



# 2.22 ACRES ± ZONED BL AS

8621-8629 PHILADELPHIA ROAD | ROSEDALE, MARYLAND 21237

FOR  
**SALE/  
LEASE**



7

PHILADELPHIA RD



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC

# PROPERTY OVERVIEW

## HIGHLIGHTS:

- 2.22 acres ± of BL AS-zoned land (5 parcels)
- Excellent visibility with 300 ft. ± of frontage on Philadelphia Road/MD 7 (31,131 cars per day)
- 500 ft. ± from I-695 (Exit 34 MD 7) (114,000 cars per day)
- Rear access from McDaniel Ave
- Public water and sewer
- Easy access to Pulaski Hwy/Rt. 40 and I-95
- Minutes from Golden Ring Plaza (Walmart, Aldi, Sam's Club, The Home Depot, Giant Food, Dollar Tree, Marshalls, Petco, Office Depot, Five Below, Panera Bread, Ihop, Chipotle, Hook & Reel, Arby's, Jimmy John's, Tropical Smoothie Cafe)

LOT SIZE:	2.22 ACRES ± (5 PARCELS)
TRAFFIC COUNT:	31,131 AADT (PHILADELPHIA RD)
ZONING:	BL AS (BUSINESS LOCAL) [AUTOMOTIVE SERVICES OVERLAY]
RENTAL RATE:	NEGOTIABLE
PURCHASE PRICE:	NEGOTIABLE



# AERIAL



Walgreens

7

EXXON

FedEx



GOOGLE STREET VIEW



# PARCEL BREAKDOWN



**8621** PHILADELPHIA ROAD  
.19 AC | 1,092 SF | **VACANT**

**8623** PHILADELPHIA ROAD  
.19 AC | 1,040 SF | **OCCUPIED**

**8625** PHILADELPHIA ROAD  
.37 AC | 1,410 SF | **OCCUPIED**

**8629** PHILADELPHIA ROAD  
.66 AC | 1,876 SF | **OCCUPIED**

**8610** MCDANIEL AVENUE  
.81 AC | 2,488 SF | **OCCUPIED**



# LOCAL BIRDSEYE



INTERSTATE 695  
**114,000 AADT**

ExtraSpace Storage

LA QUINTA

Paint Breeze Credit Union

Walmart

sam's club

THE HOME DEPOT

EXIT 34

McDonald's

WENDY'S

NAVY FEDERAL Credit Union

INTERSTATE 695

FedEx

EXIT 34

PHILADELPHIA RD  
**31,131 AADT**

7

MCDANIEL AVE



# LOCAL BIRDSEYE



enterprise

UNITED STATES POSTAL SERVICE

EXXON

ROSEDALE BANK

Walgreens

GOLDEN RING RD

MCDANIEL AVE

PHILADELPHIA RD

31,131 AADT

7





# DEMOGRAPHICS

2025

RADIUS:

