



## JOIN THESE RETAILERS



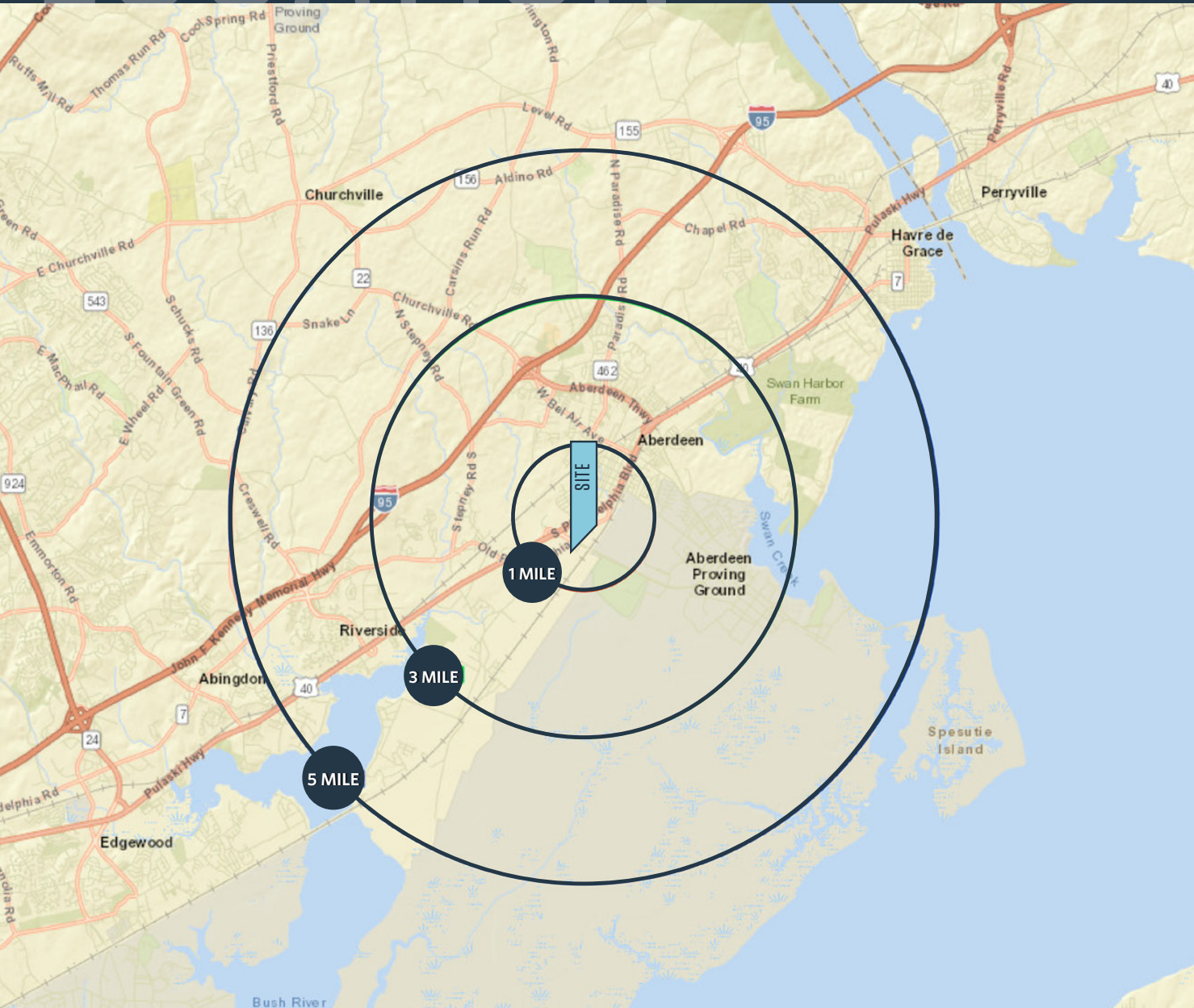
## RETAIL FOR SALE OR LEASE

- Available land: ± 3.22 acres (not platted, can be subdivided)
- Pylon opportunity available
- Cross access with Walmart Supercenter
- Adjacent to growing Aberdeen Proving Ground - the county's largest area of employment

