



RETAIL PAD SITE

2910 EMMORTON ROAD | ABINGDON, MARYLAND 21009

FOR
LEASE

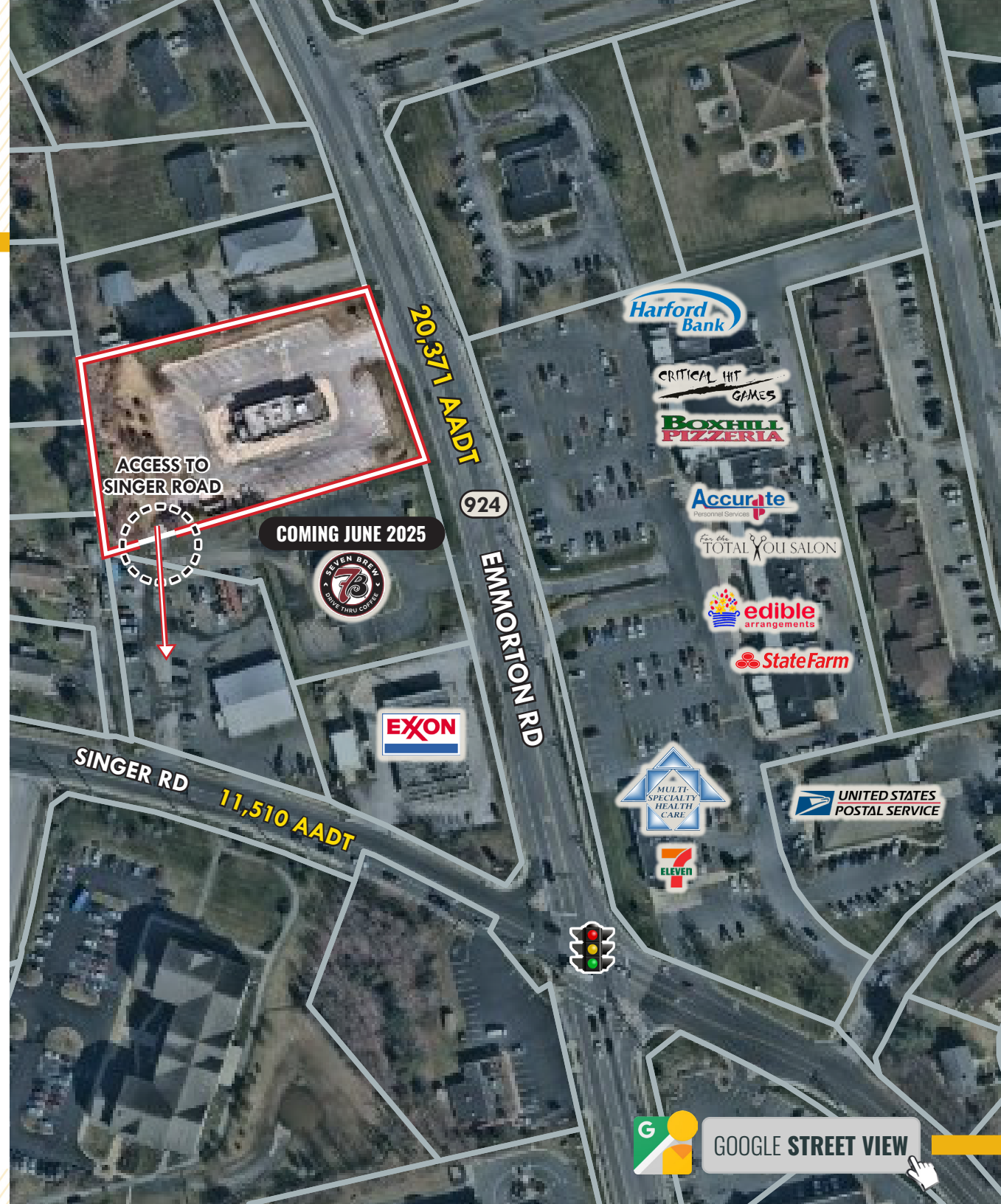


PROPERTY OVERVIEW

HIGHLIGHTS:

