

FOR SALE

Anne Arundel County, MD

4487 MOUNTAIN ROAD

PASADENA, MARYLAND 21122

AVAILABLE

130,701 sf

LOT SIZE

3.0 Acres

ZONING

C1 (Local Commercial)

R1 (Residential)

TRAFFIC COUNT

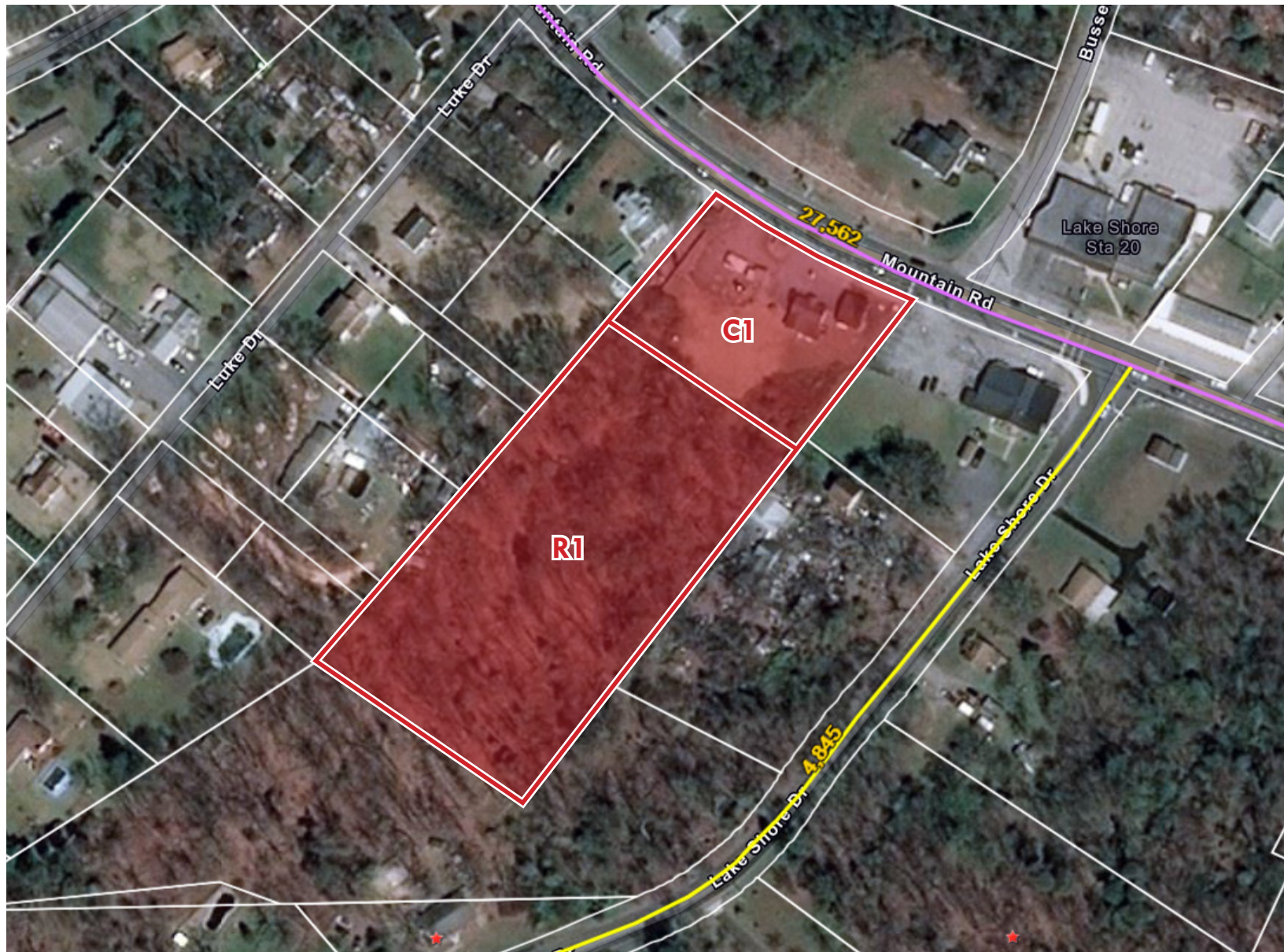
27,562 AADT (Mountain Rd)

SALE PRICE

\$399,000

HIGHLIGHTS

- ▶ Currently zoned C-1 (~38,768 SF) and R-1 (~91,933 SF)
- ▶ Well suited for convenience store, child or adult daycare, fitness, pet grooming, beauty salon, bakery/restaurant, liquor store
- ▶ Small office and storage buildings with parking and direct entry to Mountain Road - tear down or renovate and reuse

