

FOR LEASE



Harford County, Maryland

CORNER RETAIL PAD SITE

2912 EMMORTON ROAD | ABINGDON, MARYLAND 21009

AVAILABLE

.95 Acres ± (2912 Emmorton Rd)

ZONING

B3 (General Business District)

TRAFFIC COUNT

20,371 AADT (Emmorton Rd)

11,510 AADT (Singer Rd)

HIGHLIGHTS

- ▶ .95 Acre site located just off a signalized intersection on Emmorton Road (Rt. 924)
- ▶ Prime frontage and visibility (20,000+ cars/day) on Rt. 924
- ▶ Located in a prime retail trade area, in-between Festival at Bel Air to the north and Boulevard at Box Hill to the south
- ▶ Easy access to Route 24, I-95 and Pulaski Hwy (Route 40)
- ▶ B3 Zoning Harford County's most permissive for a wide variety of uses



STREET VIEW



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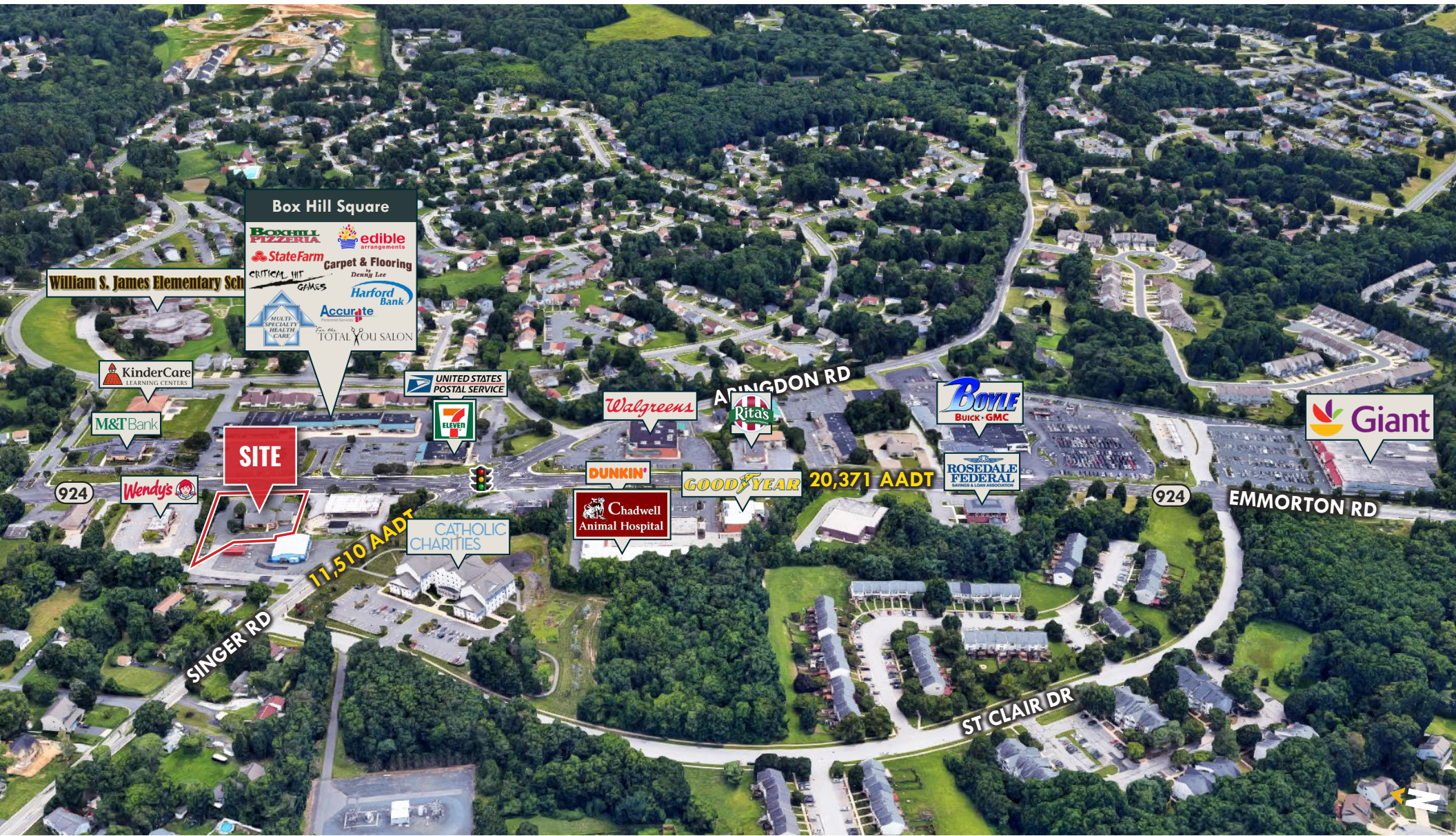
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FOR LEASE

