FOR LEASE

Harford County, Maryland

WOODBRIDGE CENTER

1401-1409 PULASKI HIGHWAY

EDGEWOOD, MARYLAND 21040

MACKENZIE RETAIL

Chris Walsh | *Senior Vice President*

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WOODBRIDGE CENTER

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AVAILABLE

- 1,362 SF
- 1,600 SF
- 2,500 SF
- 4,000 SF
- 5,414 SF
- 0.6-1.2 Ac ± Pad Site

ZONING

B3 (General Business District)

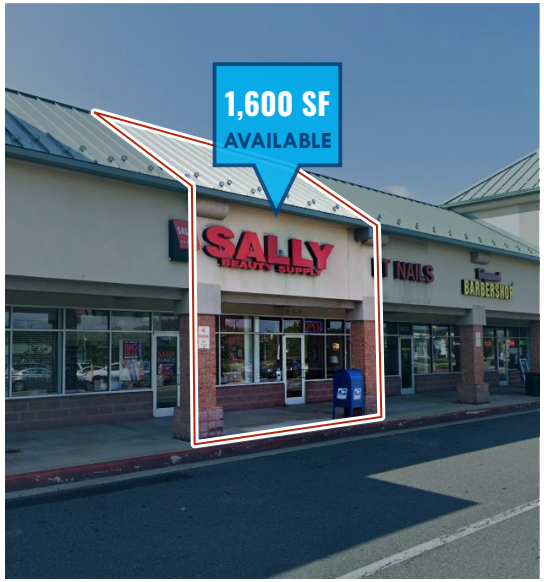
TRAFFIC COUNT

26,551 AADT (Pulaski Hwy)

HIGHLIGHTS

- 110,000 sf shopping center
- Excellent visibility on Pulaski Highway on Edgewood's major retail/commercial corridor
- Located at the signalized intersection of Route 40 and Woodbridge Center Way
- **COMING SOON:** Phase II Expansion - Retail Pad Sites For Lease

STREET VIEW



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BIRDSEYE

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SITE PLAN

WOODBRIDGE CENTER | 1401-1409 PULASKI HIGHWAY | EDGEWOOD, MARYLAND 21040

- A AVAILABLE: 1,362 SF (23' x 60')
- B NYFC Restaurant
- C Metro by T-Mobile
- D China Haste
- E Subway
- F AVAILABLE: 2,500 SF
- J H&R Block
- K Rent-A-Center
- L AVAILABLE: 2,500 SF (25' x 100')
- M LifeBridge Health
- N Fun City Adventure Park
- O AVAILABLE: 4,000 sf (40' x 100')
- P Woodbridge Liquors
- Q T-Mobile
- R Fortunato Brothers Pizza
- S Edgewood Barbershop
- T LT Nails
- U AVAILABLE: 1,600 SF
- V Thomas Jenkins DDS
- W Infinite Medical Express
- Y Advance Auto Parts

