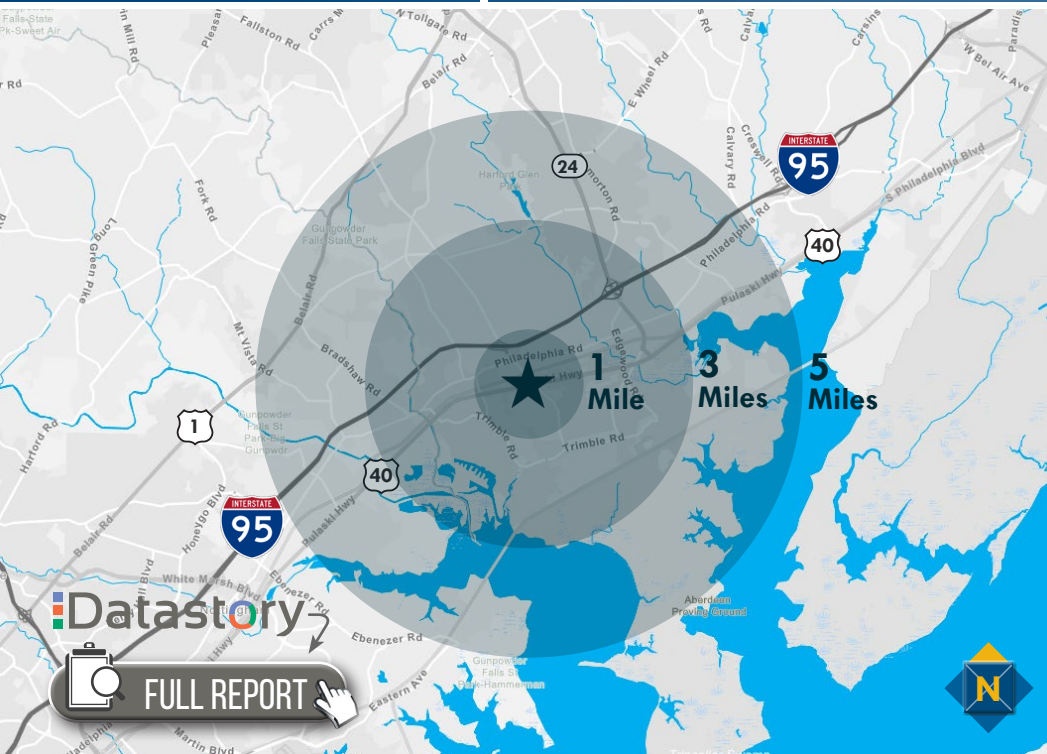


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# LOCATION / DEMOGRAPHICS (2020)

904-908 PULASKI HIGHWAY | JOPPA, MARYLAND 21085



<b>RESIDENTIAL POPULATION</b> 2,822 1 MILE 40,178 3 MILES 95,329 5 MILES	<b>NUMBER OF HOUSEHOLDS</b> 1,054 1 MILE 15,160 3 MILES 34,926 5 MILES	<b>AVERAGE HH SIZE</b> 2.68 1 MILE 2.65 3 MILES 2.73 5 MILES	<b>MEDIAN AGE</b> 40.0 1 MILE 36.9 3 MILES 38.4 5 MILES
<b>AVERAGE HH INCOME</b> \$84,621 1 MILE \$83,304 3 MILES \$103,921 5 MILES	<b>EDUCATION (COLLEGE+)</b> 58.9% 1 MILE 60.9% 3 MILES 65.6% 5 MILES	<b>EMPLOYMENT (AGE 16+ IN LABOR FORCE)</b> 89.2% 1 MILE 89.2% 3 MILES 89.6% 5 MILES	<b>DAYTIME POPULATION</b> 3,183 1 MILE 35,688 3 MILES 83,604 5 MILES

**30%**  
**METRO FUSION**  
2 MILES

[LEARN MORE](#)

Metro Fusion is a young, diverse market made up of hard-working residents that are dedicated to climbing the ladders of their professional and social lives. They spend money readily unless saving.

**2.65**  
AVERAGE HH SIZE

**29.3**  
MEDIAN AGE

**\$35,700**  
MEDIAN HH INCOME

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**14%**  
**HOME IMPROVEMENT**  
2 MILES

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These married-couple families spend a lot of time on the go and therefore tend to eat out regularly. When at home, weekends are consumed with home improvement and remodeling projects.

**2.88**  
AVERAGE HH SIZE

**37.7**  
MEDIAN AGE

**\$72,100**  
MEDIAN HH INCOME

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**12%**  
**MIDDLEBURG**  
2 MILES

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These conservative, family-oriented consumers are thrifty but willing to carry some debt and are already investing in their futures. They rely on their smartphones, prefer to buy American & travel in the US.

**2.75**  
AVERAGE HH SIZE

**36.1**  
MEDIAN AGE

**\$59,800**  
MEDIAN HH INCOME

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**10%**  
**PARKS AND REC**  
2 MILES

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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

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