



COMMERCIAL REAL ESTATE

RETAIL PROPERTY FOR SALE

8733 Pulaski Highway ROSEDALE, MARYLAND 21237



OVERVIEW

Prominent location at the signalized intersection of U.S. 40 (Pulaski Highway) and Rossville Boulevard in Rosedale, MD. Adjacent retailers include Wal-Mart, Sam's Club, Home Depot, Toys R Us, K&G Menswear, Best Buy, and La-Z-Boy.

FEATURING

ACCESS	From Pulaski Highway
SIZE	1.01 acres
AVAILABILITY	SOLD
PRICE	\$1.8 million
ZONING	BR-AS (Business Roadside)

DEMOGRAPHICS AT A GLANCE

2011 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	6,901	101,146	299,747
No. Households	2,572	39,308	118,985
Average HH Income	\$68,559	\$62,327	\$63,342
No. of Businesses	565	3,504	8,654
No. of Employees	6,883	42,023	92,249

All information herein was obtained from sources deemed reliable. This information is subject to change. No warranty is made as to its accuracy.



FOR MORE INFORMATION, CONTACT:

Andrew G. Segall
asegall@segallgroup.com
410.960.0361 **CELL**
410.753.3000 **OFFICE**

SEGALL GROUP COMMERCIAL REAL ESTATE

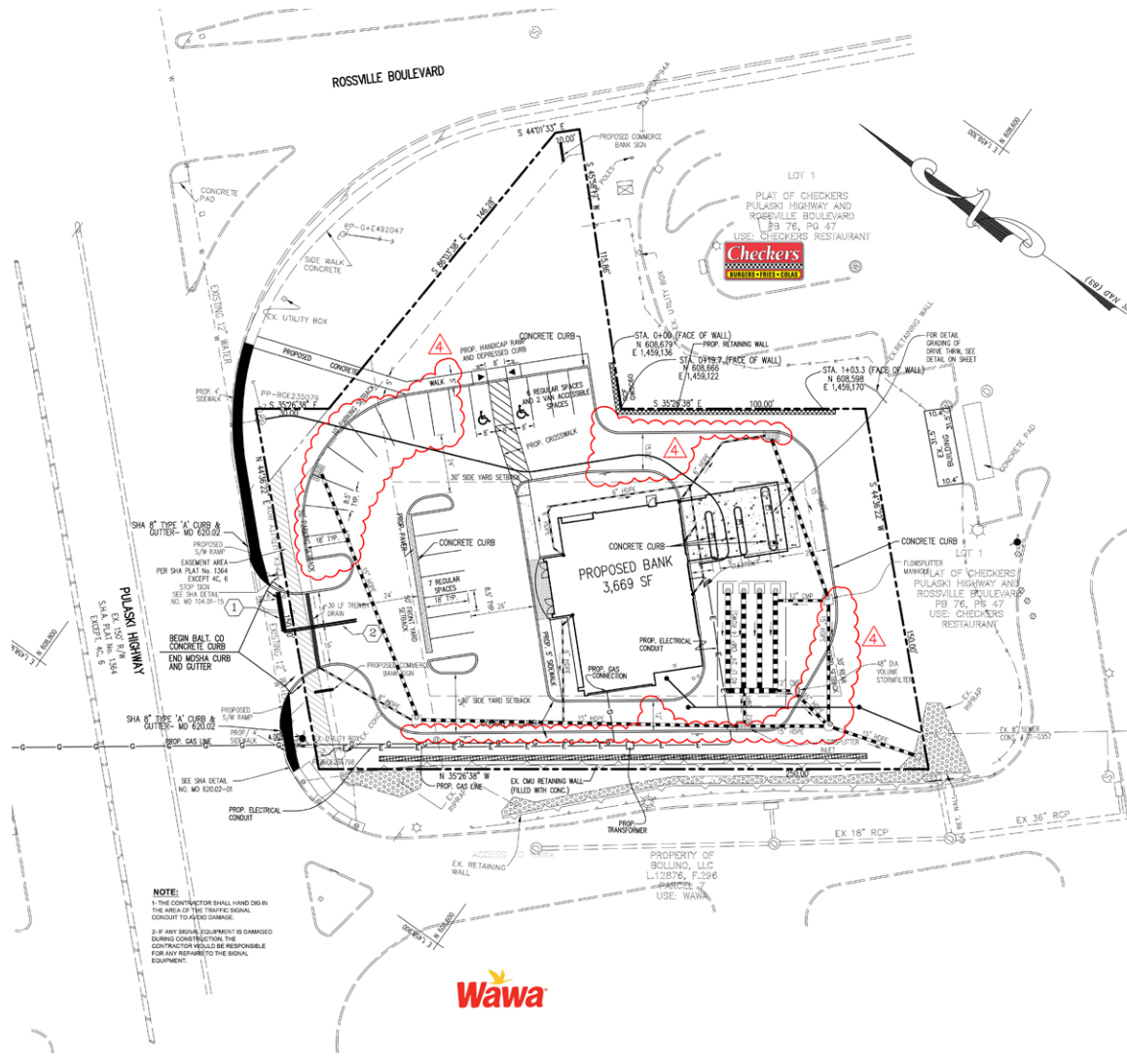
410.753.3000 **OFFICE**
410.753.3010 **FAX**
1829 Reisterstown Rd, Ste. 460
Baltimore, MD 21208

