



904 E PULASKI HIGHWAY

ELKTON, MARYLAND 21921

FOR
SALE

PRICE
REDUCTION!



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Spacious salon with a finished basement and an additional vacant upstairs apartment
- Ample on-site parking for staff and clients
- Prime location within walking distance of numerous amenities, including Walmart
- Convenient access to Route 40, I-95 and the MD/DE state line
- Close proximity to shopping, dining, and other local services

BUILDING SIZE:	2,204 SF ±
LOT SIZE:	0.73 ACRES ±
STORIES:	BASEMENT/1ST FLOOR/2ND FLOOR APARTMENT
PARKING:	9.09/1,000 SF 20 SURFACE SPACES
SALE PRICE:	\$750,000



GOOGLE STREET VIEW



PHOTOS - BASEMENT LEVEL



PHOTOS - 1ST FLOOR SALON



PHOTOS - EXTERIOR



ELKTON TRADE AREA



ChristianaCare UNION HOSPITAL

Union Hospital is an award-winning, full-service community hospital located in Elkton, Maryland. Nationally recognized for clinical excellence in the treatment and prevention of disease, Union Hospital boasts 75 licensed beds (for FY 2020), and is dedicated to providing superior, personalized, quality health care to our neighbors, families and friends.

SOUTHFIELDS OF ELKTON

Southfields is a development project comprised of approximately 630 acres in the Town of Elkton. Upon completion, the mixed-use project will consist of residential units including single family homes, apartments for both seniors as well as families and condos. Retail, commercial, sports/recreational and light industrial uses are also included in the project to truly create a LIVE WORK PLAY Community aspect. The project will include over 280 acres of open green space and recreational park areas.

Southfield Park Center

REDNER'S FAMILY DOLLAR

Big Elk Shopping Centre

OLLIE'S BARGAIN OUTLET, PETSMART, ACME, SONIC, PNC, DUNKIN', POPEYES, Bath & Body Works, DOLLAR TREE

The Village at Elkton

GROCERY OUTLET, BIG LOTS!, Wendy's, Staples, CUZINO'S, DOLLAR GENERAL

Elkton Crossing

FOOD LION, cohen's furniture, ALDI

CONCORD, ROYAL FARMS, DICKEY'S BARBECUE PIT, KOHL'S

Olive Garden, CUBESMART self storage, ChristianaCare, GoHealth, URGENT CARE

Starbucks, SEASONS 52, BURGER KING, ROYAL FARMS

Walgreens, AutoZone, Arby's

Chick-fil-A, Walmart



DEMOGRAPHICS

2025

RADIUS:

