

PASADENA PAD SITE OPPORTUNITY

305-307 MOUNTAIN ROAD | PASADENA, MARYLAND 21122

AVAILABLE

1.62 Acres ± Total

ZONING

C1 (Commercial - Local)

TRAFFIC COUNT

16,402 AADT (Mountain Rd)

HIGHLIGHTS

- ▶ 1.62 Acres ± available (can be subdivided as small as 0.5 Ac)
- ▶ Situated adjacent to Shell gas station, just off of a signalized intersection with Solley Road
- ▶ Across from Mountain Market-place (Food Lion, Dollar Tree, McDonald's, Dunkin' and more)
- ▶ High disposable incomes: (\$135,000 avg. HH income)
- ▶ Easy access to Route 2 (Ritchie Hwy), Route 100 and I-97
- ▶ 15 min. drive from BWI Airport
- ▶ 25 min. drive from Annapolis
- ▶ 30 min. drive from Baltimore



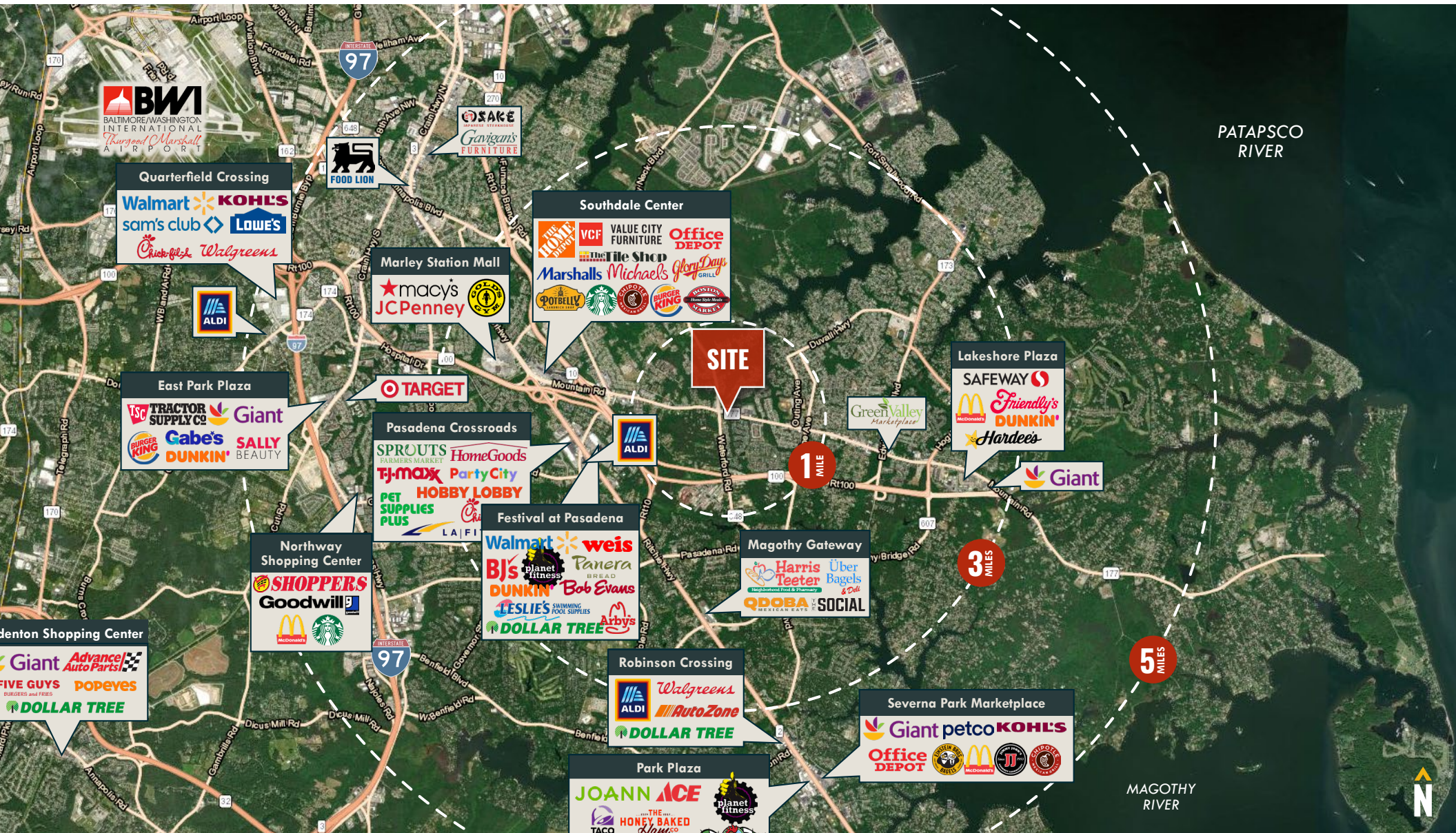
CONCEPTUAL: CAR WASH

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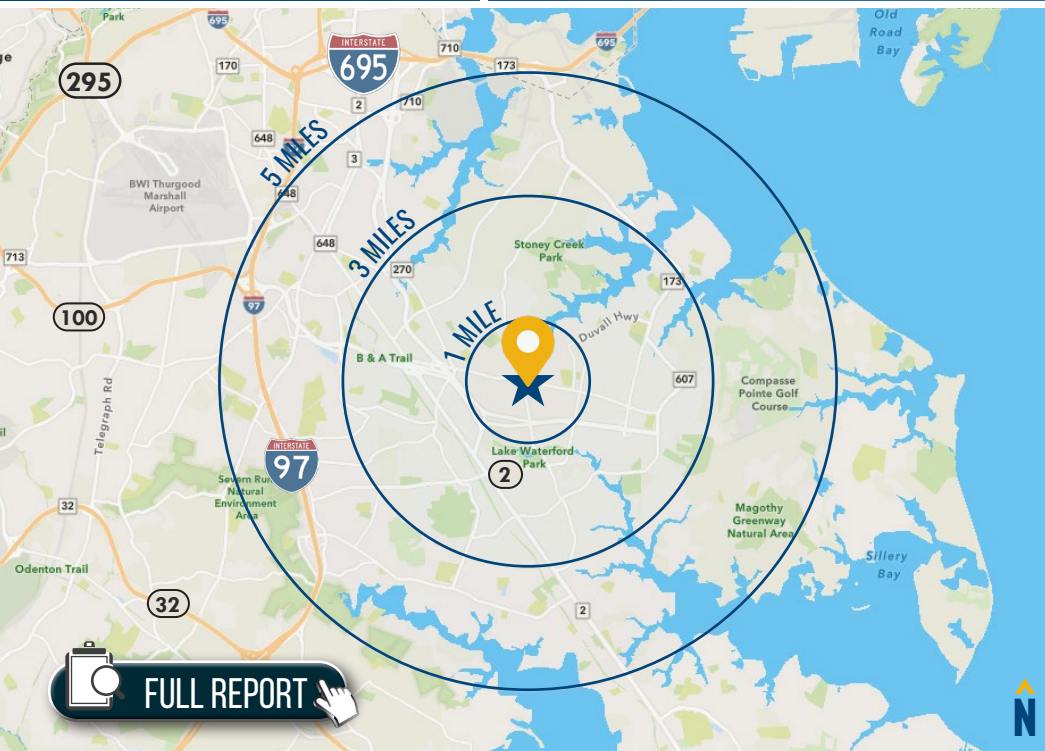
TRADE AREA

305-307 MOUNTAIN ROAD | PASADENA, MARYLAND 21122



LOCATION / DEMOGRAPHICS (2022)

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RESIDENTIAL POPULATION

10,076
1 MILE
83,469
3 MILES
183,440
5 MILES

NUMBER OF HOUSEHOLDS

3,500
1 MILE
30,571
3 MILES
67,400
5 MILES

AVERAGE HH SIZE

2.87
1 MILE
2.72
3 MILES
2.70
5 MILES

MEDIAN AGE

35.4
1 MILE
38.8
3 MILES
39.7
5 MILES

AVERAGE HH INCOME