1 MILE

3 MILES

5 MILES

## RESIDENTIAL POPULATION



9,648

110,713

334,891

## DAYTIME POPULATION



10,259

100,447

289,699

## AVERAGE HOUSEHOLD INCOME



\$102,598

\$94,851

\$94,801

## NUMBER OF HOUSEHOLDS



3,764

43,451

132,580

## MEDIAN AGE

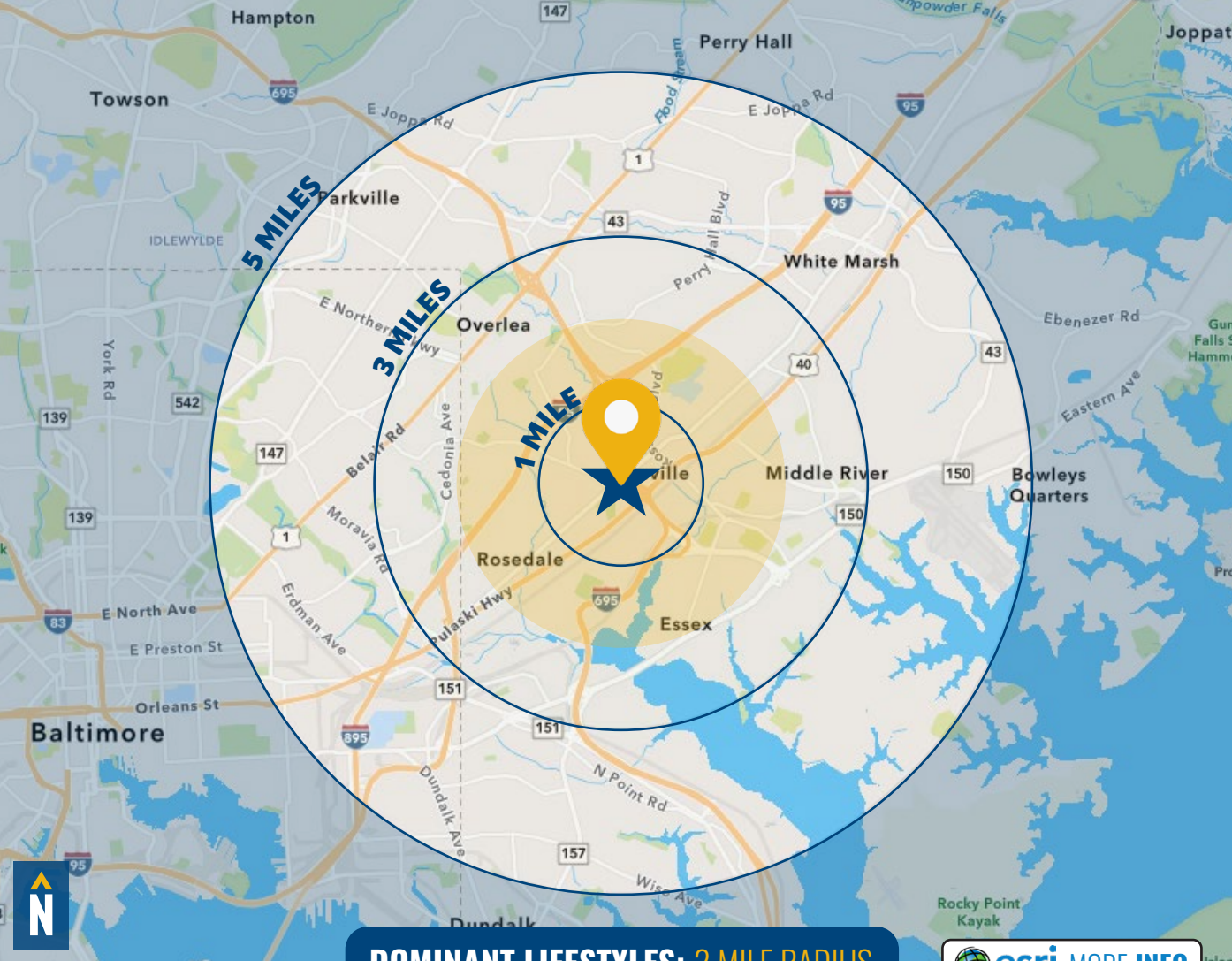


39.2

39.9

39.1

[FULL DEMOS REPORT](#)



**DOMINANT LIFESTYLES: 2 MILE RADIUS**

[esri MORE INFO](#)

**20% DREAMBELT**



MEDIAN

AGE: 41.5

HH INCOME: \$94,802

About half of this population is between 35 and 74, and most households consist of married cohabitating couples. They like to shop at warehouse clubs and often spend money on their pets and gardening tools.

**12% CLASSIC COMFORT**



MEDIAN

AGE: 40.2

HH INCOME: \$88,893

Most of these households earn middle-tier incomes, and many families are supported by multiple earners. They buy budget-friendly items from discount local or chain stores, and share an enthusiasm for sports.

**12% MODERN MINDS**



MEDIAN

AGE: 34.6

HH INCOME: \$91,039

Residents are mostly in the 25 to 44 age range, and nearly half of individuals aged 25 and older hold a bachelor's degree. They spend money on clothing, travel and dining out, including fast food.

# FOR MORE INFO **CONTACT:**



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