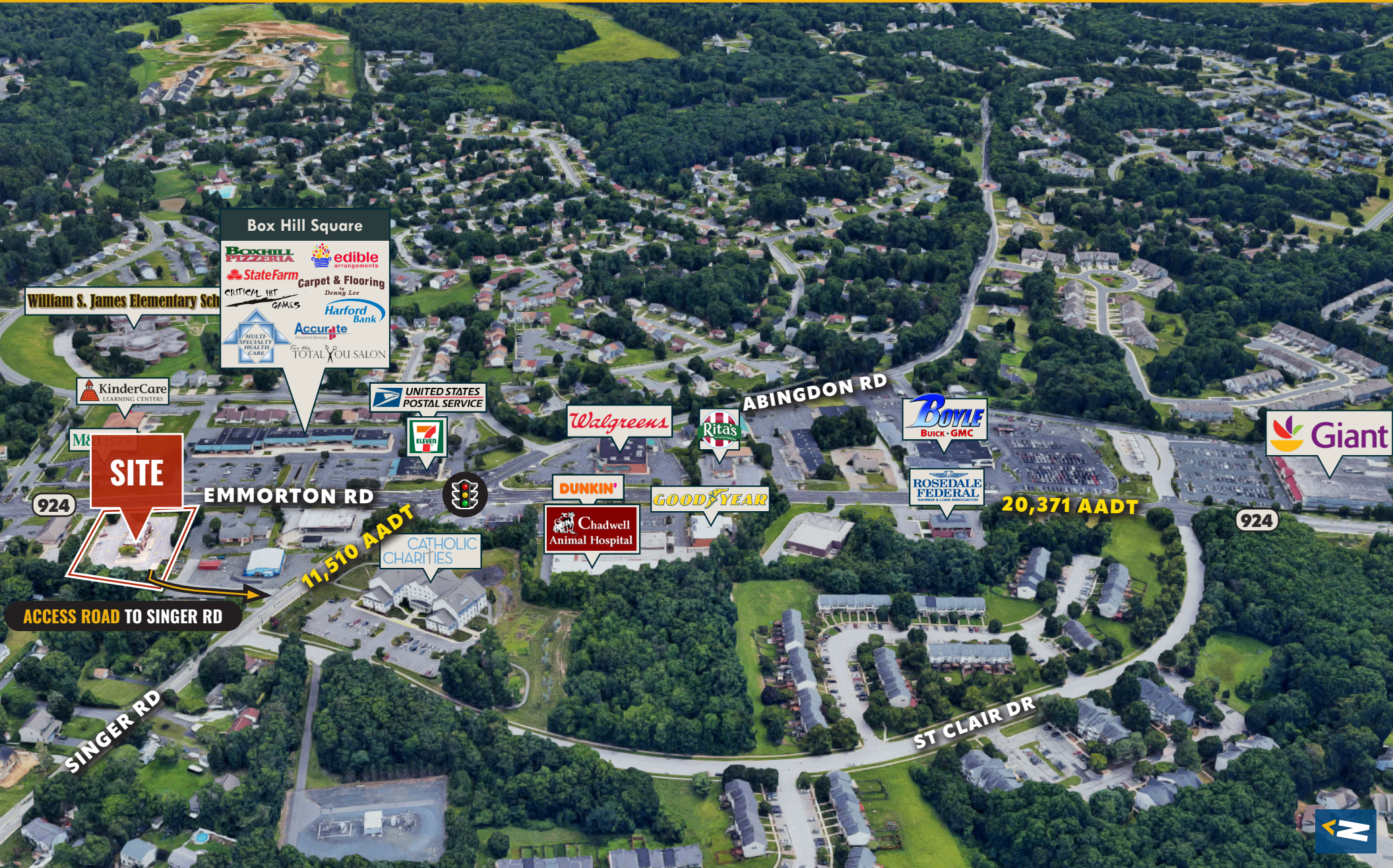
- 2,883 SF ± freestanding retail building on 1.39 acres ± (former Wendy's fast food restaurant)
- High visibility location on Emmorton Road/Rt. 924 (20,371 vehicles per day)
- Ample on-site parking
- Adjacent to 7 Brew Coffee - Coming in June!
- Across from Box Hill Square (Box Hill Pizzeria, Harford Bank, Szechuan Express and more)
- Two (2) means of ingress/egress
- Easy access to Route 24, I-95 and Route 1