\$131,142
1 MILE
\$134,614
3 MILES
\$137,757
5 MILES

EDUCATION (COLLEGE+)

64.1%
1 MILE
63.1%
3 MILES
64.2%
5 MILES

EMPLOYMENT (AGE 16+ IN LABOR FORCE)

97.6%
1 MILE
95.7%
3 MILES
96.0%
5 MILES

DAYTIME POPULATION

7,487
1 MILE
63,244
3 MILES
163,501
5 MILES

19%

PLEASANTVILLE

2 MILES

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.

2.88
AVERAGE HH SIZE

42.6
MEDIAN AGE

\$92,900
MEDIAN HH INCOME

LEARN MORE

17%

WORKDAY DRIVE

2 MILES

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.

2.97
AVERAGE HH SIZE

37.0
MEDIAN AGE

\$90,500
MEDIAN HH INCOME

LEARN MORE

16%

ENTERPRISING PROFESSIONALS

2 MILES

These residents are well educated and climbing the ladder in STEM (science, technology, engineering and mathematics) occupations. This young market makes over 1-1/2 times more income than the US median.

2.48
AVERAGE HH SIZE

35.3
MEDIAN AGE

\$86,600
MEDIAN HH INCOME

LEARN MORE

15%

HOME IMPROVEMENT

2 MILES

These married-couple families spend a lot of time on the go and therefore tend to eat out regularly. When at home, weekends are consumed with home improvement and remodeling projects.

2.88
AVERAGE HH SIZE

37.7
MEDIAN AGE

\$72,100
MEDIAN HH INCOME

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