

FOR LEASE

Anne Arundel County, MD

THE SHOPS AT RIVIERA BEACH

8482 FORT SMALLWOOD ROAD | PASADENA, MARYLAND, 21122

AVAILABLE

(3) 1,400 sf storefronts (28' x 50')

TRAFFIC COUNT

18,135 AADT (Fort Smallwood Rd)

ZONING

C3 (General Commercial)

UTILITIES

Gas, public sewer and water

RENTAL RATE

Negotiable

HIGHLIGHTS

- ▶ New 7,000 sf convenience-oriented retail center by the intersection of Fort Smallwood Road and Riviera Drive
- ▶ Site is immediately across from Lauer's Food Market and Rite Aid Pharmacy and between McDonald's and Bank of America
- ▶ Around the corner from Sunset Park, Sunset Elementary School and Northeast Senior High School



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BIRDSEYE

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DOMINANT LIFESTYLES

2 mile radius



47% Pleasantville



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esri.com/tapestry

Average HH Size: 2.86
Median Age: 41.9
Median HH Income: \$85,000

27% Enterprising Professionals



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Average HH Size: 2.46
Median Age: 34.8
Median HH Income: \$77,000

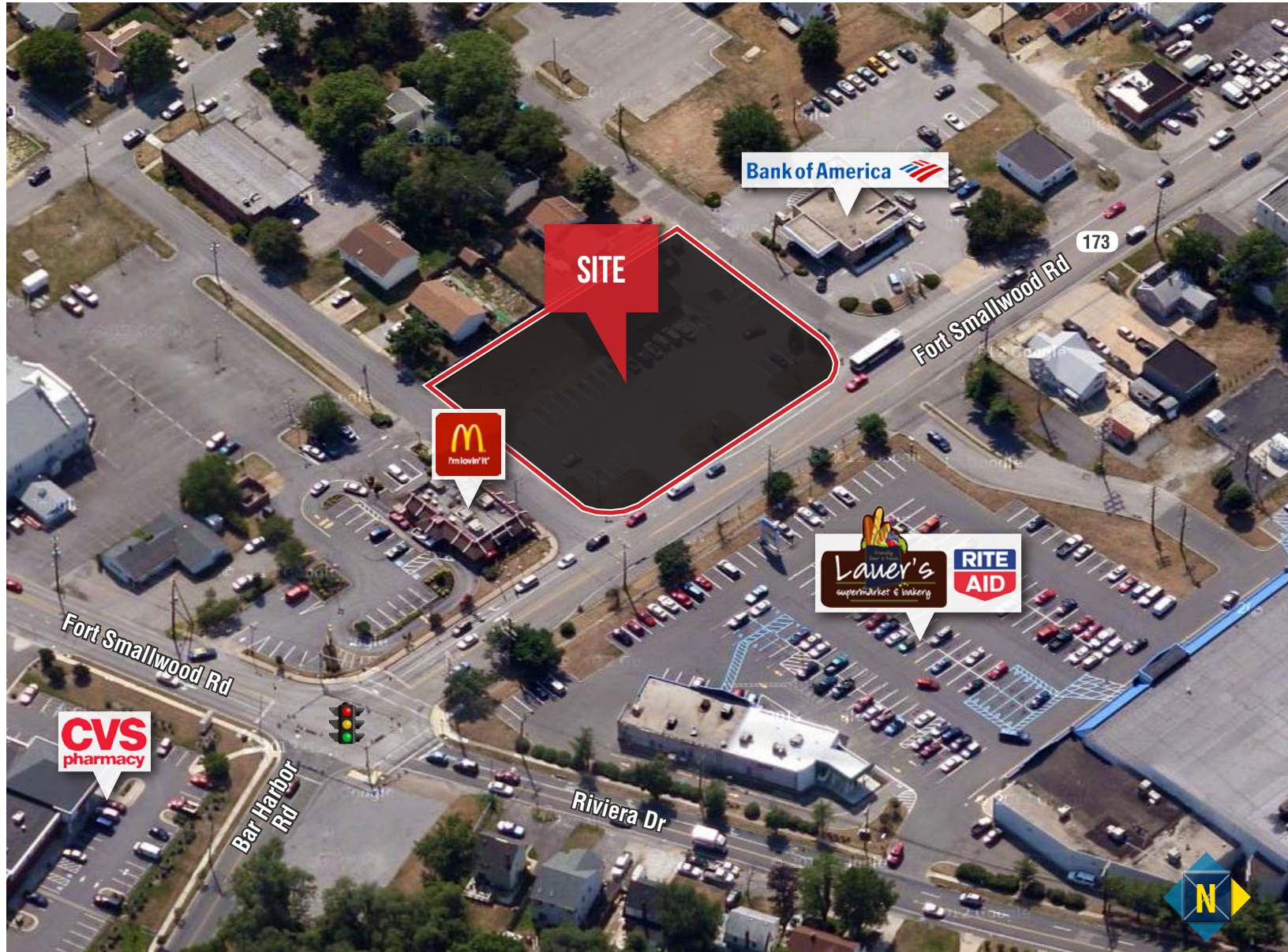
16% Soccer Moms



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Average HH Size: 2.96
Median Age: 36.6
Median HH Income: \$84,000



