

FOR LEASE

Anne Arundel County, MD

ROCK CREEK VILLAGE

8539 FORT SMALLWOOD ROAD | PASADENA, MARYLAND 21122

AVAILABLE

2,077sf

LOT SIZE

1.83 Acres

ZONING

C3 (Commercial - General)

RENTAL RATE

\$25.00/sf NNN

OCCUPANCY

Immediate

HIGHLIGHTS

- ▶ Free standing 2,077 sf building (former 7-Eleven)
- ▶ Great visibility with means of egress on Fort Smallwood and Johnson Road
- ▶ Around the corner from Sunset Park, Sunset Elementary School, and Northeast Senior High School



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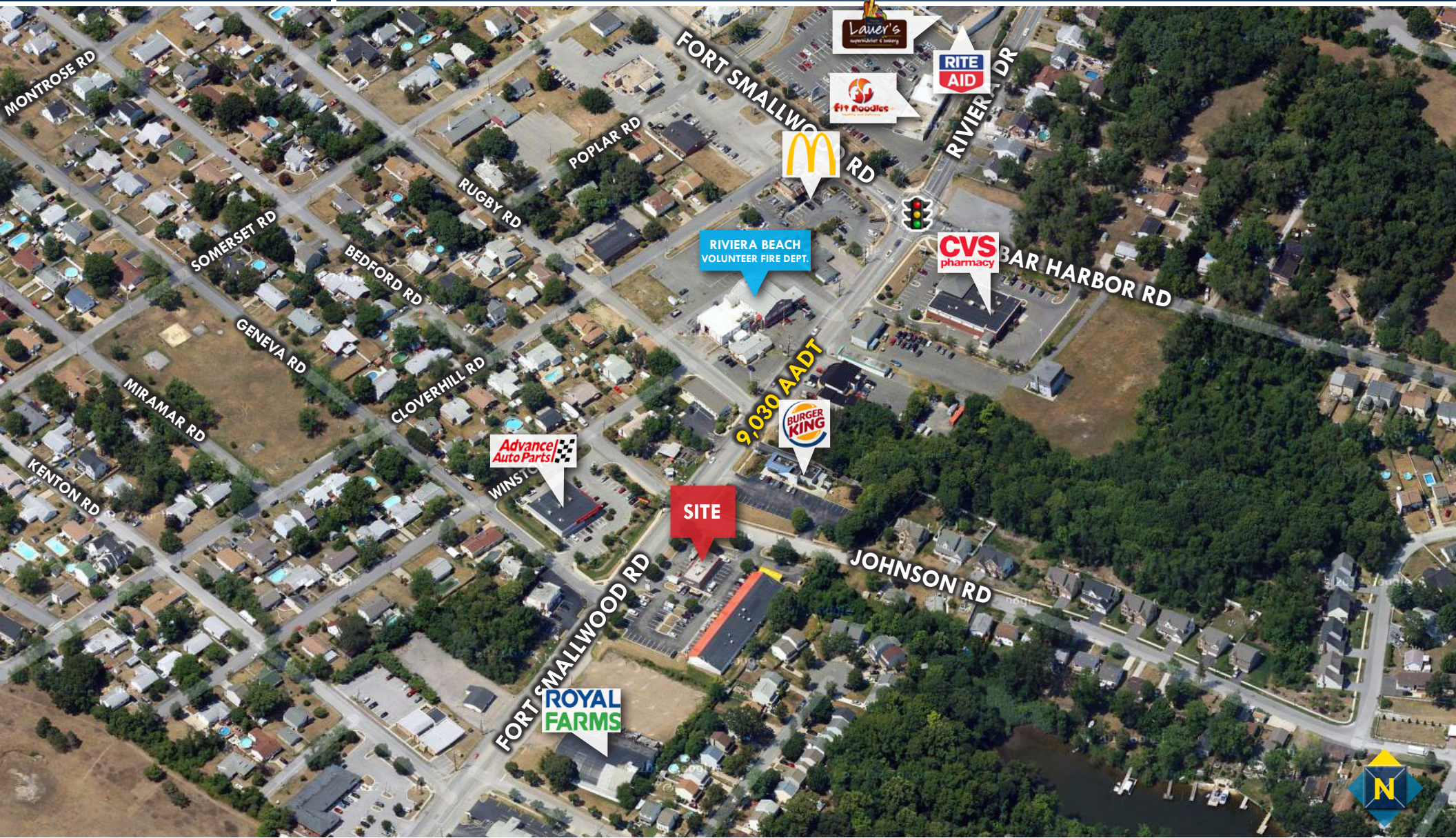
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BIRDSEYE