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Members of the International Council of Shopping Centers and Realty Resources.

SITE PLAN 8733 Pulaski Highway, Rosedale MD, 21237

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- Gross Tract Area: 11.01 acres (Parcels 4 & 5)
- Election District: 15
- Tax Map No. 90, Grid 7, Parcels 4 & 5
- ADC Map: Baltimore County Map 37, Grid 5-5
- Existing Use: Motel (Motel Christian)
- Proposed Use: Bank
- Existing Forest Cover: None
- There are no known historic features on this site, or adjacent to this site.
- There are no cemeteries located on or adjacent to the site.
- Planner/Engineer: Patton Harris Real Estate & Associates, Inc. 8818 Centre Park Drive, Suite 200 Columbia, Maryland 21045 T: 410.997.8900 F: 410.997.9282
- The soil types present are: M1: Mide Sand *from Soil Survey-Baltimore County Maryland
- FIRM Community Flood # 240010 0430 B (March 2, 1981)
- Waterhead: Back River

RR DEVELOPMENT STANDARDS (Section 23B)

Maximum Height Limitations:	20'
Max. Height *excludes tower (see code)	
Maximum Floor Area Ratio:	0.08
Stacking Space Requirements:	11 Stacking spaces are shown on the site plan.
5 spaces for first column and	
2 per additional column	
(5) x (12) x 11 spaces at 20' x 11'	

PARKING SCHEDULE:

Buildings:	
Total floor area proposed: 3,669 SF	
Required Parking Spaces:	3.3 spaces per 1,000 SF of floor area (3,669/1000) = 3.67 (11 spaces)
Proposed Parking Spaces:	27 total spaces
25 Regular Spaces @ (8.0 x 18')	
2 Handicapped Van Spaces @ 15' loading area	

PAVEMENT MARKING DETAILS:

- INSTALL 2" WHITE THERMOPLASTIC PAVEMENT MARKING. SEE DETAIL SHEET C-104.
- INSTALL 8" DOUBLE YELLOW THERMOPLASTIC PAVEMENT MARKING. SEE DETAIL SHEET C-104.



VICINITY MAP
SCALE: 1"=2000'

OWNER: ANIRUTICAL C. PATEL
8733 PULASKI HIGHWAY
BALTIMORE, MD 21237
PHONE: 410-997-8900

DEVELOPER: COMMERCE BANK
1000 ATTIMAN WAY, BALTIMORE 1
MOUNTAIN VIEW, MD 21204
PHONE: 410-997-8900

PLANNING ARCHITECTS: PATTON HARRIS REAL ESTATE & ASSOCIATES, P.C.
Engineers, Surveyors, Planners, Landscape Architects
8818 Centre Park Drive, Columbia, MD 21045
T: 410.997.8900 F: 410.997.9282

NO.	REVISION	DATE BY
1	ISSUE FOR PERMITS	11/17/18 JML
2	ISSUE FOR PERMITS	12/10/18 JML
3	ISSUE FOR PERMITS	1/21/19 JML

SITE LAYOUT PLAN
COMMERCE BANK
PULASKI HIGHWAY
8733 PULASKI HWY
BALTIMORE, MD
FIFTEENTH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

SEAL

BY: THE PROFESSIONAL ENGINEER HAS BEEN VERIFIED THAT THESE DOCUMENTS MEET THE REQUIREMENTS OF THE PROFESSIONAL ENGINEERING ACT OF THE STATE OF MARYLAND. LICENSE NO. 10384, COMMERCIAL DISTRICT, BALTIMORE, MD.

