

FOR LEASE

Baltimore County, MD

11411 PULASKI HIGHWAY

WHITE MARSH, MARYLAND 21162

AVAILABLE

- ▶ Existing 4,800 sf retail/restaurant building available (w/ Class B Liquor License)
- ▶ Pad site opportunity: 1-3.35 Ac

ZONING

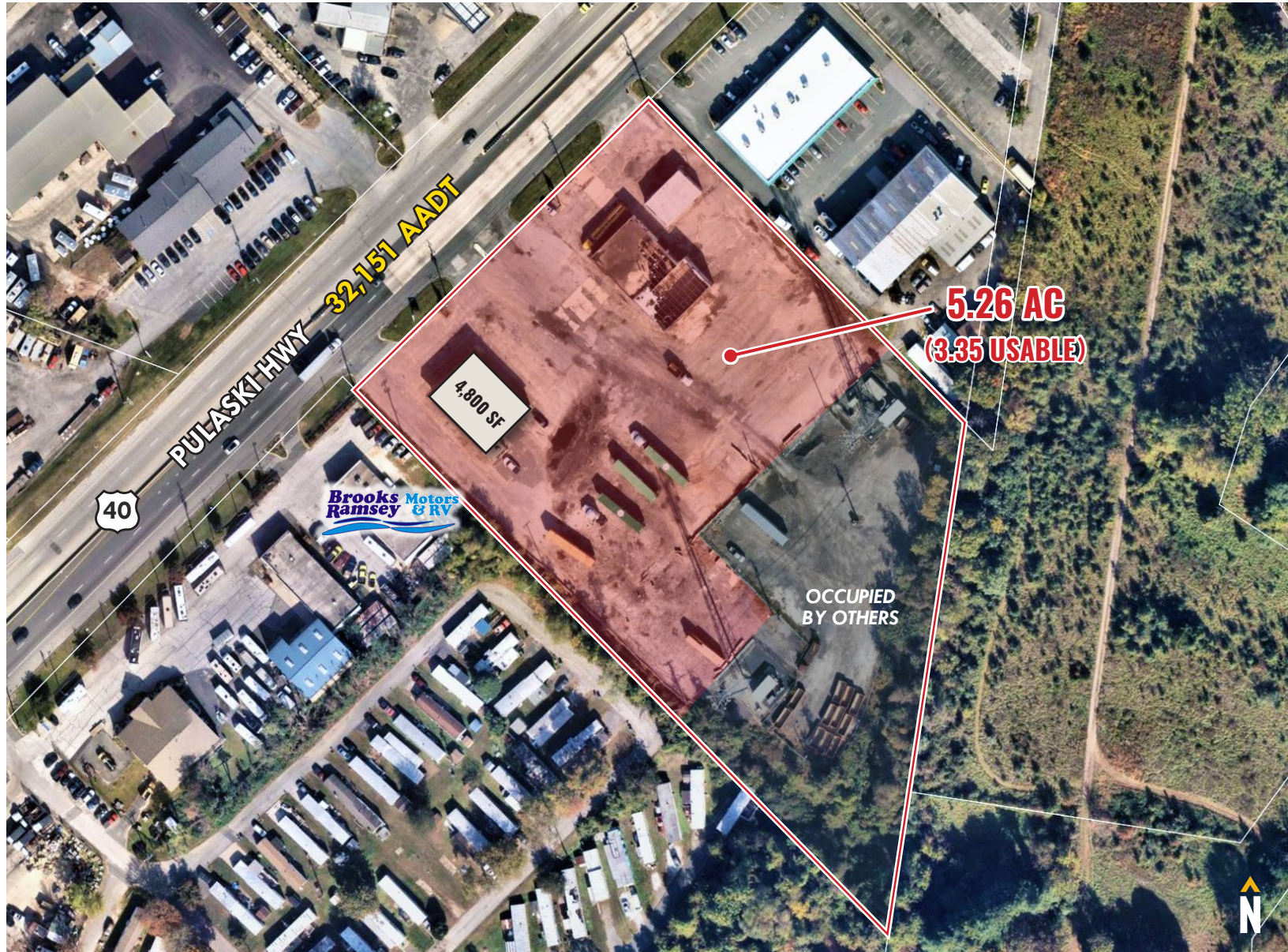
BR (Business Roadside)

TRAFFIC COUNT

32,151 AADT (Pulaski Hwy/Rt. 40)

HIGHLIGHTS

- ▶ 5.26 Acres of commercial land (3.35 usable Acres)
- ▶ Prime pad site opportunity for retail, industrial or auto user
- ▶ 400 ft. of frontage on busy Pulaski Hwy: 33,922 cars/day
- ▶ Convenient ingress/egress with 3 curb cuts serving the property
- ▶ Easy access to Interstate 95
- ▶ Close proximity to Martin State Airport and the amenities of White Marsh to the south, and the Joppa/Edgewood/Bel Air trade areas to the north