ROCK CREEK VILLAGE SHOPPING CENTER | 8539 FORT SMALLWOOD ROAD | PASADENA, MARYLAND 21122



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TRADE AREA

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DOMINANT LIFESTYLES

2 mile radius



74% Pleasantville



LEARN MORE

esri.com/tapestry

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

23% Enterprising Professionals



LEARN MORE

esri.com/tapestry

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

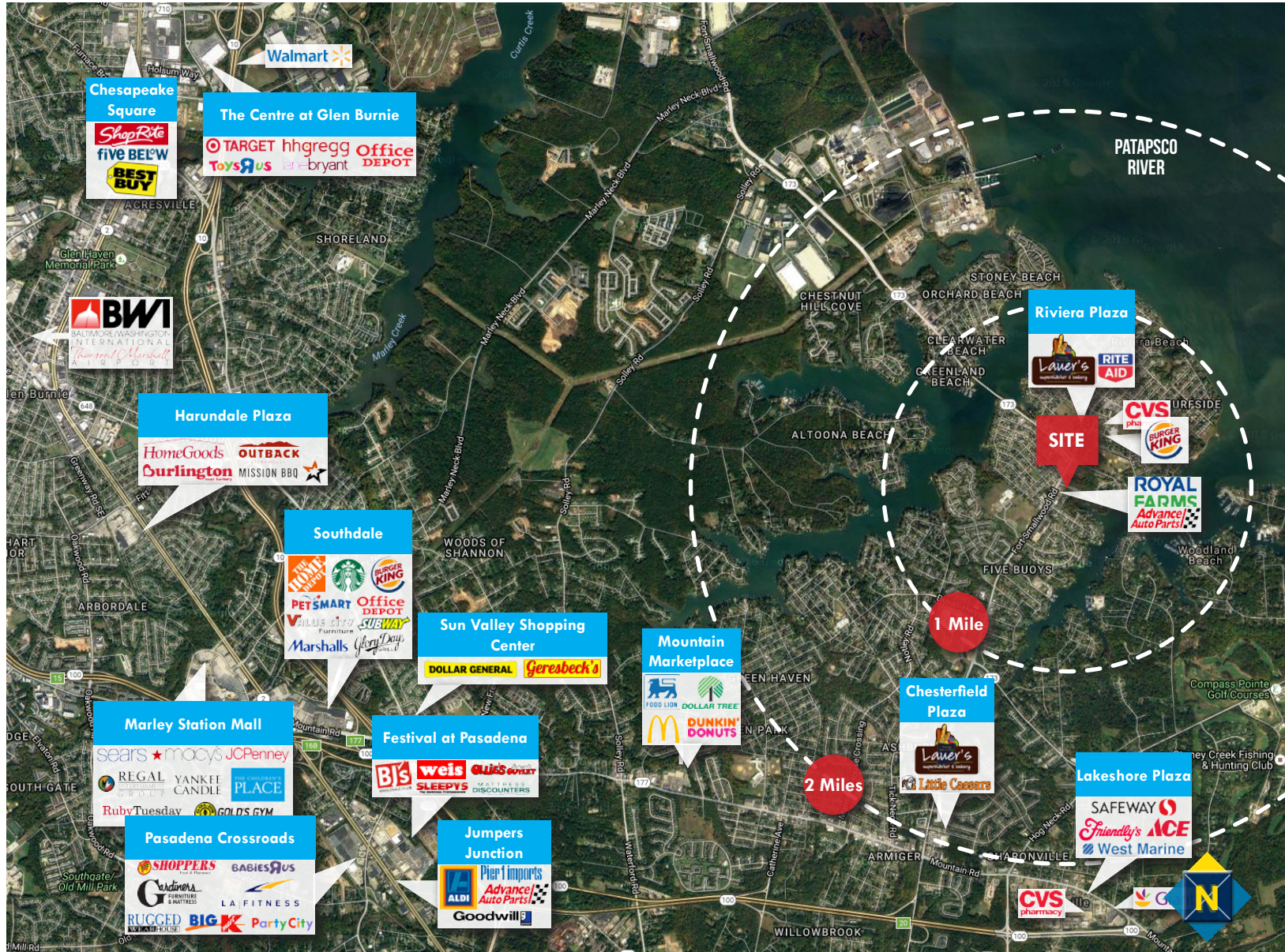
3% Soccer Moms



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esri.com/tapestry

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



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LOCATION / DEMOGRAPHICS

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DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population	10,205	49,420	102,650
Number of Households	3,745	17,613	36,786
Average Household Income	\$92,426	\$102,087	\$101,339
Daytime Employees	1,429	8,213	27,528

RETAIL EXPENDITURES

	1 mile	3 miles	5 miles
Furniture & Home	\$7.8 M	\$41 M	\$84.6 M
Entertainment & Recreation	\$12.7 M	\$66.8 M	\$138 M
Fashion & Clothing	\$8.9 M	\$46.5 M	\$96 M
Food & Drink	\$33.5 M	\$178.9 M	\$369.2 M



FULL REPORT

Datastory consulting



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