



RETAIL/OFFICE SPACE

2932 MOUNTAIN ROAD | PASADENA, MARYLAND 21122

FOR
LEASE

**YOUR
SIGN
HERE!**

UNIT 3

**820 SF
AVAILABLE**

SIGNAGE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 820 SF \pm retail/office space
- Recently renovated
- One (1) dedicated restroom
- New HVAC system
- High visibility location facing Mountain Road (16,402 cars per day)
- Pylon signage available
- Easy access to Route 100, Route 2, I-97, I-695

AVAILABLE:

820 SF \pm (UNIT 3)

PARKING:

SURFACE PARKING AVAILABLE

TRAFFIC COUNT:

16,402 AADT (MOUNTAIN RD)

ZONING:

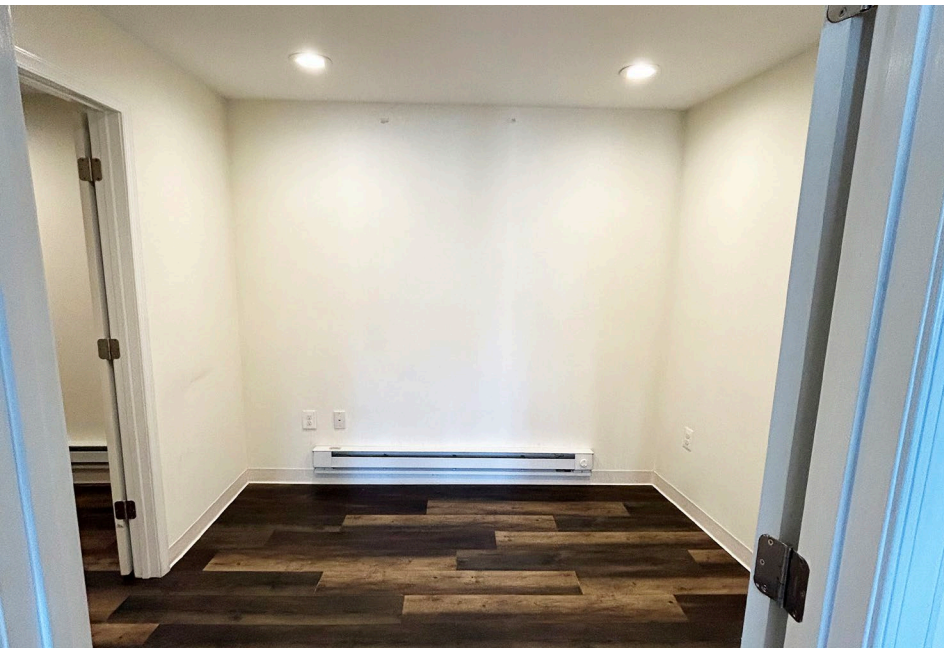
C3 (COMMERCIAL - GENERAL)

RENTAL RATE:

