



FOR **SALE/LEASE**

COUNTRY RIDGE SHOPPING CENTER

1500-1550 COUNTRY RIDGE LANE | ESSEX, MARYLAND 21221



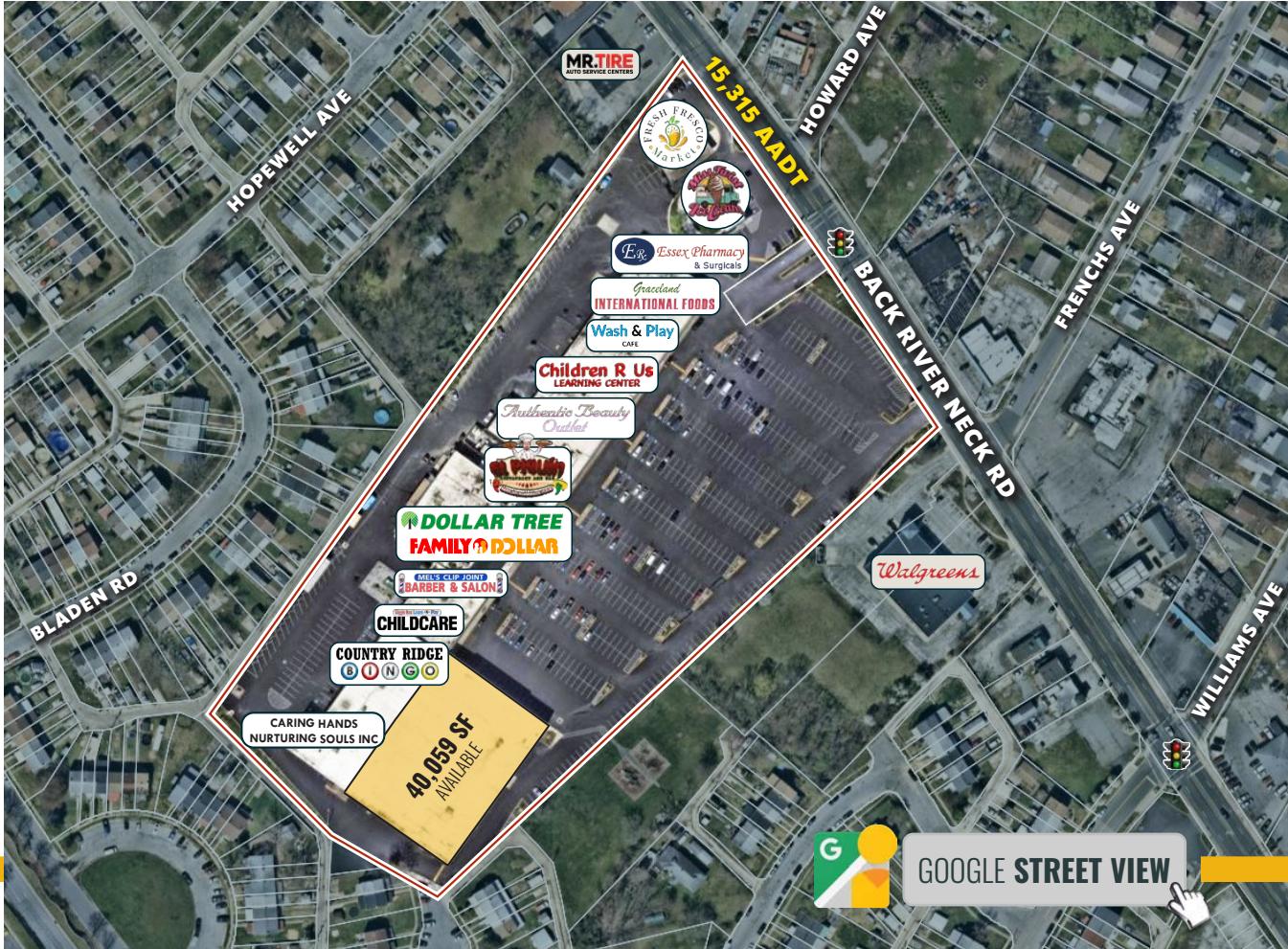
MACKENZIE
COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

