



THE SHOPS AT RIVIERA BEACH

8482 FORT SMALLWOOD ROAD | PASADENA, MARYLAND 21122

FOR
LEASE



MACKENZIE
RETAIL

PROPERTY OVERVIEW

HIGHLIGHTS:

- 1,177 SF $\pm$ end cap retail space available
- 7,000 SF neighborhood retail center featuring clean, modern construction (built in 2016)
- Situated at the prominent intersection of Fort Smallwood Road and Riviera Drive, capturing heavy daily commuter and neighborhood traffic
- Excellent street-front visibility with dedicated pylon and store-front facade signage opportunities
- Ample on-site parking (33 surface spaces)
- Quick access to major Anne Arundel County routes, including Rt. 100, Rt. 10, and Ritchie Highway

AVAILABLE:

1,177 SF $\pm$ (SUITE A)

OCCUPANCY:

IMMEDIATE

TRAFFIC COUNT:

17,391 AADT (FORT SMALLWOOD RD)

ZONING:

C3 (GENERAL COMMERCIAL)

RENTAL RATE:

NEGOTIABLE



GOOGLE STREET VIEW

LEASING PLAN



FORT SMALLWOOD RD 17,391 AADT

PYLON SIGN

POPLAR RD

CLOVEHILL RD

E

D

C

B

A



EVERHART
— VETERINARY MEDICINE —



THE UPS STORE

1,177 SF ±
AVAILABLE



LOCAL BIRDSEYE



ROCK CREEK

SITE

CVS



Walgreens
Geresbeck's

M&T Bank

RED TIGERS

SHOWCASE OF FLOORS

FORT SMALLWOOD RD

DUNKIN'



17,391 AADT



East Coast
CONTRACTING & LLC

SUNSET ELEM. SCHOOL

GREENWAY RD

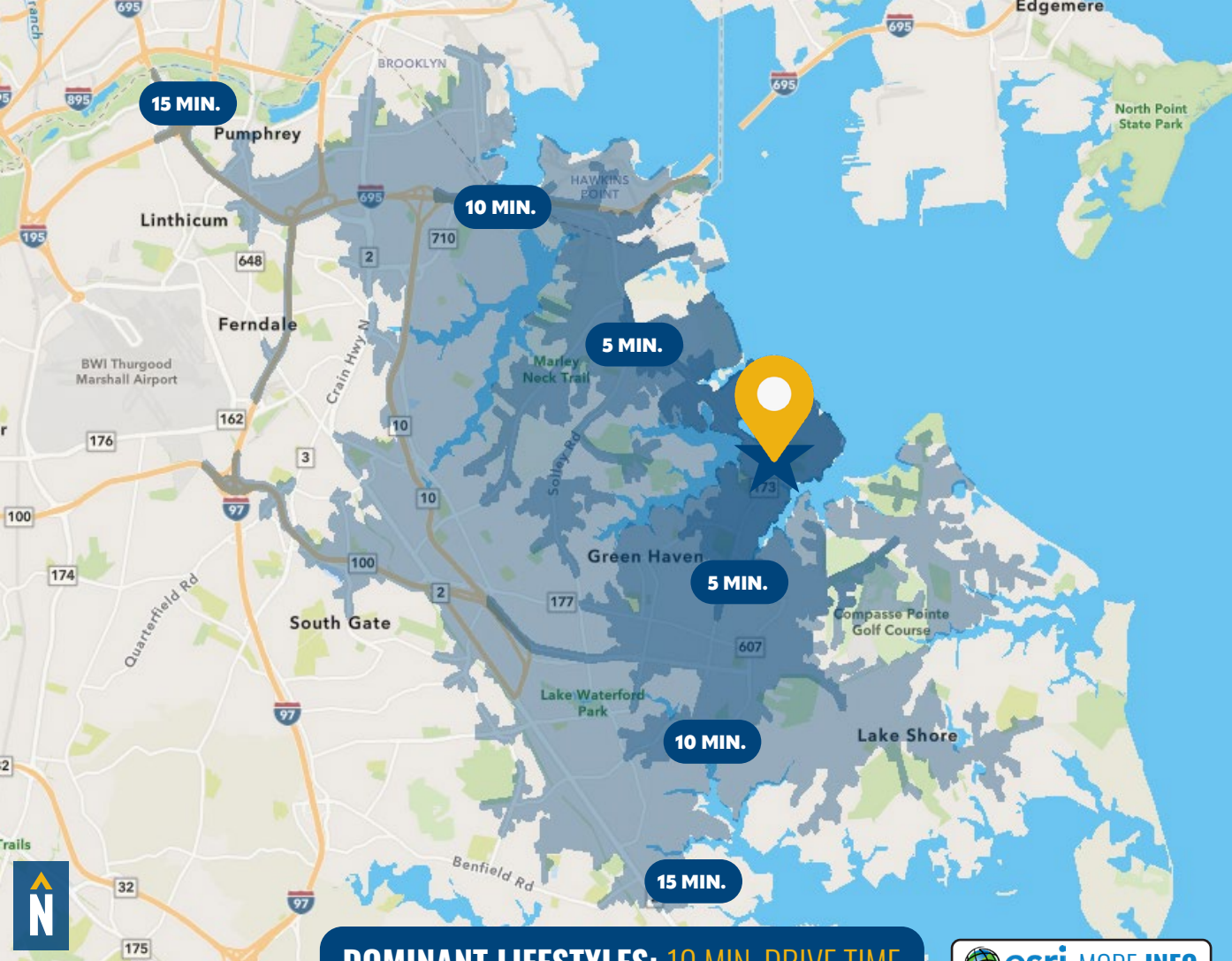
MEADOW RD

CARROLL RD



MARKET AERIAL





DOMINANT LIFESTYLES: 10 MIN. DRIVE TIME

esri [MORE INFO](#)

38% **DREAMBELT**



MEDIAN

AGE: 41.5

HH INCOME: \$94,802

About half of this population is between 35 and 74, and most households consist of married cohabitating couples. They like to shop at warehouse clubs and often spend money on their pets and gardening tools.

24% **BOOMBURBS**



MEDIAN

AGE: 34.5

HH INCOME: \$131,202

Most of these residents are between 25 and 54, with an overall young population. Incomes are predominantly upper tier, and spending centers around children, including clothing, medicine, toys and entertainment.

17% **FLOURISHING FAMILIES**



MEDIAN

AGE: 39.0

HH INCOME: \$111,751

Most householders are between the ages of 35 and 64, consisting of mainly large families with children. They are often employed in professional roles, and frequent large retail hardware and hobby stores.

DEMOGRAPHICS

2026



5 MIN.

10 MIN.

15 MIN.

RESIDENTIAL POPULATION



13,426

44,215

122,644

DAYTIME POPULATION



8,614

30,857

104,979

AVERAGE HOUSEHOLD INCOME



\$140,151

\$148,743

\$141,575

NUMBER OF HOUSEHOLDS



5,140

16,420

46,124

MEDIAN AGE



39.9

38.3

39.1

FULL DEMOS REPORT

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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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