\$24.00 PSF, MODIFIED GROSS



INTERIOR PHOTOS

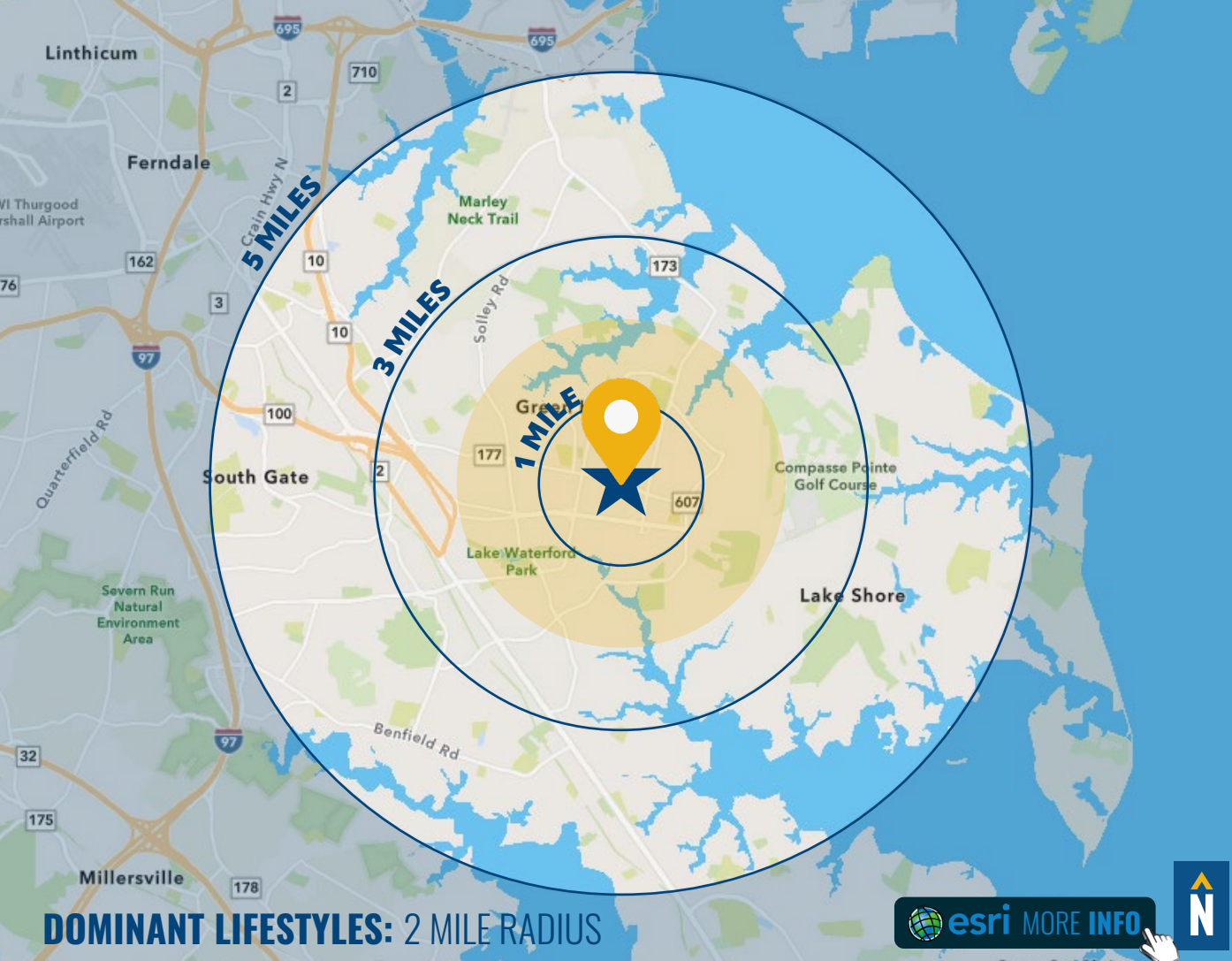


LOCAL BIRDSEYE



MARKET AERIAL





DEMOGRAPHICS

2024

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



15,285

66,081

166,372

DAYTIME POPULATION



9,653

44,927

121,537

AVERAGE HOUSEHOLD INCOME



\$141,857

\$151,018

\$157,253

NUMBER OF HOUSEHOLDS



5,558

24,387

61,194

MEDIAN AGE



38.9

39.8

39.6

DOMINANT LIFESTYLES: 2 MILE RADIUS

 [esri](#) MORE INFO



28%
ENTERPRISING
PROFESSIONALS



These residents are well educated and climbing the ladder in STEM (science, technology, engineering and mathematics) occupations. This young market makes over 1.5 times more income than the US median.

Median Age: **35.3**

Median Household Income: **\$86,600**

24%
PLEASANTVILLE



Prosperous domesticity best describes these settled denizens. They maintain their higher incomes and standard of living with dual incomes, and shop online and in a variety of stores, from upscale to discount.

Median Age: **42.6**

Median Household Income: **\$92,900**

18%
WORKDAY
DRIVE



Life in the suburban wilderness offsets the hectic pace of two working parents with growing children for this affluent, family-oriented market. They favor time-saving devices and like banking online.

Median Age: **37.0**

Median Household Income: **\$90,500**

[FULL DEMOS REPORT](#)

FOR MORE INFO **CONTACT:**



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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