



1,900 SF ± RETAIL/OFFICE SPACE

2932 MOUNTAIN ROAD | PASADENA, MARYLAND 21122

FOR
LEASE

YOUR
SIGN
HERE!



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 1,900 SF $\pm$ retail/office space (Unit 1)
- Recently renovated
- One (1) dedicated restroom
- New HVAC system
- High visibility location facing Mountain Road (16,402 cars per day)
- Pylon signage available
- Close proximity to high-volume national and regional retail drivers, including Green Valley Marketplace, Safeway, Walmart, BJ's Wholesale Club, T.J. Maxx, Sprouts, Hobby Lobby and more
- Effortless access to major regional thoroughfares including MD Route 100, MD Route 2 (Ritchie Highway), I-97 and I-695
- Surrounded by established residential neighborhoods, providing a strong, loyal local customer base with strong average household incomes

AVAILABLE:

1,900 SF $\pm$ (UNIT 1)

TRAFFIC COUNT:

16,402 AADT (MOUNTAIN RD)

ZONING:

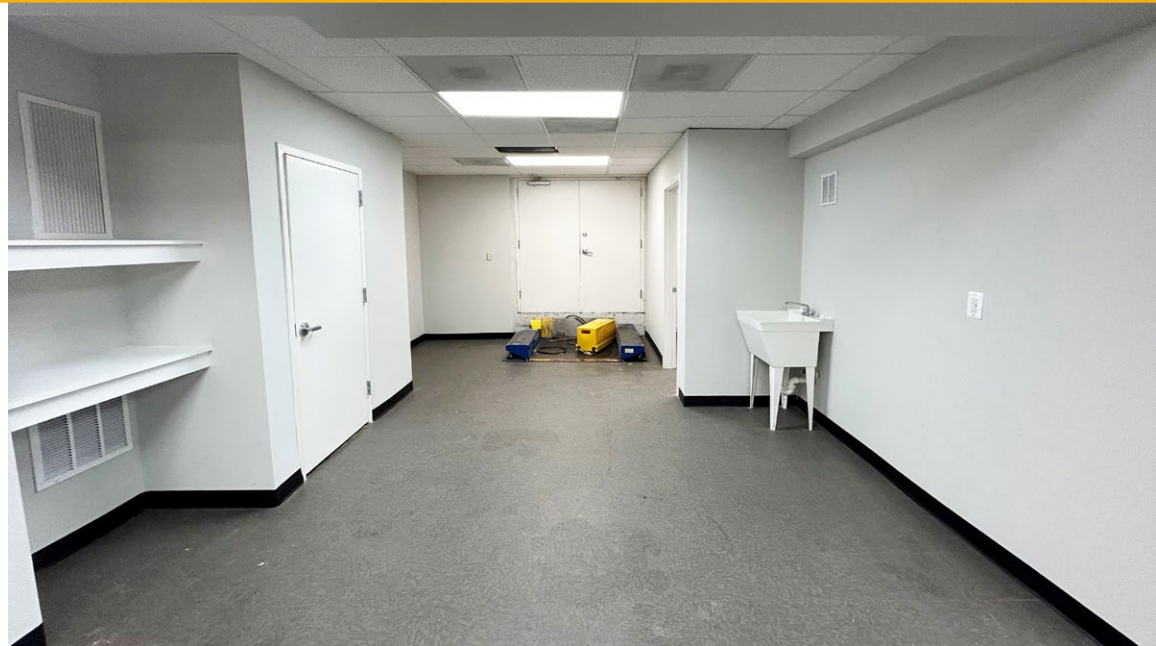
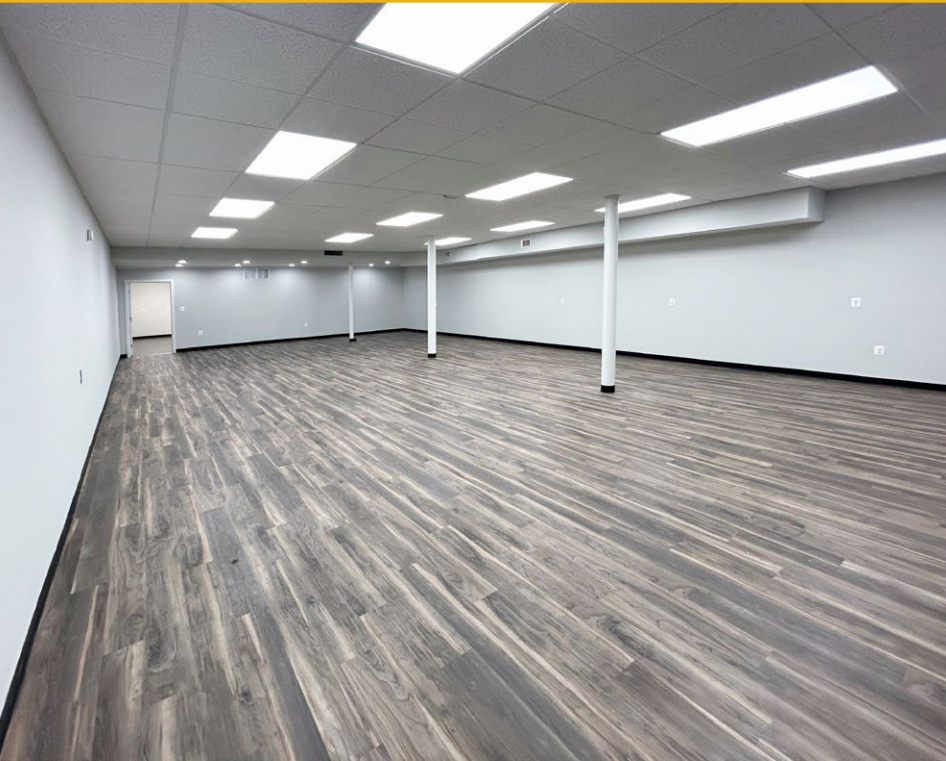
C3 (COMMERCIAL - GENERAL)