AVAILABLE:	2,883 SF ±
LOT SIZE:	1.39 ACRES ±
YEAR BUILT:	2004
TRAFFIC COUNT:	20,371 AADT (EMMORTON RD)
PARKING:	41 SURFACE SPACES
ZONING:	B3 (GENERAL BUSINESS DISTRICT)
RENTAL RATE:	\$120,000/YR.

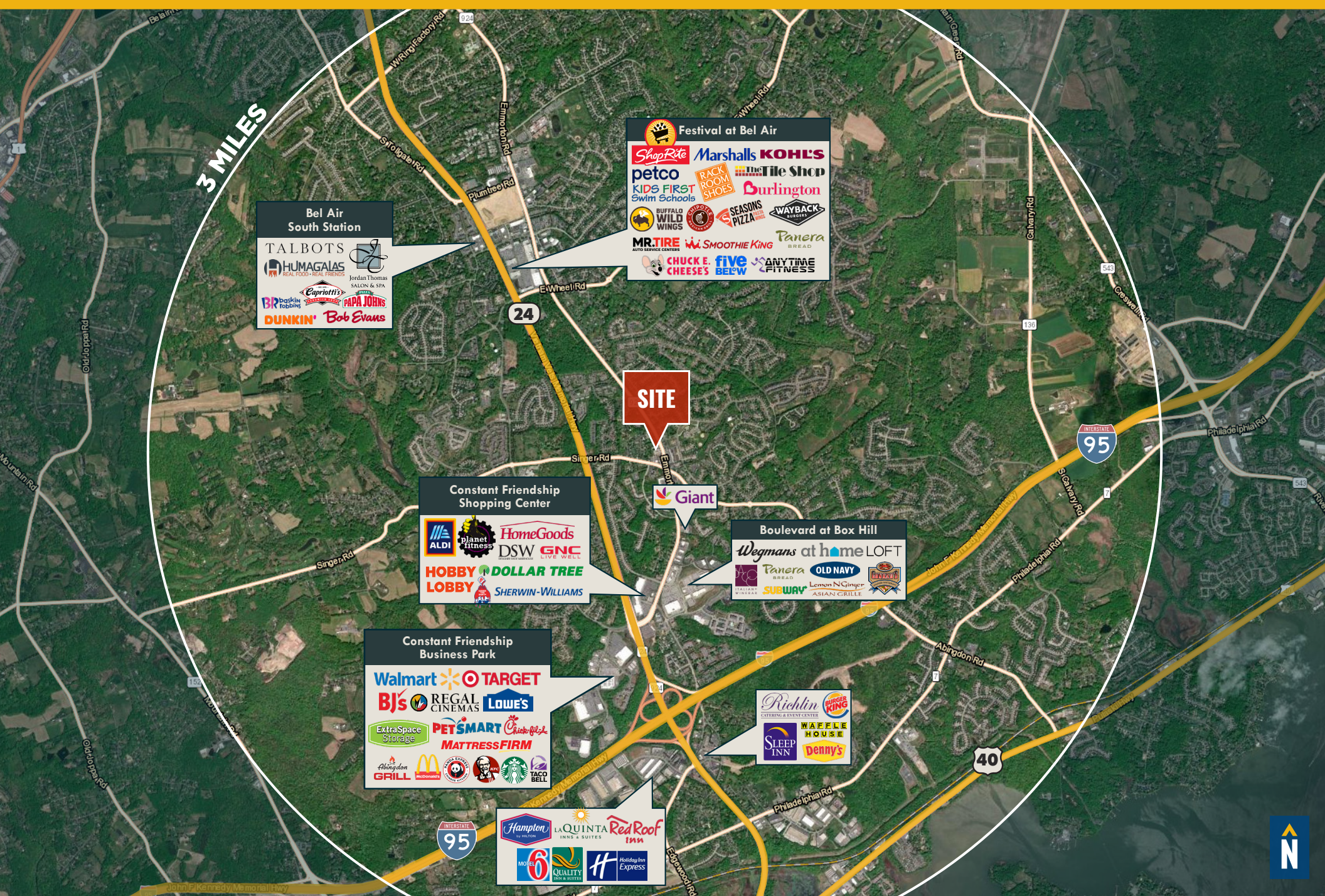


GOOGLE STREET VIEW

LOCAL BIRDSEYE



MARKET AERIAL



3 MILES

Bel Air South Station

- TALBOTS
- HUMAGALAS REAL FOOD - REAL FRIENDS
- Jordan Thomas SALON & SPA
- Capriotti's
- BRBaskin Robbin's
- PAPA JOHN'S
- DUNKIN'
- Bob Evans

Festival at Bel Air

- ShopRite
- petco
- KIDS FIRST Swim Schools
- Marshall's
- McTILE Shop
- Durlington
- SEASONS PIZZA
- WAYBACK BURGERS
- MR.TIRE AUTO SERVICE CENTERS
- SMOOTHIE KING
- Panera BREAD
- CHUCK E. CHEESE'S
- FIVE BELOW
- ANYTIME FITNESS

SITE

Constant Friendship Shopping Center

- ALDI
- planet fitness
- HomeGoods
- DSW
- GNC LIVE WELL
- HOBBY LOBBY
- DOLLAR TREE
- SHERWIN-WILLIAMS

Giant

Boulevard at Box Hill

- Wegmans at home LOFT
- Panera BREAD
- OLD NAVY
- SUBWAY
- Lenox N' Cinyan ASIAN GRILLE

Constant Friendship Business Park

- Walmart
- TARGET
- BJ's
- REGAL CINEMAS
- LOWE'S
- ExtraSpace Storage
- PETSMART
- Chick-fil-A
- MATTRESS FIRM
- Abingdon GRILL
- McDonald's
- KFC
- Starbucks
- TACO BELL

Richlin

- BURGER KING
- SLEEP INN
- Waffle House
- Denny's

Hampton by Hilton

- LAQUINTA INNS & SUITES
- Red Roof Inn
- MOTEL 6
- QUALITY INN & SUITES
- Holiday Inn Express



