



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



INTERSTATE
695

Walgreens

7

PHILADELPHIA RD 31,131 AADT

EXON

MCDANIEL AVE

FedEx

GOLDEN RING RD



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



114,000 AADT



EXIT 34



EXIT 34

PHILADELPHIA RD 31,131 AADT

7

MCDANIEL AVE



LOCAL BIRDSEYE



enterprise

UNITED STATES POSTAL SERVICE

EXXON

ROSEDALE BANK

Walgreens

McDANIEL AVE

GOLDEN RING RD

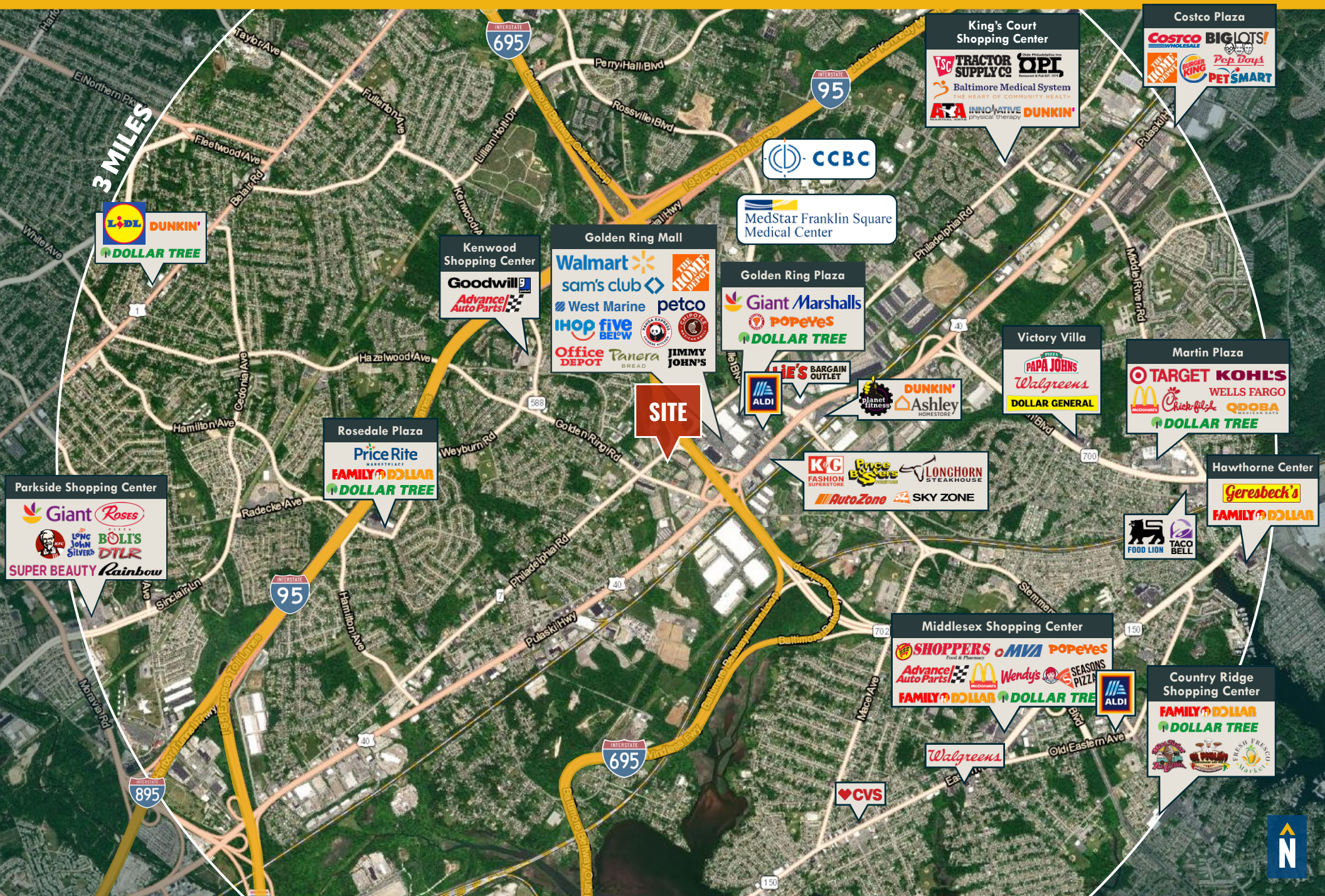
PHILADELPHIA RD

31,131 AADT

7



MARKET AERIAL



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

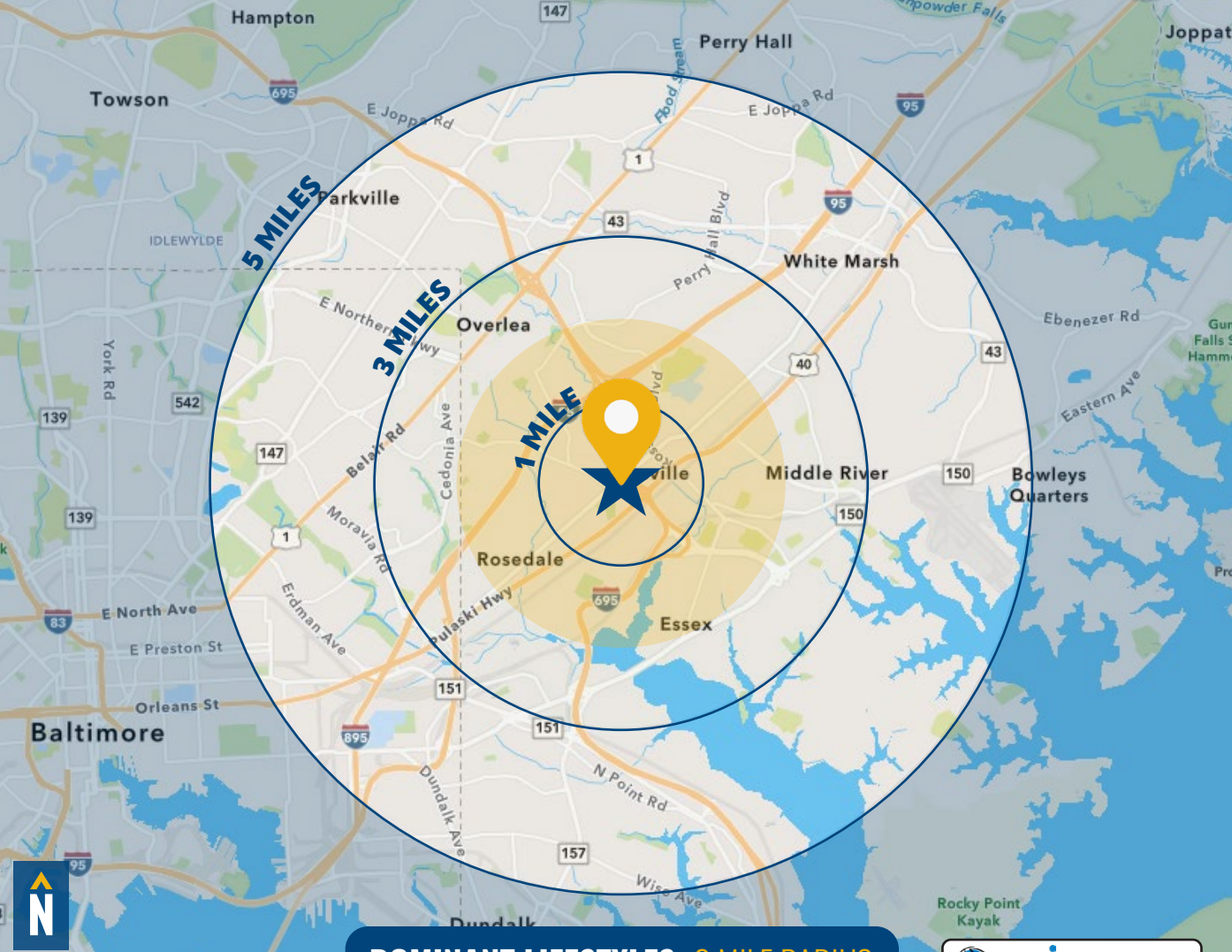


39.2

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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