



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



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

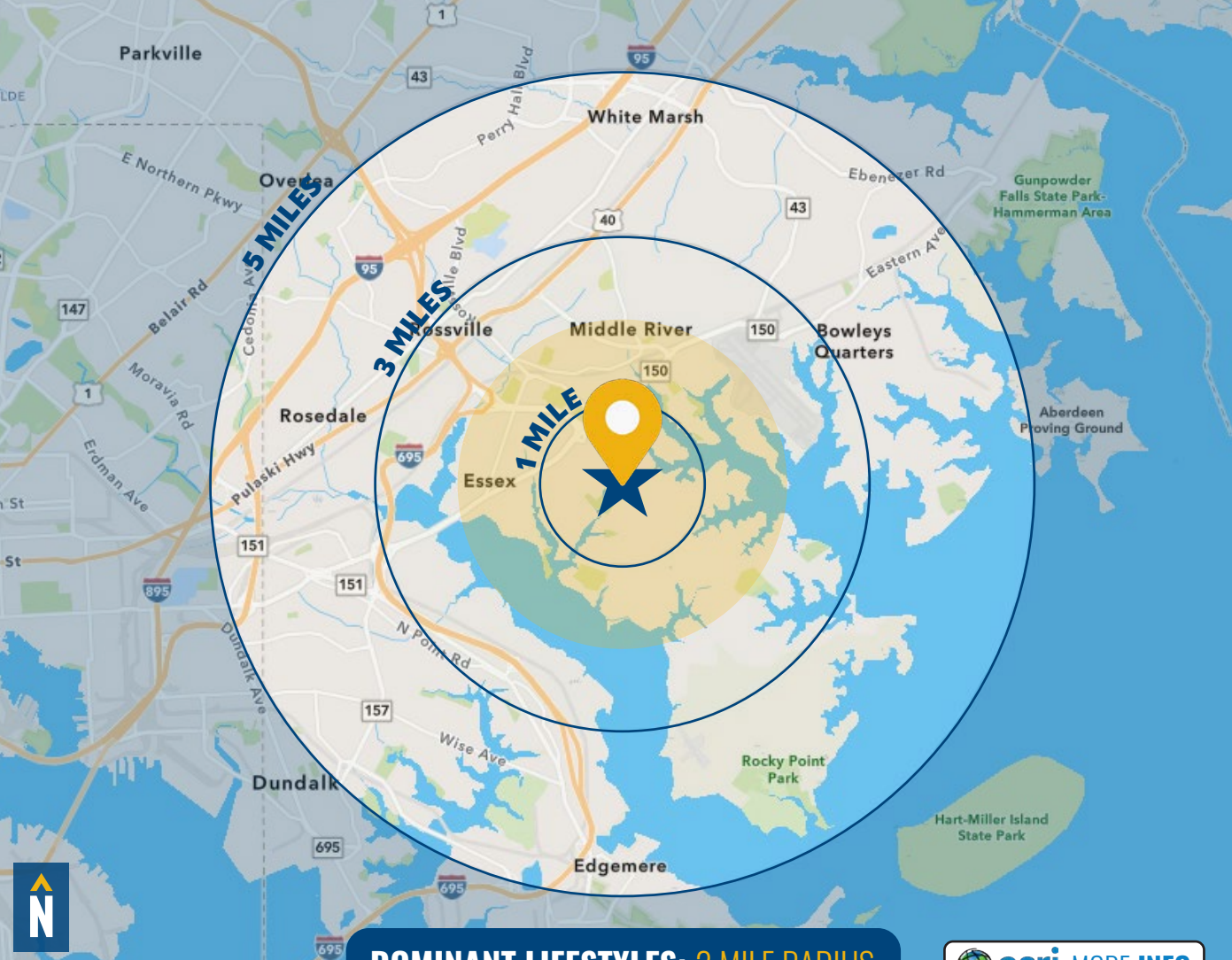


36.9

39.0

39.1

FULL DEMOS REPORT



DOMINANT LIFESTYLES: 2 MILE RADIUS

esri MORE INFO

19%

KIDS AND KIN



MEDIAN

AGE: 33.3

HH INCOME: \$50,960

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.

15%

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.

8%

HEARTLAND COMMUNITIES



MEDIAN

AGE: 43.6

HH INCOME: \$60,072

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

FOR MORE INFO CONTACT:



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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