

FOR SALE OR LEASE



MDRE EQUITIES, LLC
Commercial Real Estate Investment Group

201 West Padonia Road
Suite 100
Timonium, MD 21093
www.mdreequities.com



**1804 Pulaski Highway
Edgewood, MD 21040**

Address:	1804 Pulaski Highway, Edgewood, MD 21040 Harford County		
Site Size:	.78 acres (33,802 s.f.) with 197 feet of frontage		
Building Size:	4,249 square feet		
Parking Spaces:	58 cars +/-		
Zoning:	B-3		
Rental Rate:	\$85,000 per annum – NNN with 3% annual increases		
Sales Price:	\$1,150,000 in fee simple		
Taxes:	\$6,665		
Existing Improvements:	Interior renovations to a former 160 seat restaurant are approximately 80% complete.		
Traffic Count:	26,525 cars per day at Pulaski Highway and Woodbridge Center Way (0.07 miles east)		
2005 Total Population:	1 mile 10,276	3 mile 49,689	5 mile 74,242
2005 Household Income:	1 mile \$56,701	3 mile \$66,610	5 mile \$74,242
Contact:	Ernest L. Moyer, Jr. 410.252.5510 x 22	L. Alan Grace 410.252.5510 x 23	

Although all information furnished regarding property for sale or lease is from sources deemed reliable, such information has not been verified and no express representation is made nor is any implied as to the accuracy thereof. Information is submitted subject to errors, omissions, change of price, rental or other conditions or withdraw prior to the consummation of any transaction without notice.

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Aerial View



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For additional information or to schedule a tour, please contact:

Ernest L. Moyer, Jr
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