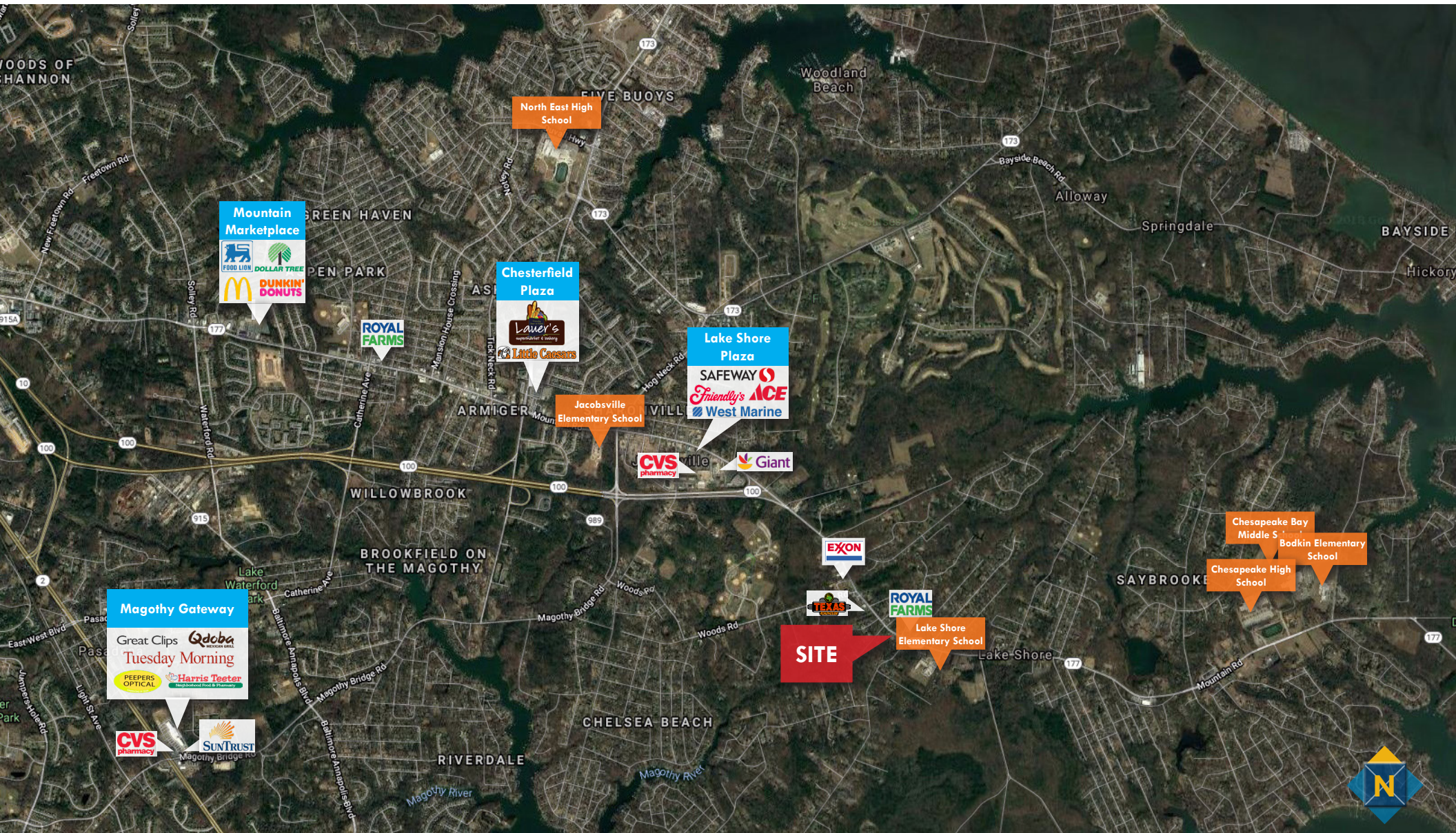


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TRADE AREA

4487 MOUNTAIN ROAD | PASADENA, MARYLAND 21122

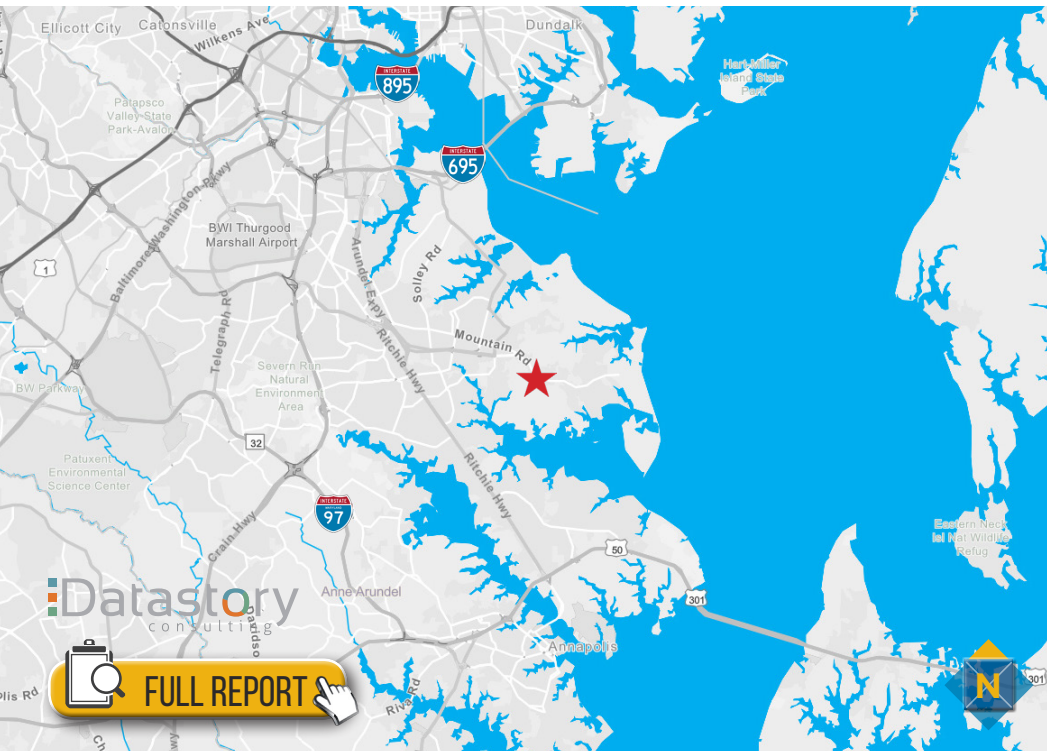


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LOCATION / DEMOGRAPHICS

4487 MOUNTAIN ROAD | PASADENA, MARYLAND 21122



Datastory consulting

FULL REPORT

RESIDENTIAL POPULATION 1,494 1 MILE 18,561 3 MILES 52,630 5 MILES	NUMBER OF HOUSEHOLDS 1,012 1 MILE 14,718 3 MILES 40,478 5 MILES	AVERAGE HH SIZE 2.93 1 MILE 2.82 3 MILES 2.83 5 MILES	MEDIAN AGE 45.2 1 MILE 43.4 3 MILES 41.7 5 MILES
AVERAGE HH INCOME \$124,151 1 MILE \$127,545 3 MILES \$125,880 5 MILES	EDUCATION (COLLEGE+) 56.6% 1 MILE 65.6% 3 MILES 68.4% 5 MILES	EMPLOYMENT (AGE 16+ IN LABOR FORCE) 92.5% 1 MILE 95.3% 3 MILES 95.6% 5 MILES	DAYTIME POPULATION 2,111 1 MILE 25,688 3 MILES 80,880 5 MILES

37.2%
SAVVY SUBURBANITES
2 MILES