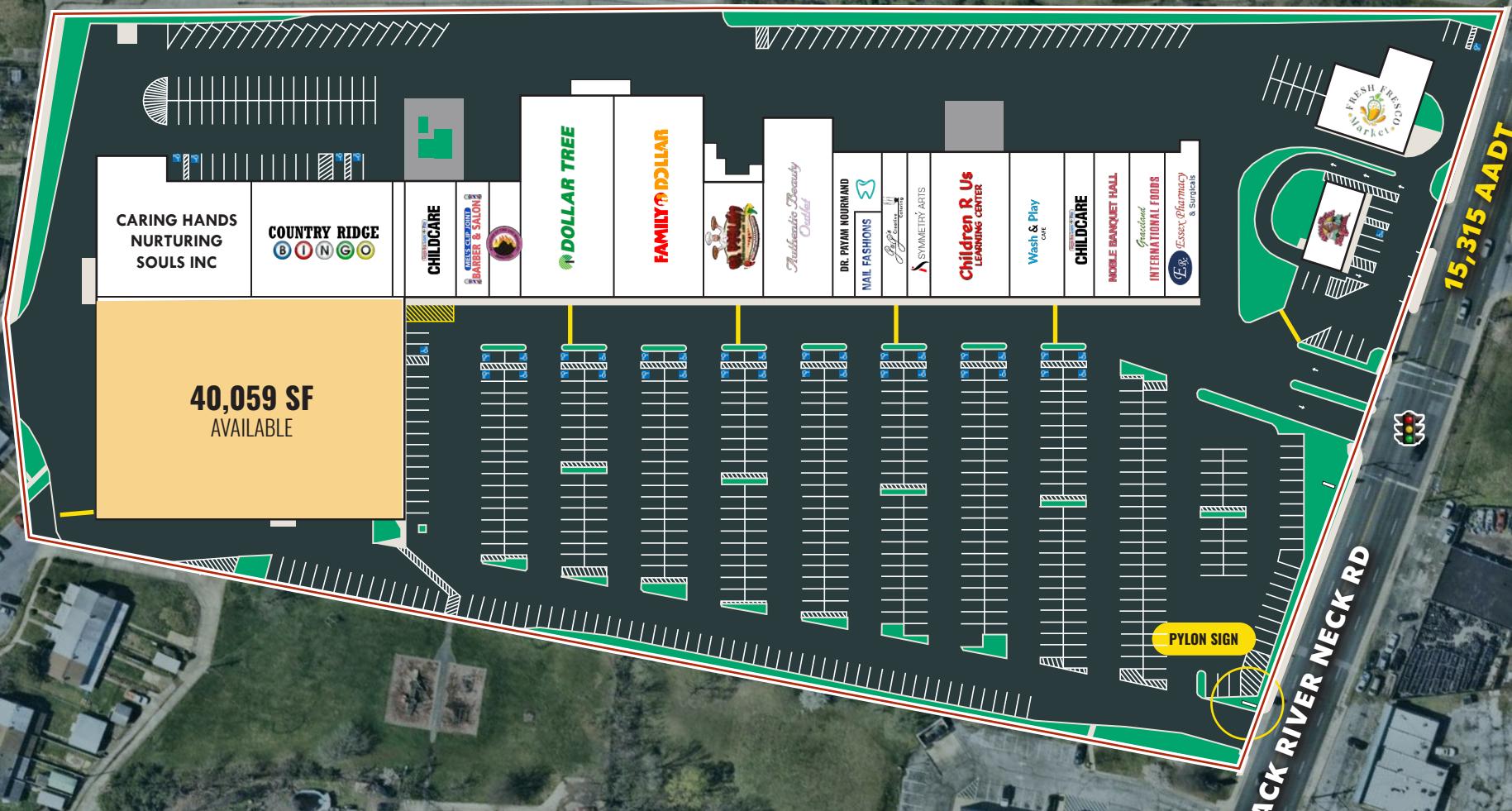
HIGHLIGHTS:

- 131,214 SF neighborhood shopping center
 - » 40,059 SF anchor space available (22' clear)
- Ample on-site parking
- Signalized intersection
- Pylon signage
- Easy access to I-695, Eastern Boulevard (Rt. 140) and SE Boulevard (Rt. 702)
- Close proximity to Martin State Airport
- Surrounded by dense residential neighborhoods

AVAILABLE:	40,059 SF ± (ANCHOR)
PARKING:	100 SURFACE SPACES (1.87/1K SF)
ZONING:	BM (BUSINESS MAJOR)
RENTAL RATE:	\$10.00 PSF (40,000 SF)