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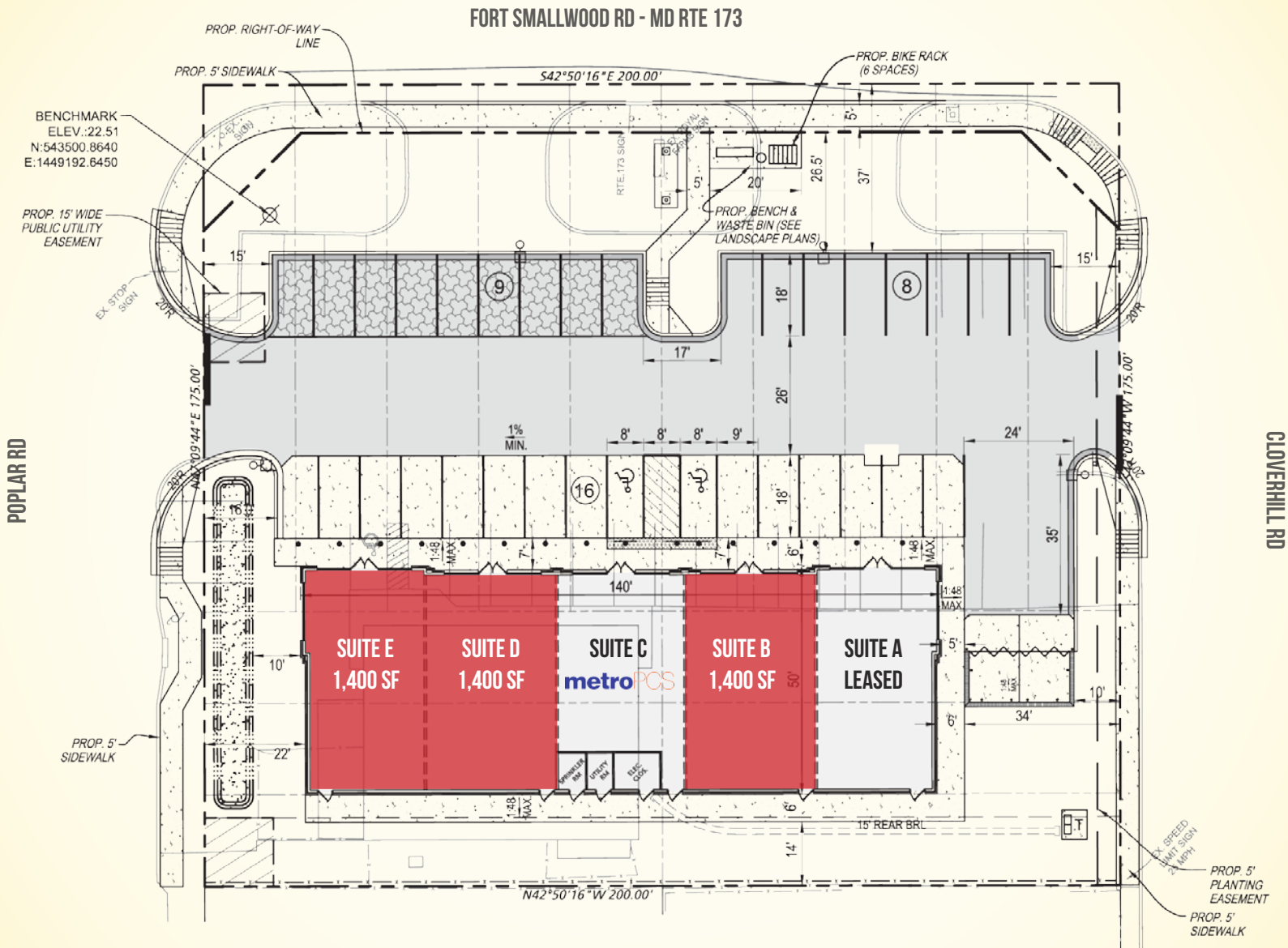