# LOCATION

# ABERDEEN WALMART OUTPARCEL

645 S PHILIDELPHIA BLVD, ABERDEEN, MD 21001, HARFORD COUNTY



## DEMOGRAPHICS | 2018:

	1-MILE	3-MILE	5-MILE
Population	4,154	24,639	44,482
Daytime Population	2,209	11,500	19,716
Households	1,596	9,011	16,565
Average HH Income	\$76,555	\$76,264	\$87,491

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

## TRAFFIC COUNTS | 2016:

Rt 40	38,701 ADT
Old Philidelphia Rd	5,455 ADT

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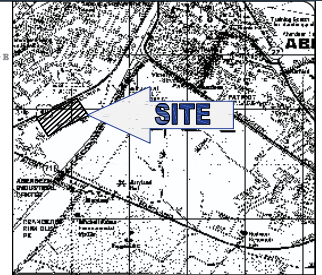
# SITE PLAN

# ABERDEEN WALMART OUTPARCEL

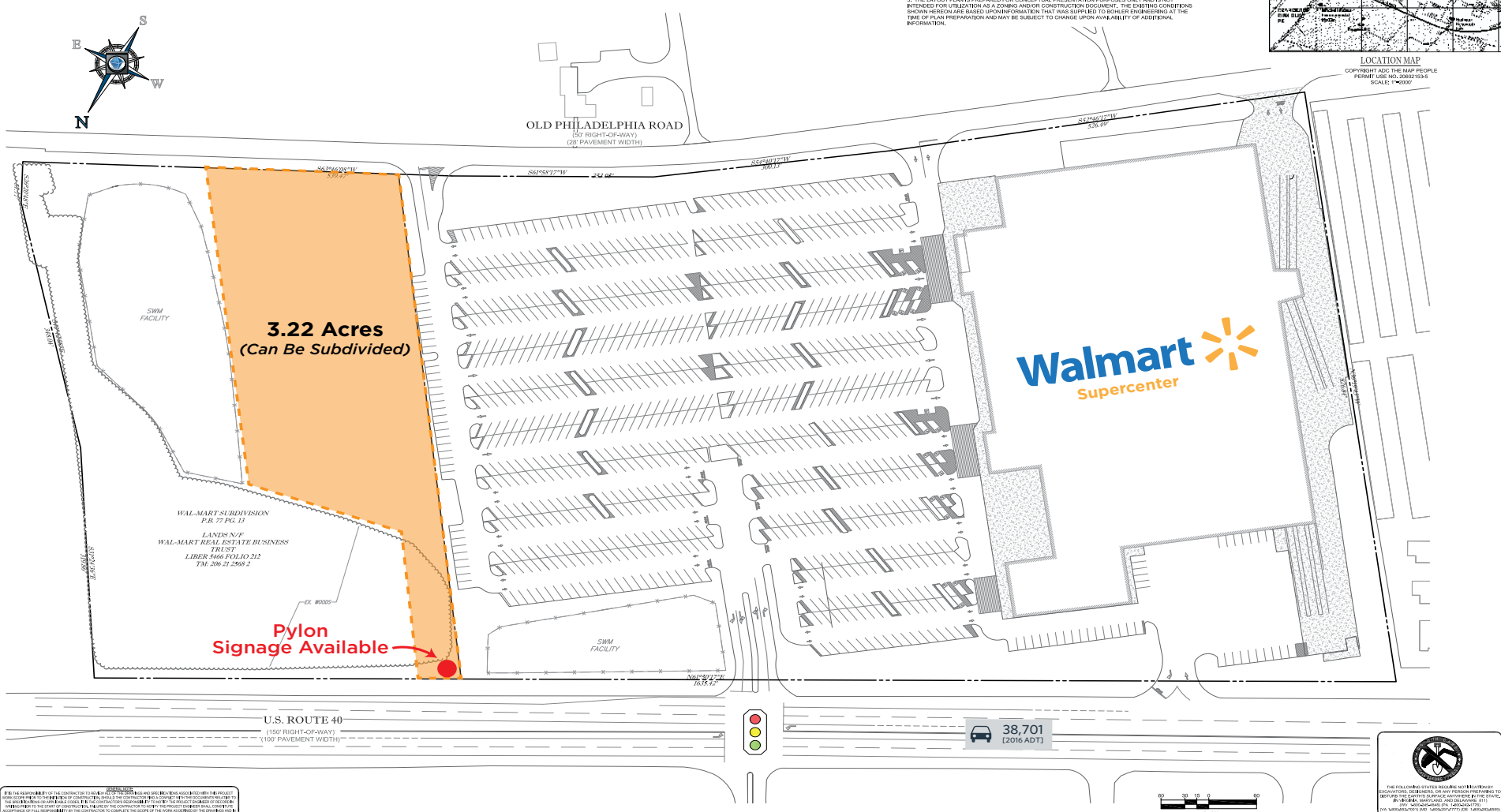
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### LAYOUT PLAN GENERAL NOTES