SITE PLAN

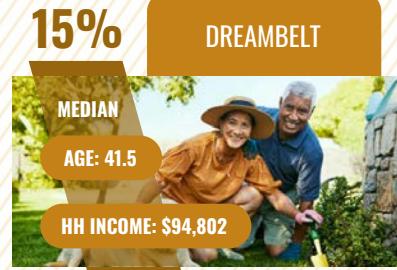
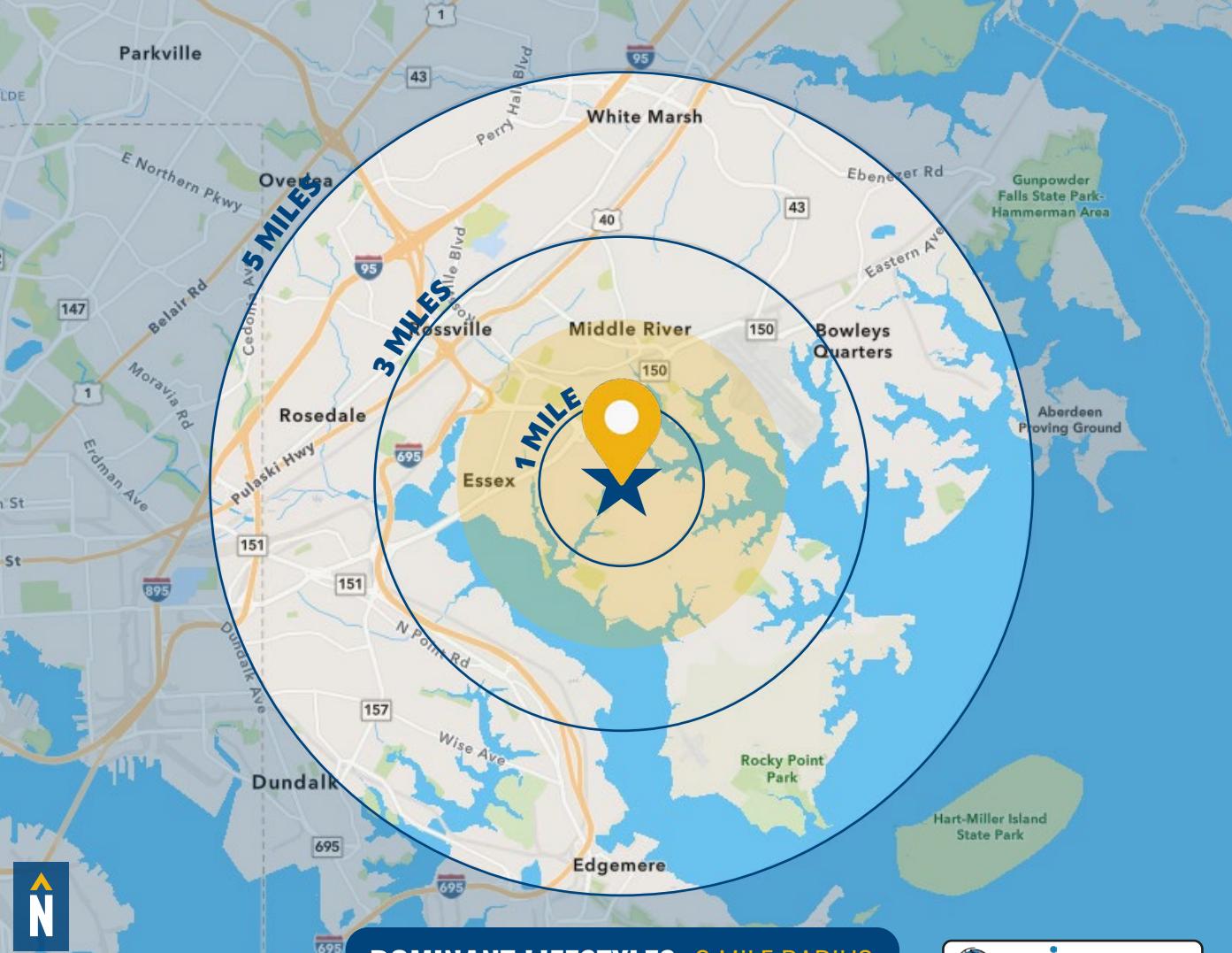


BIRDSEYE



MARKET AERIAL





These residents are generally under the age of 54, with jobs often in health care, retail, food, manufacturing and transportation. Spending centers around baby/children's products, TVs, video gaming and jewelry.

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.

Households are predominantly married couples and single-person households. Residents work in industries such as construction, utilities, health care, and agriculture.

DEMOGRAPHICS

2025

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



19,993

70,159

191,404

DAYTIME POPULATION



12,972

58,678

163,402

AVERAGE HOUSEHOLD INCOME



\$75,615

\$92,988

\$96,366

NUMBER OF HOUSEHOLDS



8,926

27,637

73,973

MEDIAN AGE



36.9

39.0

39.1

FULL DEMOS REPORT



FOR MORE INFO **CONTACT:**



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