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FLOOR PLAN

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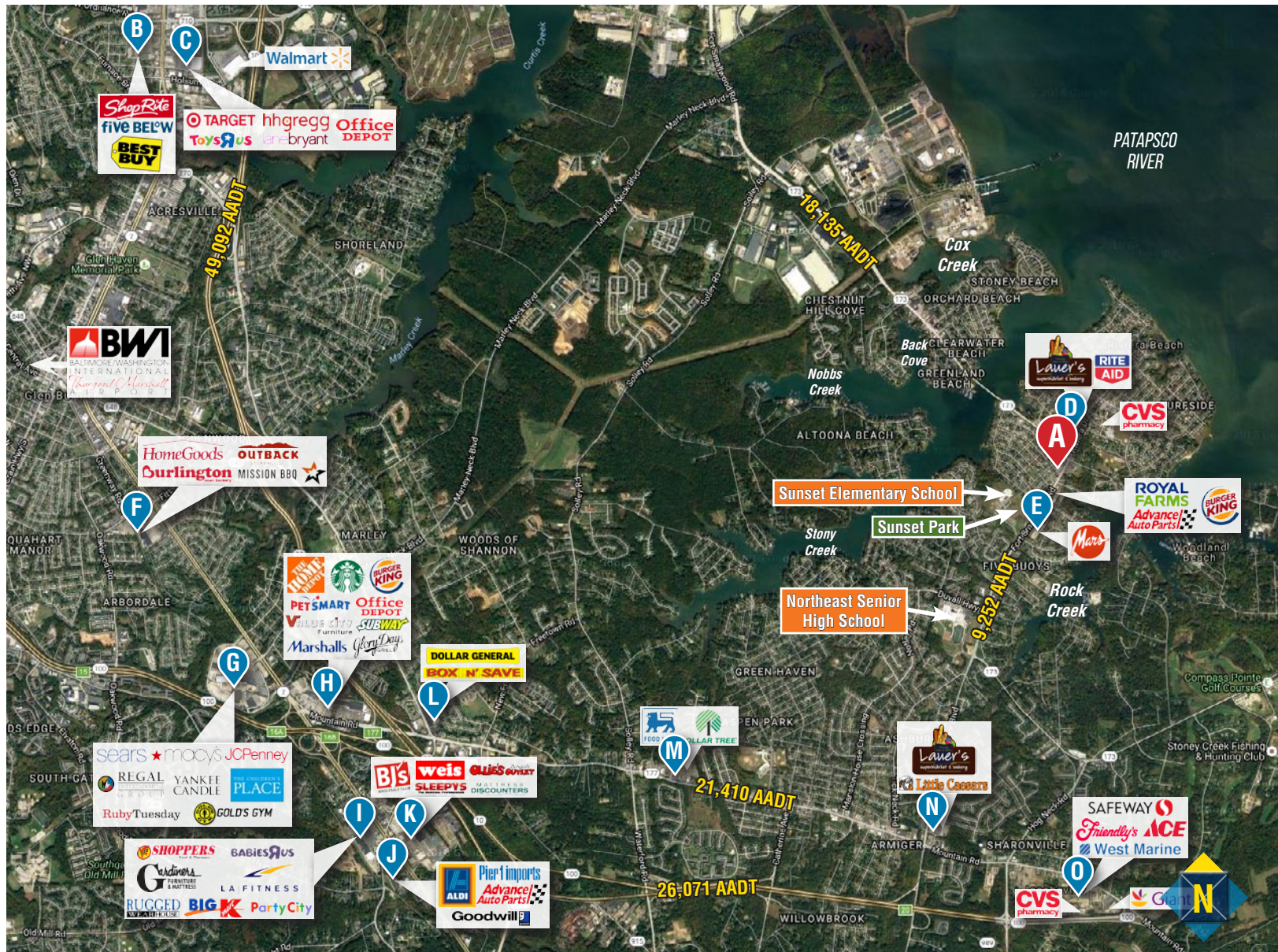
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TRADE AREA

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- A** The Shops at Riviera Beach
- B** Chesapeake Square
- C** The Centre at Glen Burnie
- D** Riviera Plaza
- E** Pine Grove Village
- F** Harundale Plaza
- G** Marley Station Mall
- H** Southdale
- I** Pasadena Crossroads
- J** Jumpers Junction
- K** Festival at Pasadena
- L** Sun Valley Shopping Center
- M** Mountain Marketplace
- N** Chesterfield Plaza
- O** Lakeshore Plaza



