



**PAD SITE  
AVAILABLE  
1.12 ACRES**

30,241  
[2022 ADT]

## JOIN THESE RETAILERS



## PAD SITE FOR SALE

- Rare 1.12 Acre Opportunity On Aberdeen's Main Thoroughfare
- Zoned B3 [\[CLICK HERE\]](#)
- Adjacent to High Volume ALDI and McDonalds
- Direct Visibility to Rt. 40 (30,060 ADT)

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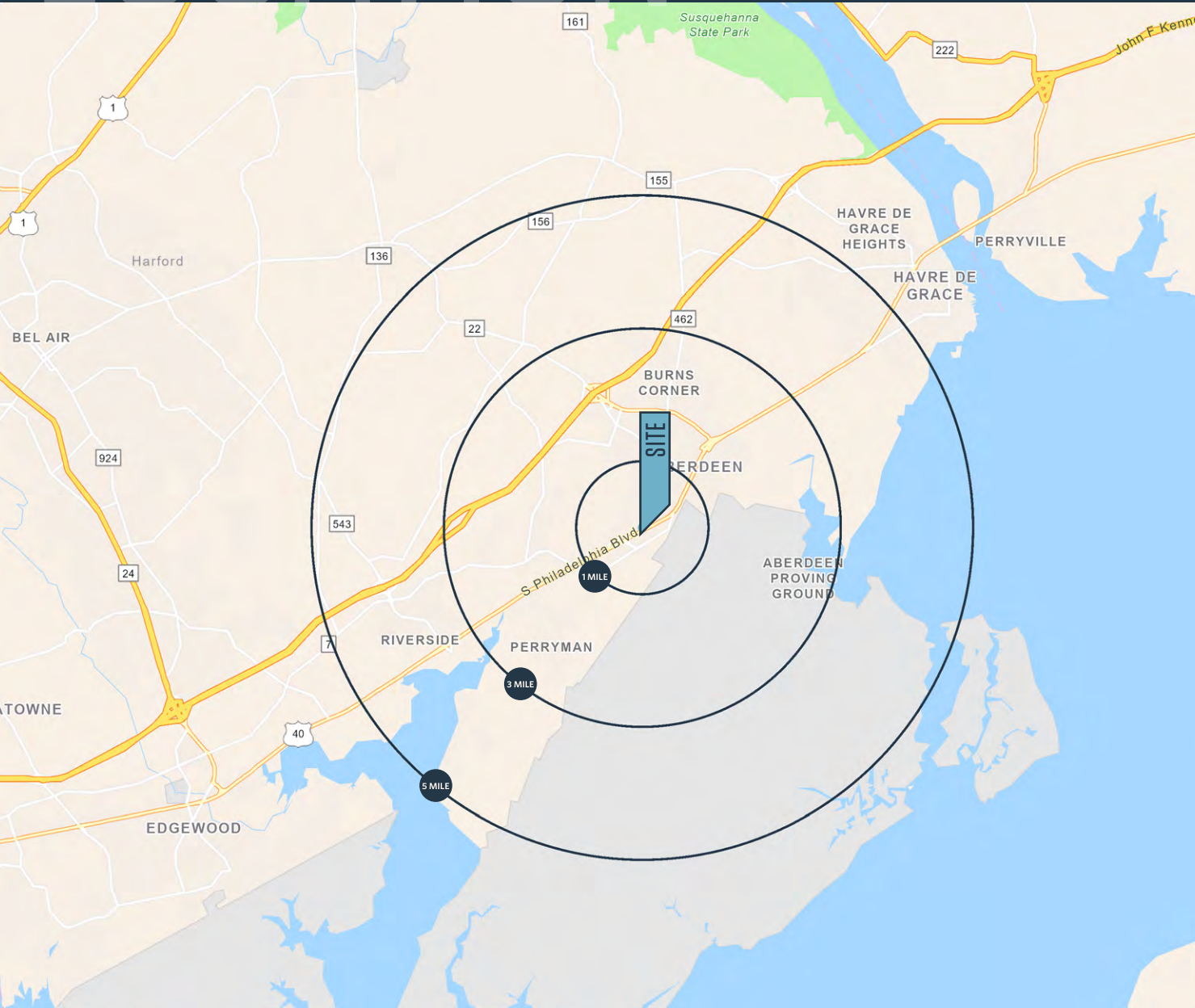
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# LOCATION

# ABERDEEN STATION

744 S PHILADELPHIA RD, ABERDEEN, MD 21001, HARFORD COUNTY



## PROPERTY HIGHLIGHTS:

1.12 Acres for Sale

## DEMOGRAPHICS | 2023:

	1-MILE	3-MILE	5-MILE
Population	3,722	25,829	46,599
Daytime Population	4,230	26,196	45,052
Households	1,426	10,420	18,543
Average HH Income	\$86,901	\$100,838	\$113,483

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

## TRAFFIC COUNTS | 2021:

Route 40 [S Philadelphia Blvd] 30,241 ADT

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# MARKET

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# CLOSE-UP

# ABERDEEN STATION

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## FOR MORE INFORMATION, PLEASE CONTACT:

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**CLICK TO VIEW PROPERTY WEBSITE**

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