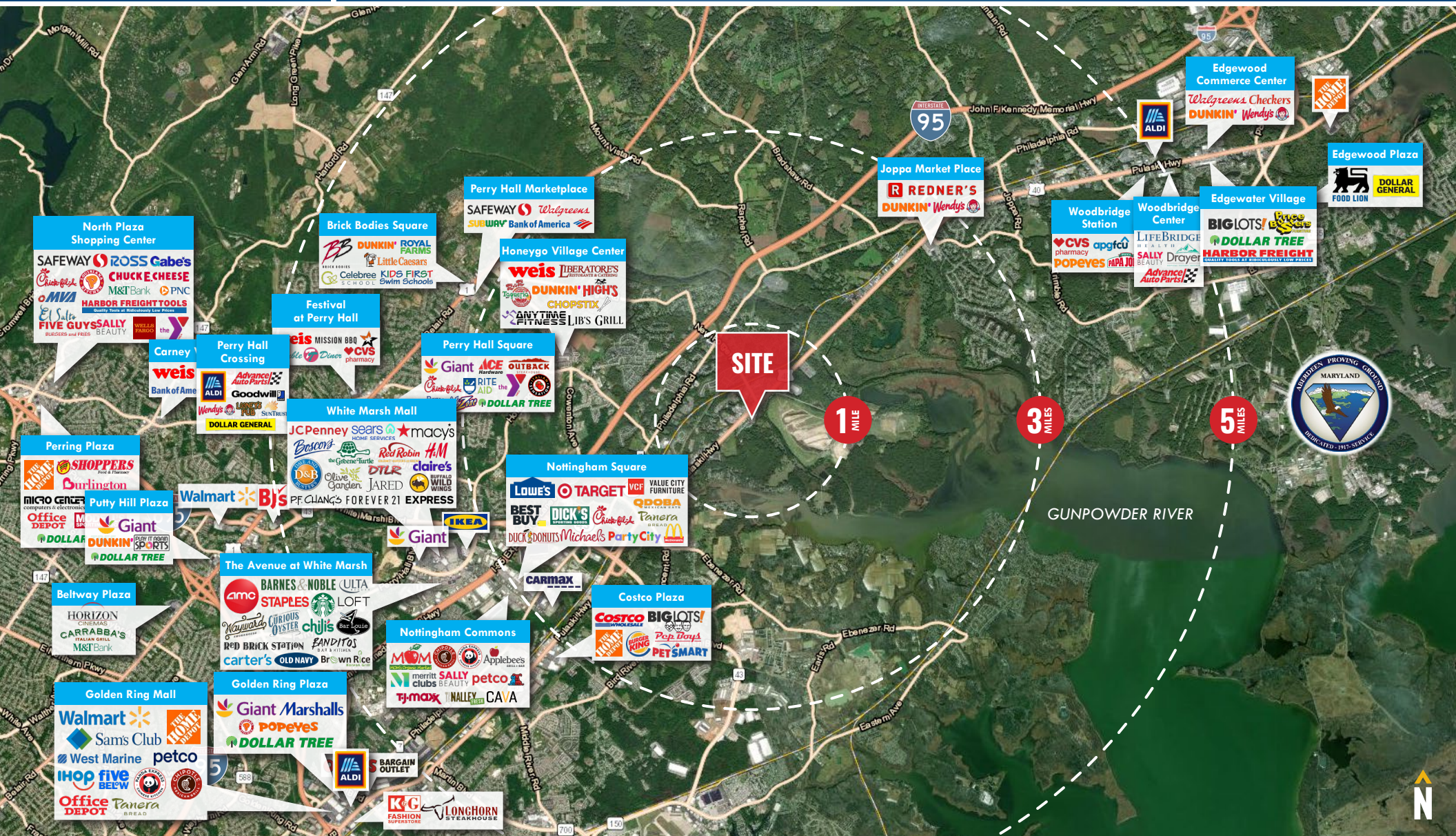
STREET VIEW

FOR LEASE

Baltimore County, MD

TRADE AREA

11411 PULASKI HIGHWAY | WHITE MARSH, MARYLAND 21162

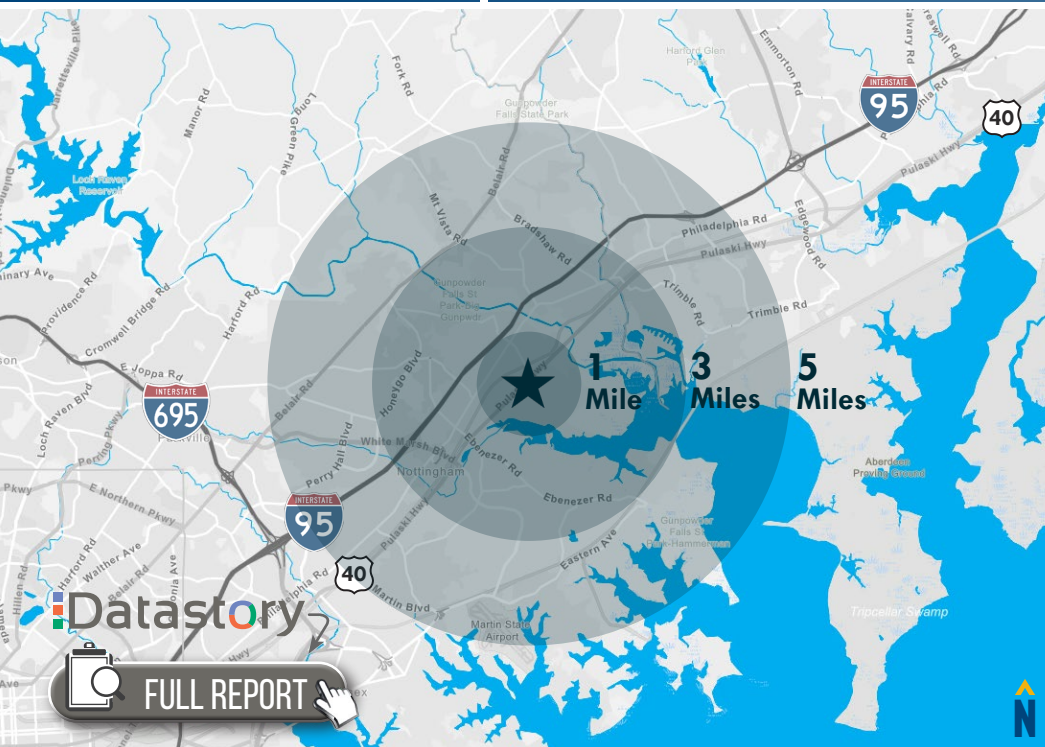


FOR LEASE

Baltimore County, MD

LOCATION / DEMOGRAPHICS (2021)

11411 PULASKI HIGHWAY | WHITE MARSH, MARYLAND 21162



RESIDENTIAL POPULATION 2,958 1 MILE 27,671 3 MILES 114,612 5 MILES	NUMBER OF HOUSEHOLDS 980 1 MILE 10,553 3 MILES 44,605 5 MILES	AVERAGE HH SIZE 3.00 1 MILE 2.62 3 MILES 2.56 5 MILES	MEDIAN AGE 41.1 1 MILE 43.2 3 MILES 40.5 5 MILES
AVERAGE HH INCOME \$127,409 1 MILE \$120,359 3 MILES \$102,231 5 MILES	EDUCATION (COLLEGE+) 72.8% 1 MILE 69.0% 3 MILES 63.7% 5 MILES	EMPLOYMENT (AGE 16+ IN LABOR FORCE) 92.2% 1 MILE 95.5% 3 MILES 95.0% 5 MILES	DAYTIME POPULATION 2,673 1 MILE 24,818 3 MILES 103,139 5 MILES

45%
PLEASANTVILLE
3 MILES

LEARN MORE

Prosperous domesticity best describes these settled denizens. They maintain their higher incomes and standard of living with dual incomes, and shop online and in a variety of stores, from upscale to discount.

2.88
AVERAGE HH SIZE

42.6
MEDIAN AGE

\$92,900
MEDIAN HH INCOME

12%
COMFORTABLE EMPTY NESTERS
3 MILES

LEARN MORE