Well educated, well read, and well capitalized. Their suburban lifestyle includes home remodeling and gardening plus the active pursuit of sports and exercise. They enjoy good food and wine, plus the amenities of the city's cultural events.



2.85
AVERAGE HH SIZE
45.1
MEDIAN AGE
\$108,700
MEDIAN HH INCOME

30.7%
PLEASANTVILLE
2 MILES

2.88
AVERAGE HH SIZE
42.6
MEDIAN AGE
\$92,900
MEDIAN HH INCOME



2.88
AVERAGE HH SIZE
42.6
MEDIAN AGE
\$92,900
MEDIAN HH INCOME

13.1%
EXURBANITES
2 MILES

They are approaching retirement but showing few signs of slowing down. They are active in their communities, generous in their donations, and seasoned travelers. They have cultivated a lifestyle that is both affluent and urbane.



2.50
AVERAGE HH SIZE
51.0
MEDIAN AGE
\$103,400
MEDIAN HH INCOME

12.1%
SOCCER MOMS
2 MILES

Affluent, family-oriented market with a country flavor. Residents are partial to new housing away from the bustle of the city but close enough to commute to professional job centers. They favor timesaving devices, like banking online or housekeeping services.



2.97
AVERAGE HH SIZE
37.0
MEDIAN AGE
\$90,500
MEDIAN HH INCOME