FOR SALE

Anne Arundel County, MD



RETAIL PAD SITE

801 ELKRIDGE LANDING ROAD

LINTHICUM HEIGHTS, MARYLAND 21090

MACKENZIE RETAIL

Tom Fidler | *Executive Vice President & Principal*
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MacKenzie Commercial Real Estate Services, LLC • 410-821-8585 • 2328 W. Joppa Road, Suite 200 | Lutherville-Timonium, Maryland 21093 • www.MACKENZIECOMMERCIAL.com

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RETAIL PAD SITE

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BUILDING SIZE
2,918 sf ±

LOT SIZE
1.11 Acres ±

ZONING
W1 (Industrial Park District)

TRAFFIC COUNT
13,782 AADT (Elkridge Landing Rd)

SALE PRICE
$1,450,000

HIGHLIGHTS

- Existing bank branch with 2-lane drive-thru
- Highly visible, corner location with 250 ft. ± of frontage on Elkridge Landing Road
- Immediately accessible to BWI Airport and many hotels, as well as dining destinations
- Easy access to I-295, I-95, I-895, I-97 and I-695

STREET VIEW



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LOCAL BIRDSEYE

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TRADE AREA

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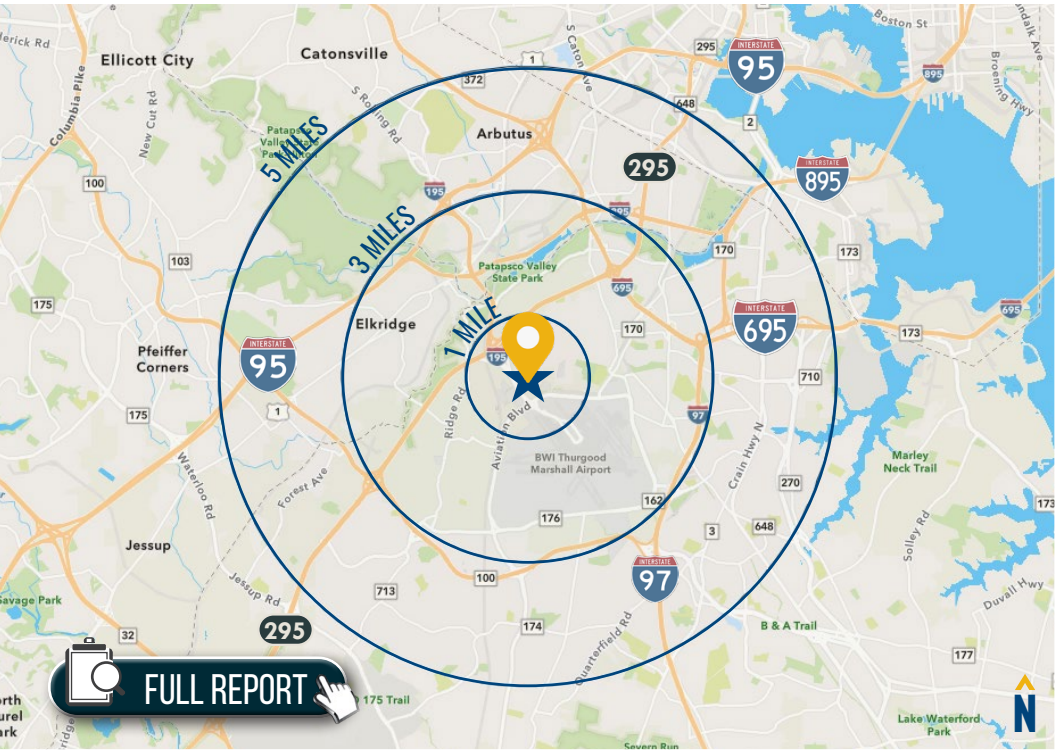
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LOCATION / DEMOGRAPHICS (2023)

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	RESIDENTIAL POPULATION	NUMBER OF HOUSEHOLDS	AVERAGE HH SIZE	MEDIAN AGE
1 MILE	1,951	930	2.08	45.9
3 MILES	40,330	15,411	2.60	41.9
5 MILES	207,093	75,491	2.68	37.6

	AVERAGE HH INCOME	EDUCATION (COLLEGE+)	EMPLOYMENT (AGE 16+ IN LABOR FORCE)	DAYTIME POPULATION
1 MILE	$1441,031	70.5%	97.9%	6,422
3 MILES	$135,045	67.5%	97.0%	66,215
5 MILES	$119,406	61.4%	96.1%	227,119

36% PLEASANTVILLE

2 MILES

Prosperous domesticity best describes these settled denizens. They maintain their higher incomes and standard of living with dual incomes, and shop online and in a variety of stores, from upscale to discount.

2.88 AVERAGE HH SIZE

42.6 MEDIAN AGE

$92,900 MEDIAN HH INCOME

LEARN MORE

34% COMFORTABLE EMPTY NESTERS

2 MILES

These Baby Boomers are earning a comfortable living and benefitting from years of prudent investing and saving. Their net worth is well above average, and they value their health and financial well-being.

2.52 AVERAGE HH SIZE

48.0 MEDIAN AGE

$75,000 MEDIAN HH INCOME

LEARN MORE

11% WORKDAY DRIVE

2 MILES

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

LEARN MORE

8% EXURBANITES

2 MILES

These residents are approaching retirement but show few signs of slowing down. They are active in their communities and seasoned travelers, with a lifestyle that is both affluent and urbane.

2.50 AVERAGE HH SIZE

51.0 MEDIAN AGE

$103,400 MEDIAN HH INCOME

LEARN MORE

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