These Baby Boomers are earning a comfortable living and benefiting from years of prudent investing and saving. Their net worth is well above average, and they value their health and financial well-being.

2.52
AVERAGE HH SIZE

48.0
MEDIAN AGE

\$75,000
MEDIAN HH INCOME

7%
BRIGHT YOUNG PROFESSIONALS
3 MILES

LEARN MORE

These communities are home to young, educated, working professionals. Labor force participation is high, generally white-collar work. Residents are physically active and up on the latest technology.

2.41
AVERAGE HH SIZE

33.0
MEDIAN AGE

\$54,000
MEDIAN HH INCOME

7%
BOOMBURBS
3 MILES

LEARN MORE

Rapid growth distinguishes this affluent market, made up of well-educated, young professionals with families. Well connected, they own the latest devices and understand how to use them efficiently.

3.25
AVERAGE HH SIZE

34.0
MEDIAN AGE

\$113,400
MEDIAN HH INCOME



ANDREW MEEDER, SIOR
SENIOR VICE PRESIDENT & PRINCIPAL
MACKENZIE COMMERCIAL REAL ESTATE SERVICES, LLC

410.494.4881
AMEEDER@MACKENZIECOMMERCIAL.COM



MIKE RUOCCO
SENIOR VICE PRESIDENT & PRINCIPAL
MACKENZIE RETAIL, LLC

443.798.9338
MRUOCCO@MACKENZIECOMMERCIAL.COM

MacKenzie Commercial Real Estate Services, LLC • 410-821-8585 • 111 S. Calvert Street | Baltimore, Maryland 21202 • www.MACKENZIECOMMERCIAL.com

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions imposed by our principals.