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EDGEWOOD TRADE AREA

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FOR LEASE

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LOCATION / DEMOGRAPHICS

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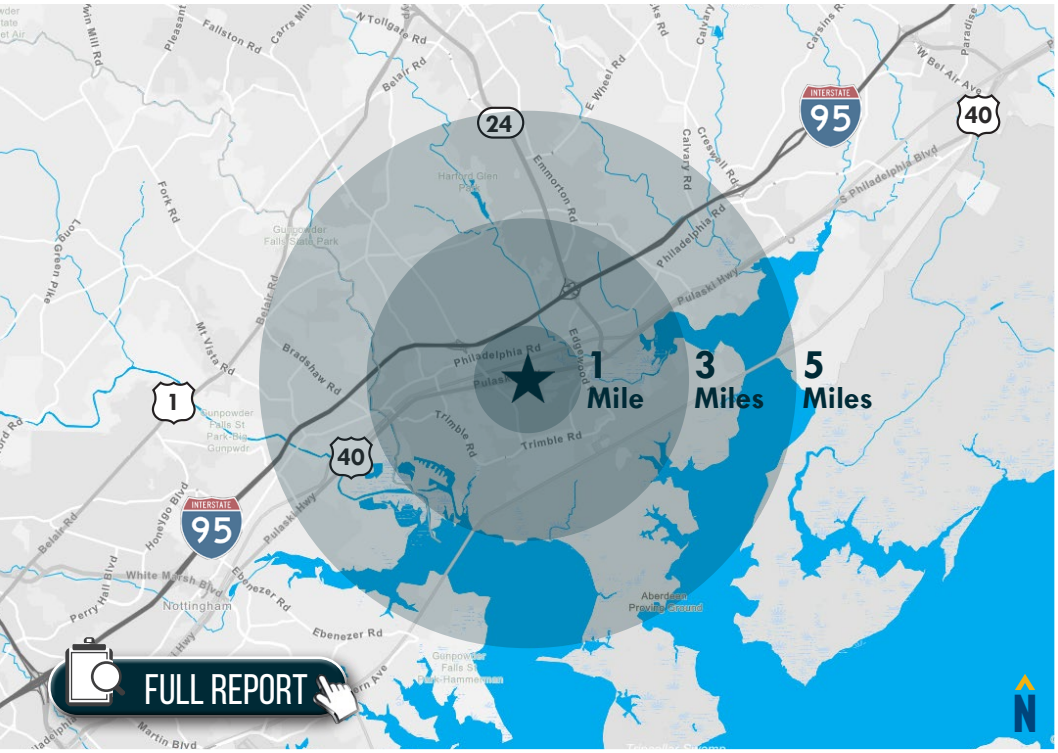

RESIDENTIAL POPULATION	NUMBER OF HOUSEHOLDS	AVERAGE HH SIZE	MEDIAN AGE
10,484 1 MILE	3,949 1 MILE	2.65 1 MILE	34.3 1 MILE
51,713 3 MILES	19,626 3 MILES	2.60 3 MILES	37.5 3 MILES
94,516 5 MILES	35,736 5 MILES	2.64 5 MILES	39.0 5 MILES

AVERAGE HH INCOME	EDUCATION (COLLEGE+)	EMPLOYMENT (AGE 16+ IN LABOR FORCE)	DAYTIME POPULATION
$83,095 1 MILE	54.6% 1 MILE	96.4% 1 MILE	9,035 1 MILE
$111,772 3 MILES	62.2% 3 MILES	96.5% 3 MILES	42,361 3 MILES
$125,078 5 MILES	65.2% 5 MILES	97.1% 5 MILES	73,209 5 MILES

39% METRO FUSION

2 MILES

Metro Fusion is a young, diverse market made up of hard-working residents that are dedicated to climbing the ladders of their professional and social lives. They spend money readily unless saving.

2.65 AVERAGE HH SIZE

29.3 MEDIAN AGE

$35,700 MEDIAN HH INCOME

17% HOME IMPROVEMENT

2 MILES

These married-couple families spend a lot of time on the go and therefore tend to eat out regularly. When at home, weekends are consumed with home improvement and remodeling projects.

2.88 AVERAGE HH SIZE

37.7 MEDIAN AGE

$72,100 MEDIAN HH INCOME

11% MIDLIFE CONSTANTS

2 MILES

These residents are seniors, at or approaching retirement, with above average net worth. More country than urban, more traditional than trendy. They are attentive to price, but not at the expense of quality.

2.31 AVERAGE HH SIZE

47.0 MEDIAN AGE

$53,200 MEDIAN HH INCOME

7% PARKS AND REC

2 MILES

Many of these families are two-income married couples approaching retirement age. They are comfortable in their jobs and their homes and budget wisely, but do not plan on retiring anytime soon or moving.

2.51 AVERAGE HH SIZE

40.9 MEDIAN AGE

$60,000 MEDIAN HH INCOME

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