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LOCATION / DEMOGRAPHICS

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DEMOGRAPHICS

1 mile 2 miles 3 miles



Population

11,235 26,688 47,264



Number of Households

4,147 9,698 16,866



Average Household Income

\$90,933 \$97,001 \$101,450



Daytime Employees

1,888 3,722 8,866

RETAIL EXPENDITURES

1 mile 2 miles 3 miles



Furniture & Home

\$5.3M \$13.2M \$24.2M



Entertainment & Recreation

\$13.9M \$34.9M \$63.6M



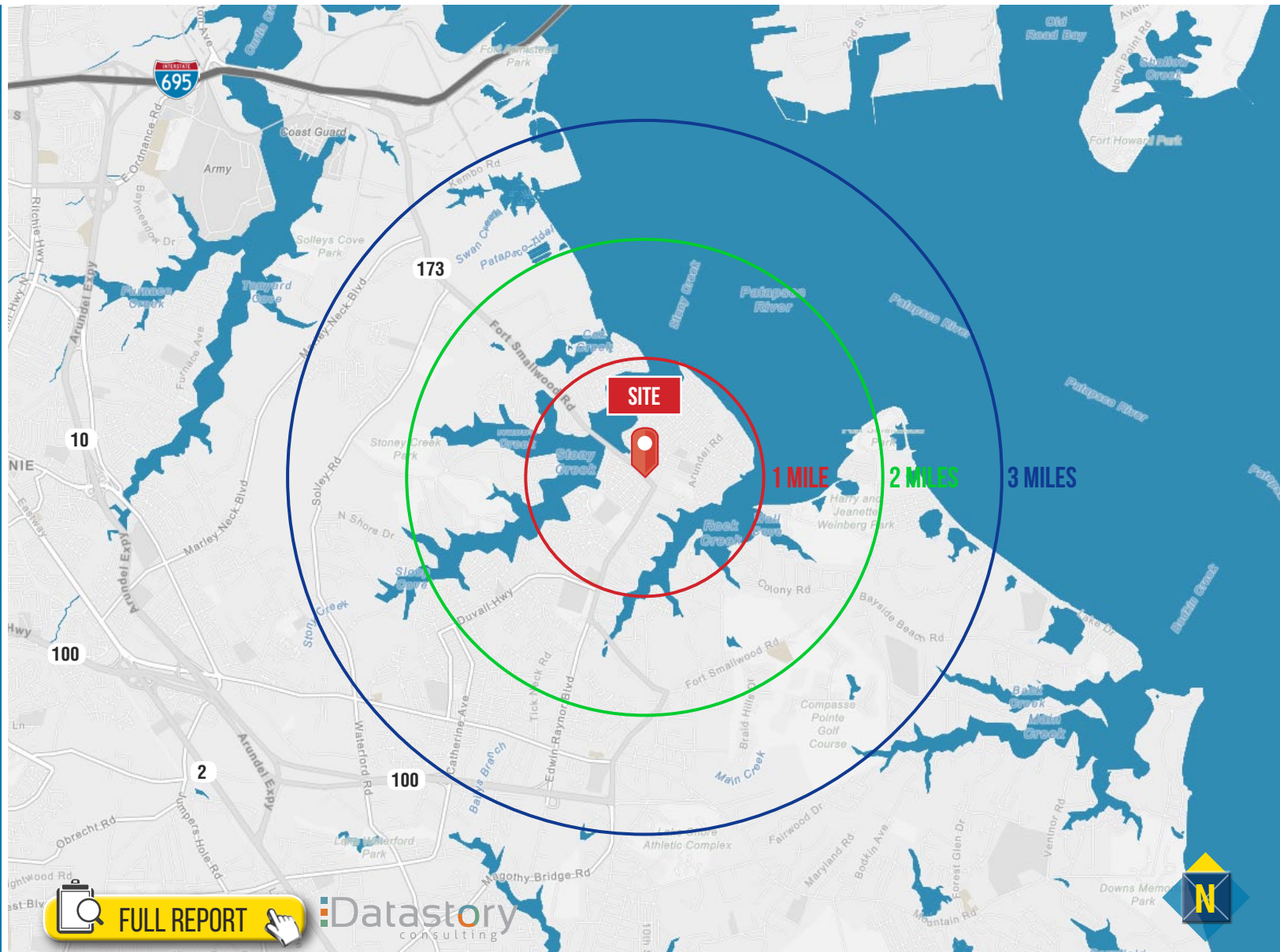
Fashion & Clothing

\$9.7M \$24.2M \$44.3M



Food & Drink

\$14.4M \$36.4M \$67.1M



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