

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

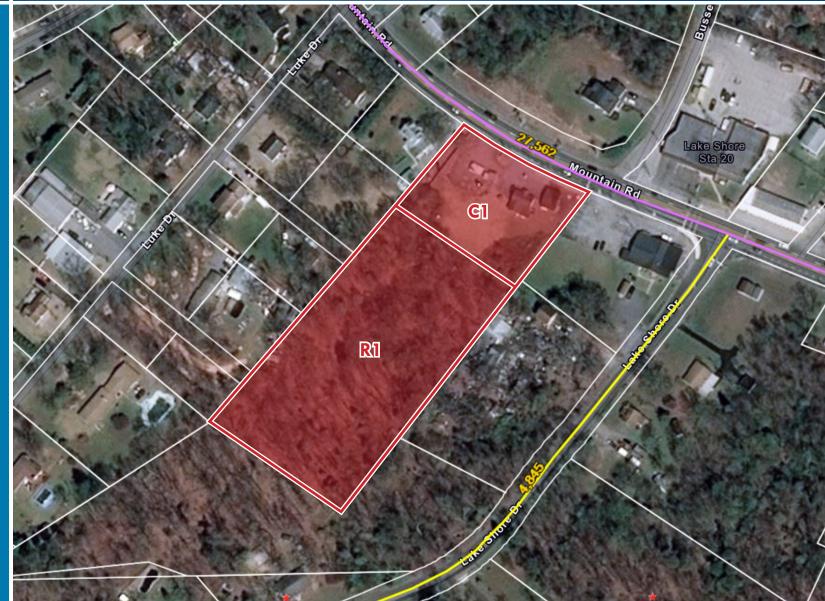
\$399,000

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







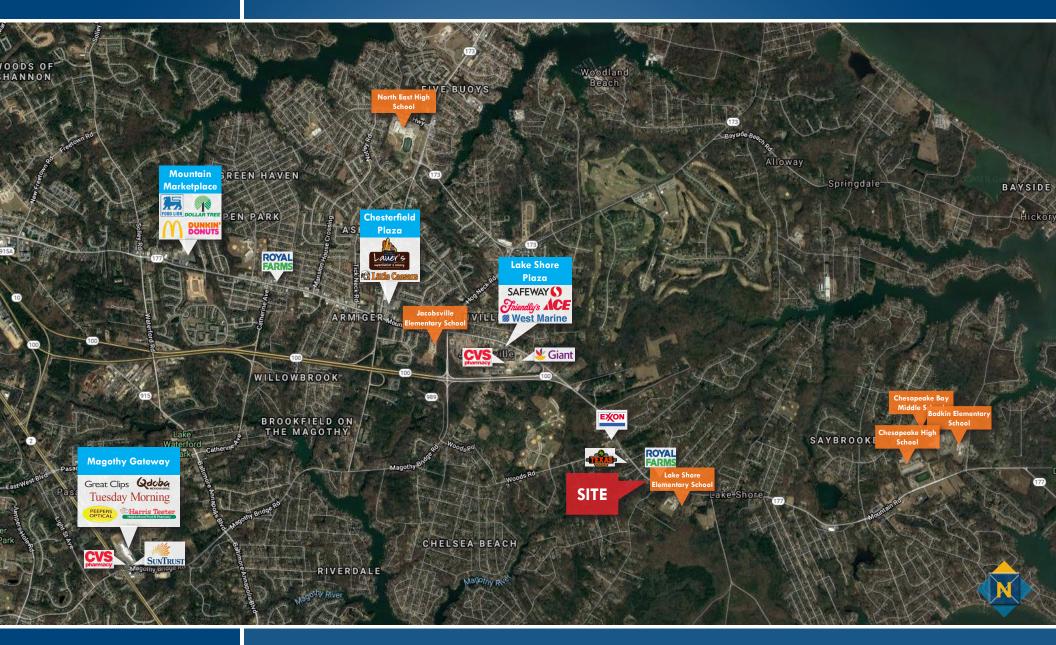
Bethany Hobbs | Real Estate Advisor

🔁 410.953.0359 🛛 🗠 bhobbs@mackenziecommercial.com

MacKenzie Commercial Real Estate Services, LLC • 410-974-9336 • 410 Severn Avenue | Annapolis, Maryland 21403 • www.MACKENZIECOMMERCIAL.com



TRADE AREA 4487 MOUNTAIN ROAD | PASADENA, MARYLAND 21122





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COMMERCIAL REAL ESTATE SERVICES, LLC

LOCATION / DEMOGRAPHICS 4487 MOUNTAIN ROAD | PASADENA, MARYLAND 21122

Ellicott City Calonsville Willens NG Pilipsco Valio Satao		Dundalk Here Adler John Boge Bet	, A	RESIDENTIAL	NUMBER OF HOUSEHOLDS	AVERAGE HH SIZE	MEDIAN
Byll Thurg	ood rport Brot Brot Brot Brot Mounta			1,494 1 MILE 18,561 3 MILES 52,630 5 MILES	1,012 1 MILE 14,718 3 MILES 40,478 5 MILES	2.93 1 MILE 2.82 3 MILES 2.83 5 MILES	45.2 1 MILE 43.4 3 MILES 41.7 5 MILES
BW Parking En Paluxent Environmental Science Center	verir Rin Natural Area		Exetern Nec	AVERAGE	EDUCATION (COLLEGE+)	EMPLOYMENT (AGE 16+ IN LABOR FORCE)	DAYTIME POPULATION
Datastor	Annewrundel	Annandus	el Par Wielder Vertra	\$124,151 1 MILE \$127,545 3 MILES \$125,880 5 MILES	56.6% 1 MILE 65.6% 3 MILES 68.4% 5 MILES	92.5% 1 MILE 95.3% 3 MILES 95.6% 5 MILES	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.	30.7% PLEASANTVILLE 2 MILES	2.88 AVERAGE HH SIZE	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.	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.
LEARN MORE	2.85 AVERAGE HH SIZE 45.1 MEDIAN AGE \$108,700 MEDIAN HH INCOME	LEARN MOREX	42.6 MEDIAN AGE \$92,900 MEDIAN HH INCOME	LEARN MOREA	2.50 AVERAGE HH SIZE 51.0 MEDIAN AGE \$103,400 MEDIAN HH INCOME	LEARN MORE	2.97 AVERAGE HH SIZE 37.0 MEDIAN AGE \$90,500 MEDIAN HH INCOME

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