1. THIS PLAN IS BASED ON THE FOLLOWING REFERENCES:
  - SCHLER ENGINEERING  
"PARTIAL BOUNDARY & TOPOGRAPHIC SURVEY: WALMART STORES, INC.; LOTS 1 & 2; WALMART SUBDIVISION; PLAT BOOK 77 PAGE 13; CITY OF ABERDEEN; HARFORD COUNTY, MARYLAND"  
FILE NUMBER: 507662.01R  
DATED: 10/20/08
  - GOOGLE EARTH PRO, SPOT IMAGE, SATELLITE IMAGERY  
SATELLITE SPOT 5  
DATED: 01 JAN, 2015 10:30:43 UTC  
HARFORD COUNTY GIS  
DATED: 09-09-15 & 09-07-15
2. THE LAYOUT PLAN REPRESENTED HEREIN IDENTIFIES AN EXHIBIT RESULTING FROM LAYOUT PREFERENCES IDENTIFIED BY OWNER COUPLED WITH A PRELIMINARY REVIEW OF ZONING AND LAND DEVELOPMENT REQUIREMENTS AND ISSUES. THE FEASIBILITY WITH RESPECT TO OBTAINING LOCAL COUNTY, STATE, AND OTHER APPLICABLE APPROVALS IS NOT WARRANTED AND CAN ONLY BE ASSESSED AT THE FURTHER CONSULTATION AND VERIFICATION OF SAME REQUIREMENTS AND PROCUREMENT OF JURISDICTIONAL APPROVALS.
3. THE LAYOUT PLAN IS PREPARED FOR CONCEPTUAL PRESENTATION PURPOSES ONLY AND IS NOT INTENDED FOR UTILIZATION AS A ZONING AND/OR CONSTRUCTION DOCUMENT. THE EXISTING CONDITIONS SHOWN HEREON ARE BASED UPON INFORMATION THAT WAS SUPPLIED TO SCHLER ENGINEERING AT THE TIME OF PLAN PREPARATION AND MAY BE SUBJECT TO CHANGE UPON AVAILABILITY OF ADDITIONAL INFORMATION.



LOCATION MAP  
COPYRIGHT 2015 THE MAP PEOPLE  
PERMIT USE NO. 20001153-5  
SCALE: 1"=6000'



THE RESPONSIBILITY OF THE CONTRACTOR TO THE OWNER AND TO THE COMMUNITY IS TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND TO COMPLY WITH ALL APPLICABLE REGULATIONS AND ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND TO COMPLY WITH ALL APPLICABLE REGULATIONS AND ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND TO COMPLY WITH ALL APPLICABLE REGULATIONS AND ORDINANCES.



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# AERIAL

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## ABERDEEN



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# AERIAL

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## FOR MORE INFORMATION, PLEASE CONTACT:

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