1 MILE

2 MILES

3 MILES

RESIDENTIAL POPULATION



2,932

9,085

16,722

DAYTIME POPULATION



6,165

18,206

35,722

AVERAGE HOUSEHOLD INCOME



\$103,552

\$107,305

\$112,151

NUMBER OF HOUSEHOLDS



2,436

6,710

12,343

MEDIAN AGE

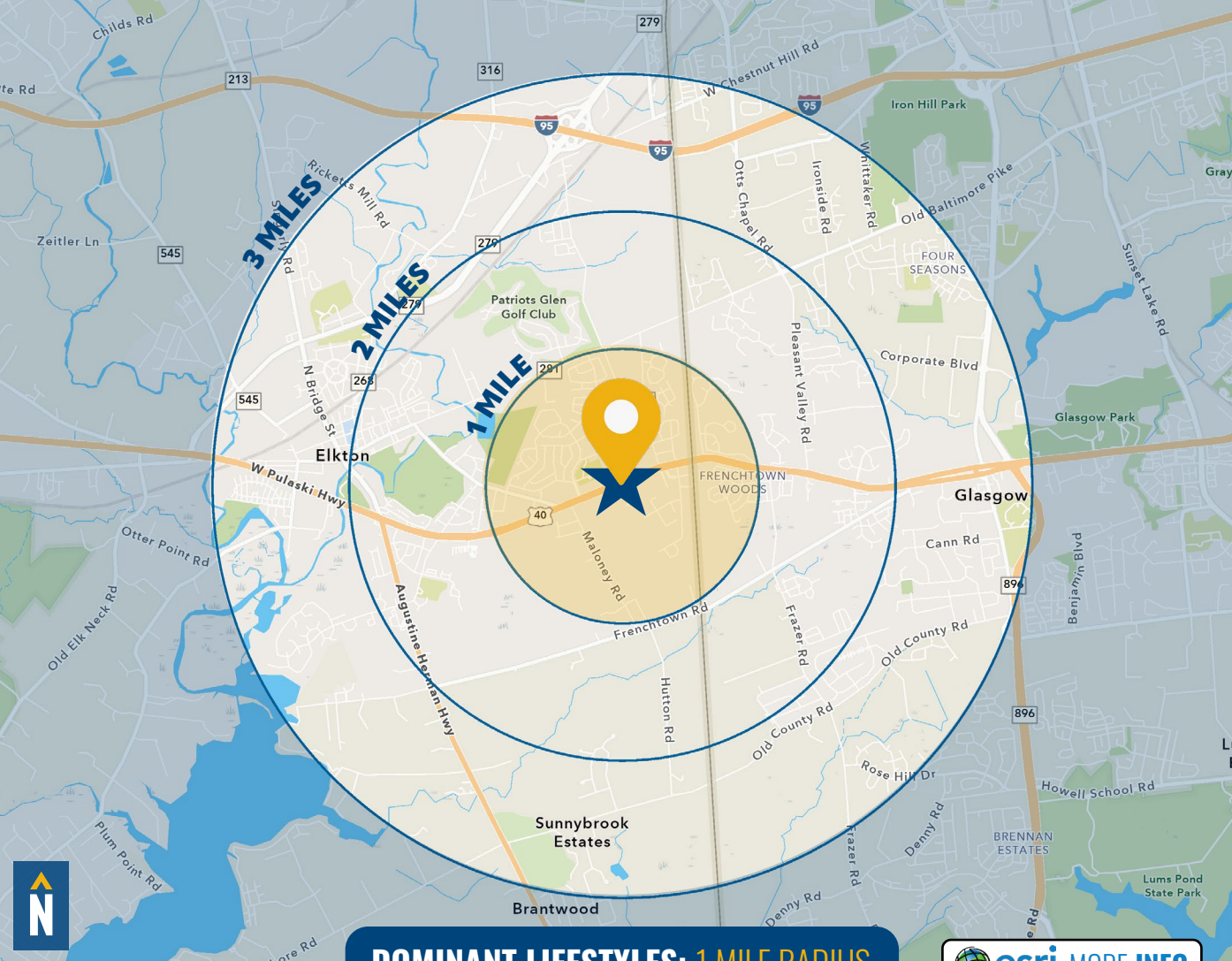


38.4

39.1

38.3

[FULL DEMOS REPORT](#)



DOMINANT LIFESTYLES: 1 MILE RADIUS

[esri MORE INFO](#)

26% EMERGING HUB



MEDIAN

AGE: 36.0

HH INCOME: \$70,356

Members of these communities are young, live in cities, and move frequently. Most individuals live alone, though some share their homes with roommates or partners.

19% FAMILY BONDS



MEDIAN

AGE: 35.5

HH INCOME: \$72,515

The population is younger and has larger family sizes than the U.S. average, and households typically include parents supporting children, adult children living with parents, and other family structures.

18% FLOURISHING FAMILIES



MEDIAN

AGE: 39.0

HH INCOME: \$111,751

Members of these communities reside mostly in lower-density suburbs in the South & Midwest. Most householders are between the ages of 35 & 64, and households are mainly comprised of families with children.

FOR MORE INFO **CONTACT:**



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