



FOR **LEASE**

# PINE GROVE VILLAGE SHOPPING CENTER

8567-8587 FORT SMALLWOOD ROAD | PASADENA, MARYLAND 21122

0.5 AC  $\pm$   
**PAD SITE**  
ALSO AVAILABLE.

2,340 SF  
AVAILABLE

38,216 SF  
AVAILABLE



**MACKENZIE**  
RETAIL



# PROPERTY OVERVIEW

## HIGHLIGHTS:

- Neighborhood shopping center anchored by Dollar General and including a mix of restaurants and service retail
- 2,340 SF  $\pm$  inline space available (former restaurant)
- 38,216 SF  $\pm$  anchor space available (former grocer)
- Nearly 700 ft. of frontage on Route 173
- Pylon signage
- Ample on-site parking
- Easy access to I-97 and I-695
- Close proximity to BWI Airport
- Prime location to serve a niche market of waterfront residential communities



AVAILABLE:	38,216 SF $\pm$ (ANCHOR OPPORTUNITY)
	2,340 SF $\pm$ (FORMER RESTAURANT)
	0.5 ACRES $\pm$ (RETAIL PAD SITE)
TRAFFIC COUNT:	9,191 AADT (FORT SMALLWOOD RD)
PARKING:	500 SPACES (6.07/1,000 SF)
ZONING:	C3 (GENERAL COMMERCIAL DISTRICT)