Harford County, Maryland

LOCAL BIRDSEYE

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TRADE AREA

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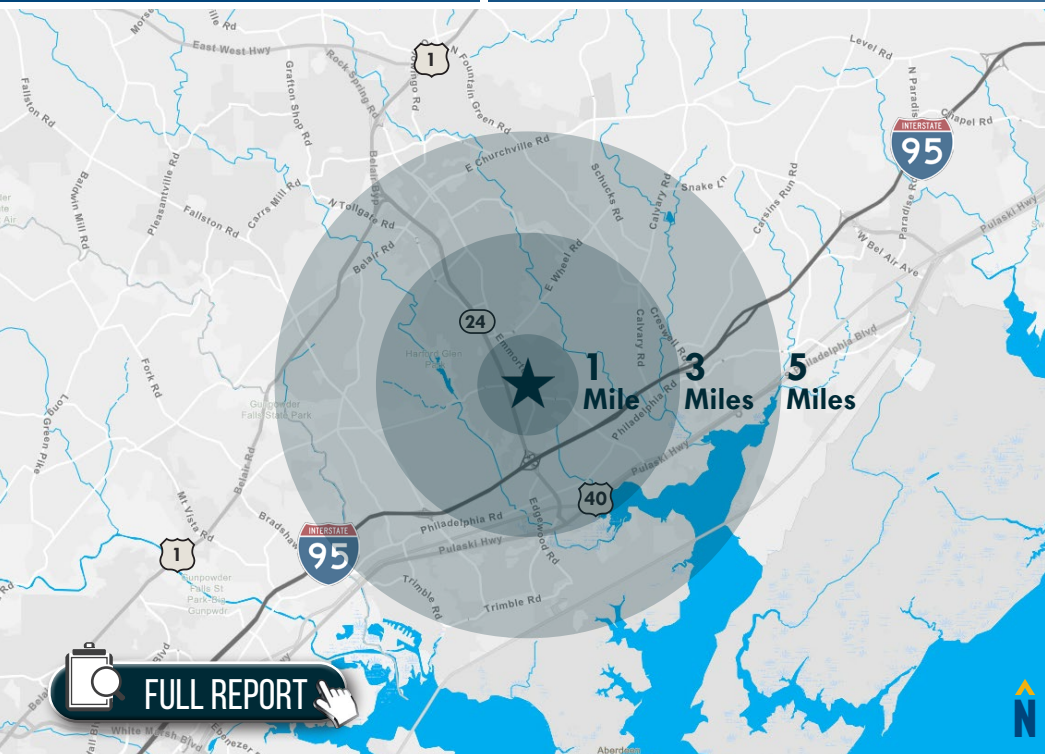


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LOCATION / DEMOGRAPHICS (2021)

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RESIDENTIAL POPULATION 13,820 1 MILE 49,354 3 MILES 125,814 5 MILES	NUMBER OF HOUSEHOLDS 5,359 1 MILE 18,398 3 MILES 46,953 5 MILES	AVERAGE HH SIZE 2.58 1 MILE 2.67 3 MILES 2.66 5 MILES	MEDIAN AGE 37.1 1 MILE 39.3 3 MILES 39.0 5 MILES
AVERAGE HH INCOME \$106,628 1 MILE \$124,493 3 MILES \$112,331 5 MILES	EDUCATION (COLLEGE+) 70.6% 1 MILE 70.0% 3 MILES 67.7% 5 MILES	EMPLOYMENT (AGE 16+ IN LABOR FORCE) 96.3% 1 MILE 95.7% 3 MILES 95.4% 5 MILES	DAYTIME POPULATION 11,424 1 MILE 46,321 3 MILES 123,561 5 MILES

23%
ENTERPRISING PROFESSIONALS
2 MILES

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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.

2.48
AVERAGE HH SIZE

35.3
MEDIAN AGE

\$86,600
MEDIAN HH INCOME

20%
WORKDAY DRIVE
2 MILES

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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

11%
OLD AND NEWCOMERS
2 MILES

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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.

2.12
AVERAGE HH SIZE

39.4
MEDIAN AGE

\$44,900
MEDIAN HH INCOME

10%
PROFESSIONAL PRIDE
2 MILES

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These well-educated consumers are career professionals with an annual household income more than twice the US level. Their homes tend to be equipped with home gyms and in-home theaters.

3.13
AVERAGE HH SIZE

40.8
MEDIAN AGE

\$138,100
MEDIAN HH INCOME



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