RENTAL RATE:

\$24.00 PSF, MODIFIED GROSS



INTERIOR PHOTOS

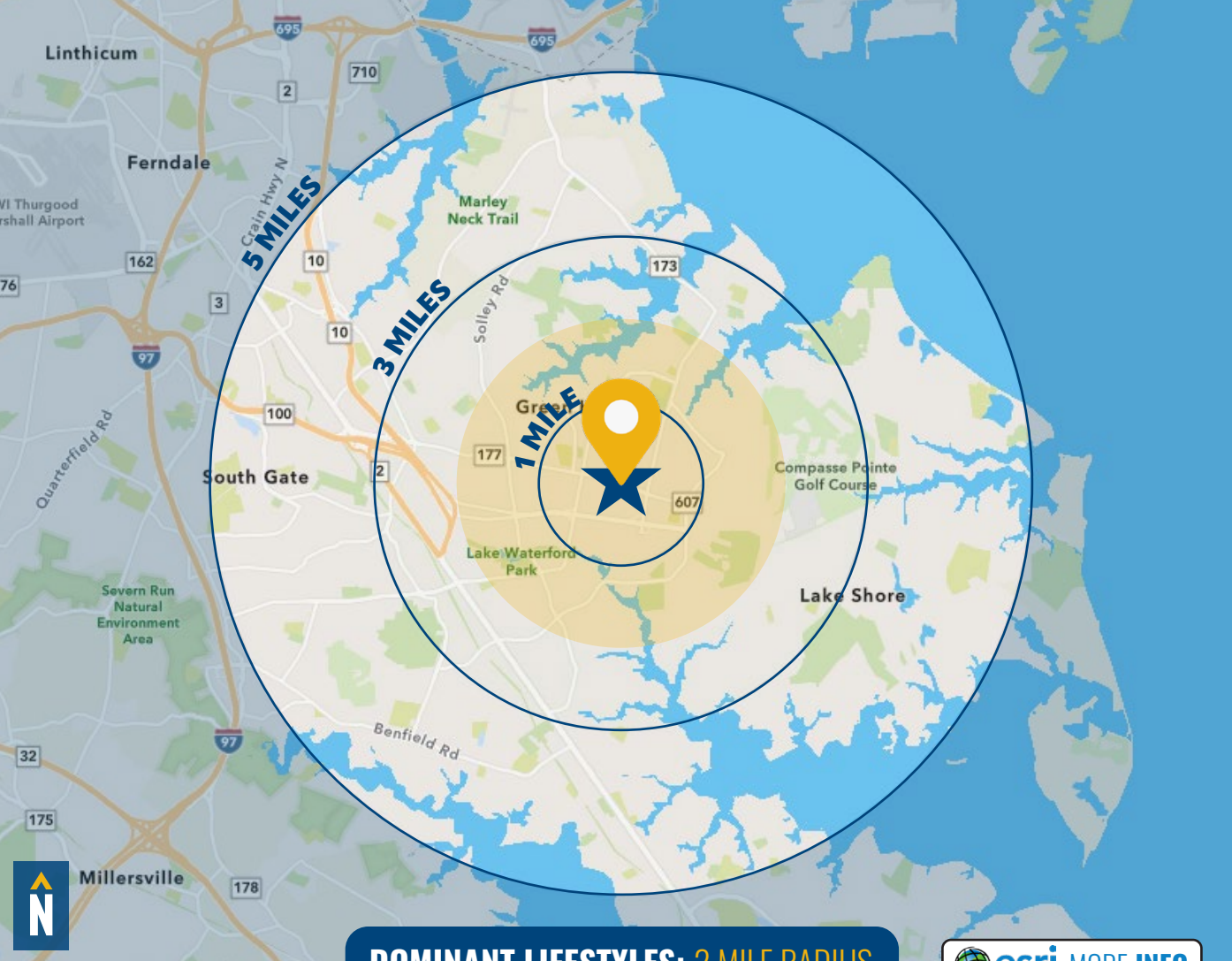


LOCAL BIRDSEYE



MARKET AERIAL





DOMINANT LIFESTYLES: 2 MILE RADIUS

esri MORE INFO

34%

DREAMBELT



MEDIAN

AGE: 41.5

HH INCOME: \$94,802

About half of this population is between 35 and 74, and most households consist of married cohabitating couples. They like to shop at warehouse clubs and often spend money on their pets and gardening tools.

26%

**SAVVY
SUBURBANITES**



MEDIAN

AGE: 44.0

HH INCOME: \$139,696

These residents work in professional fields such as management and finance, where couples' combined wages positions them in the middle to upper income tiers. They like to invest in home improvement/landscaping.

24%

**FLOURISHING
FAMILIES**



MEDIAN

AGE: 39.0

HH INCOME: \$111,751

Most householders are between the ages of 35 and 64, consisting of mainly large families with children. They are often employed in professional roles, and frequent large retail hardware and hobby stores.

DEMOGRAPHICS

2026

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



13,771

66,158

165,798

DAYTIME POPULATION



9,072

47,533

125,223

AVERAGE HOUSEHOLD INCOME



\$150,027

\$162,618

\$167,170

NUMBER OF HOUSEHOLDS



5,041

24,531

61,149

MEDIAN AGE



39.4

40.0

39.9

FULL DEMOS REPORT

FOR MORE INFO CONTACT:



PATRICK J. SMITH

SENIOR REAL ESTATE ADVISOR

847.346.2701

PJSMITH@mackenziecommercial.com



MIKE RUOCCO

SENIOR VICE PRESIDENT & PRINCIPAL

410.494.4868

MRUOCCO@mackenziecommercial.com



VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

410-821-8585

**2328 W. Joppa Road, Suite 200
Lutherville, MD 21093**

OFFICES IN: ANNAPOLIS, MD BALTIMORE, MD BEL AIR, MD COLUMBIA, MD **LUTHERVILLE, MD** CHARLOTTESVILLE, VA

www.MACKENZIECOMMERCIAL.com

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions imposed by our principals.