DEMOGRAPHICS

2024

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



13,858

52,594

128,769

DAYTIME POPULATION



9,494

44,709

123,928

AVERAGE HOUSEHOLD INCOME



\$118,628

\$142,684

\$130,990

NUMBER OF HOUSEHOLDS



5,408

19,993

49,151

MEDIAN AGE

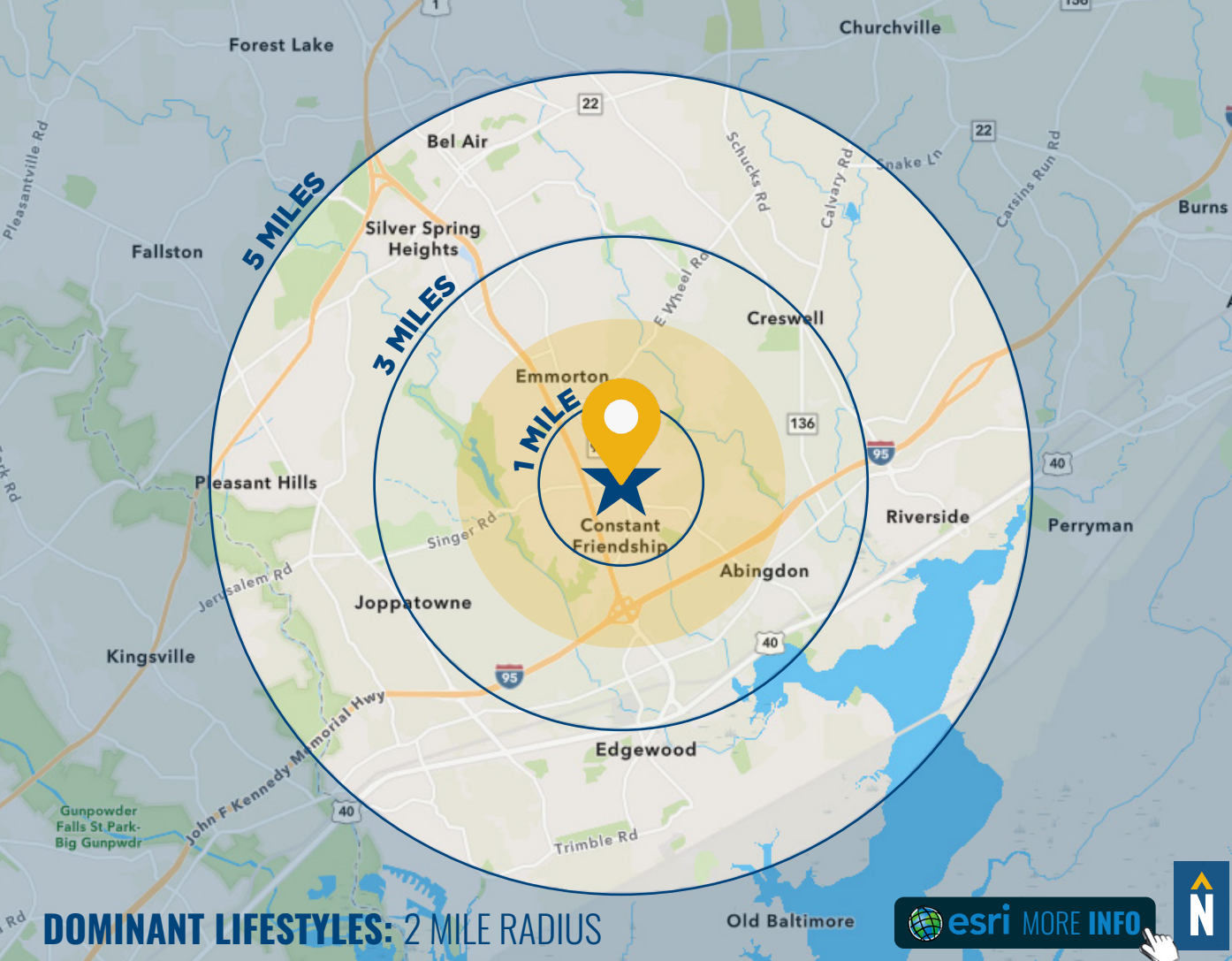


37.7

39.9

39.6

[FULL DEMOS REPORT](#)



DOMINANT LIFESTYLES: 2 MILE RADIUS

[MORE INFO](#)



22%
ENTERPRISING
PROFESSIONALS

These residents are well educated and climbing the ladder in STEM (science, technology, engineering and mathematics) occupations. This young market makes over 1-1/2 times more income than the US median.

Median Age: **35.3**
Median Household Income: **\$86,600**

18%
WORKDAY
DRIVE

Life in the suburban wilder-ness 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.

Median Age: **37.0**
Median Household Income: **\$90,500**

11%
OLD AND
NEWCOMERS

This market features singles' lifestyles, on a budget. Some are still in college. They support environmental causes and Starbucks. Consumers are price aware and coupon clippers, but open to impulse buys.

Median Age: **39.4**
Median Household Income: **\$44,900**

FOR MORE INFO **CONTACT:**



SEAN LANGFORD

SENIOR VICE PRESIDENT

443.573.3218

SLANGFORD@mackenziecommercial.com



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

410-821-8585

2328 W. Joppa Road, Suite 200

Lutherville, MD 21093

OFFICES IN: ANNAPOLIS, MD BALTIMORE, MD BEL AIR, MD COLUMBIA, MD **LUTHERVILLE, MD** CHARLOTTESVILLE, VA

www.MACKENZIECOMMERCIAL.com



VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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.