PHILA

DESIGNED: PHILIP J. MULLER
DRAWN: J. M. L. JML
DATE: 03/31/18
SCALE: 1"=20'

FILE NO: 14865-1-0
C-4-01
SHEET: 7 OF 23



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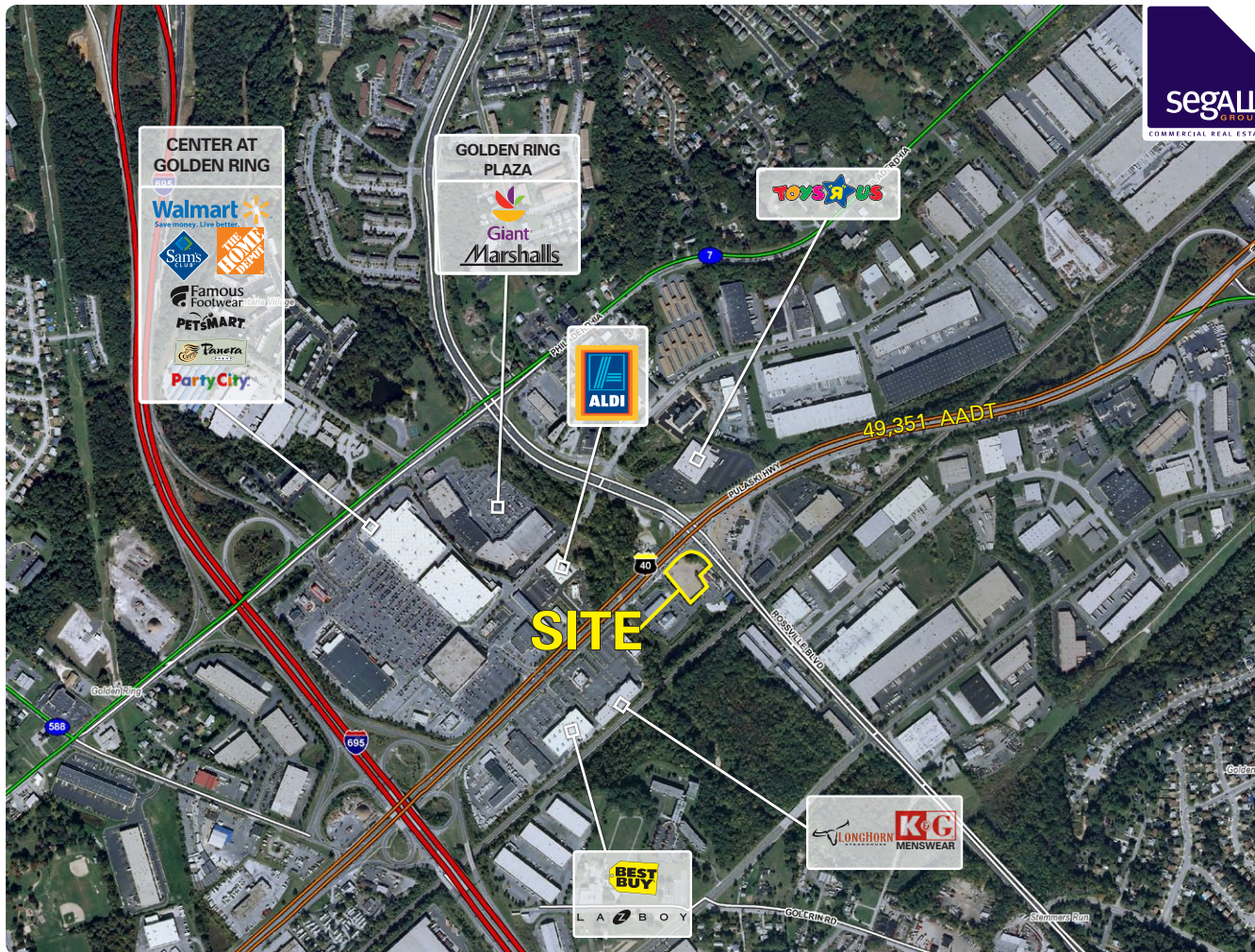
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AERIAL 8733 Pulaski Highway, Rosedale, MD 21237

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