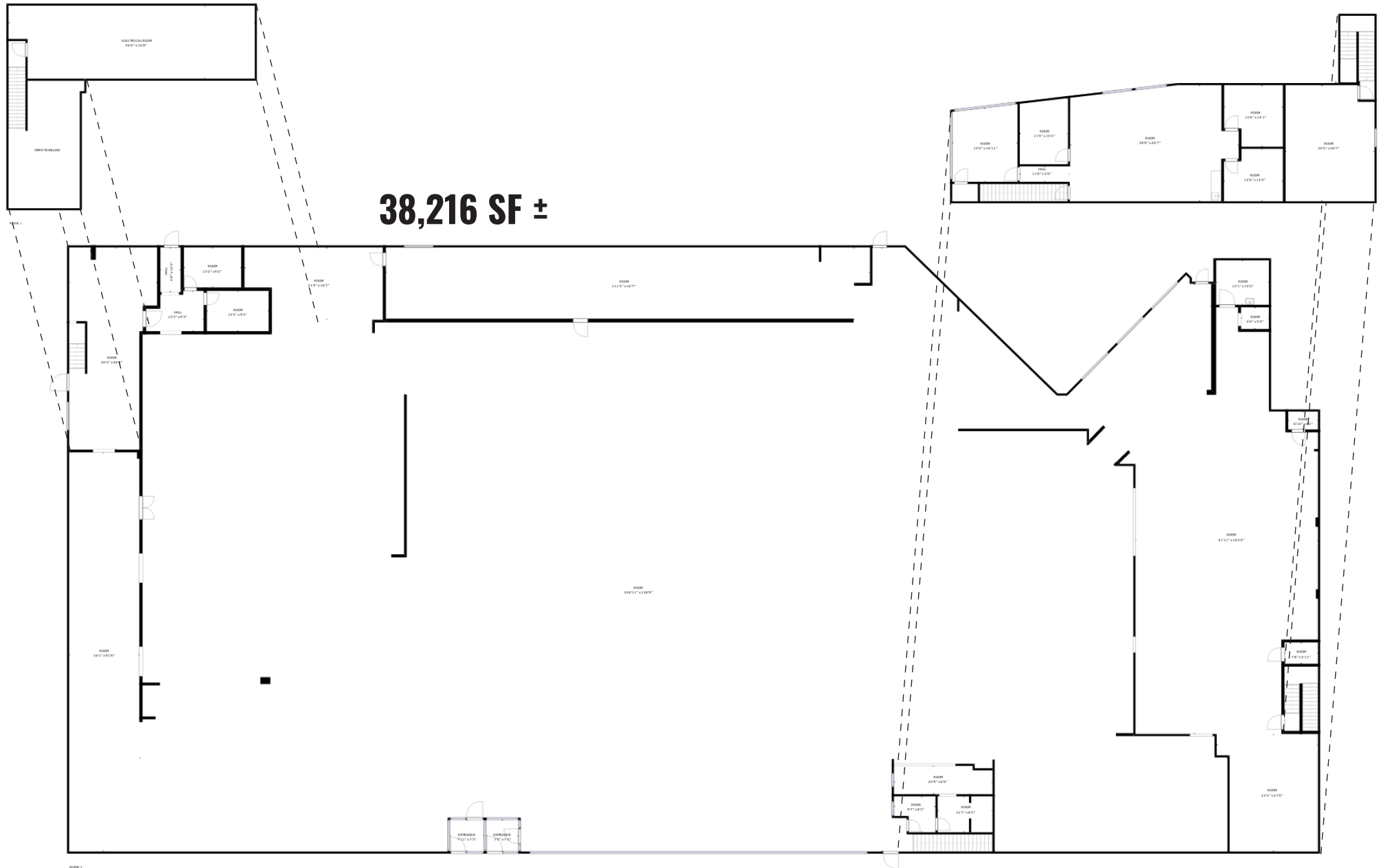


# AERIAL / SITE PLAN





**38,216 SF ±**





# LOCAL BIRDSEYE



MARYLAND YACHT CLUB

ROCK CREEK

Anchor Inn

Blake's BAR HARBOR MARINA

RIVIERA BEACH ELEM. SCHOOL

Showcase FLOORS  
Walgreens  
Geresbeck's

173

RED TIGERS  
McDonald's

CVS

ARMED & DANGEROUS

M&T Bank

The UPS Store

BURGER KING

Advance Auto Parts

ROYAL FARMS

PRIMO

SITE

FORT SMALLWOOD RD

9,191 AADT

SUNSET PARK

SUNSET ELEM. SCHOOL

173

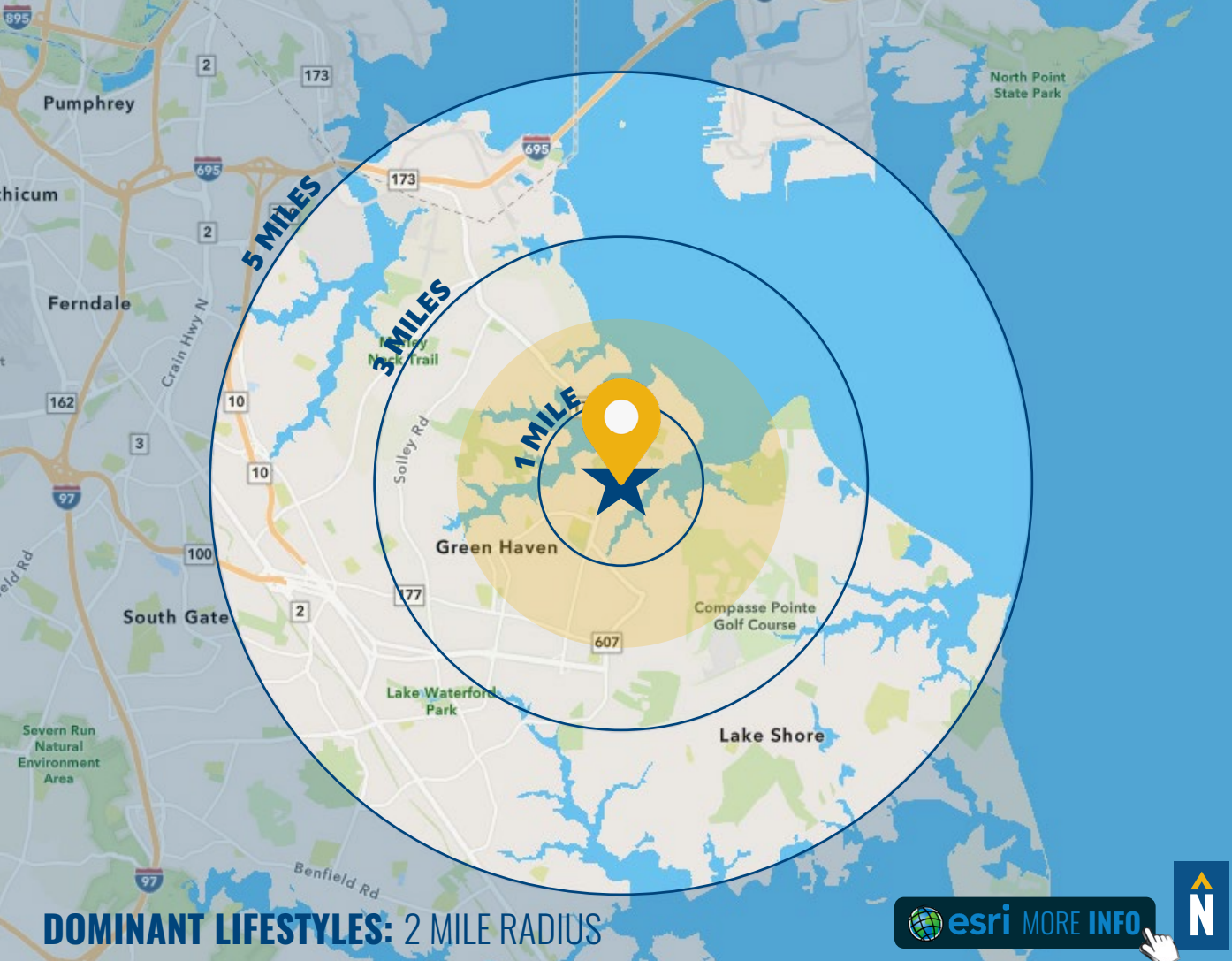




# MARKET AERIAL







# DEMOGRAPHICS

2024

RADIUS:

1 MILE

3 MILES

5 MILES

## RESIDENTIAL POPULATION



10,475

52,572

113,412

## DAYTIME POPULATION



6,398

33,991

88,803

## AVERAGE HOUSEHOLD INCOME



\$137,974

\$141,640

\$147,645

## NUMBER OF HOUSEHOLDS



3,965

19,236

42,031

## MEDIAN AGE



39.5

38.5

39.4

**39%**  
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**

**29%**  
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**

**17%**  
HOME  
IMPROVEMENT



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.

Median Age: **37.7**

Median Household Income: **\$72,100**

[FULL DEMOS REPORT](#)



# FOR MORE INFO CONTACT:



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.

*Welcome to*  
**PINE GROVE VILLAGE**  
**SHOPPING CENTER**

*Perfection Tails, Ltd.*  
SECURITY  
TRAINING ACADEMY  
CPR • First Aid • Defensive Courses •  
Hunt State Handgun Permits  
B-E-A  
SHOOT HOUSE

Chopso's RESTAURANT, LOUNGE, & CAFE  
**BAY NAILS**  
**DOLLAR GENERAL**

**MACKENZIE**  
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