

# FOR SALE

20 MAGOTHY BEACH ROAD | PASADENA, MD



Located in the  
Chesapeake Health Park

## NNN Lease Investment Sale RT. 100 RETAIL STAND-ALONE RESTAURANT





# THE GREEN TURTLE

20 MAGOTHY BEACH ROAD | PASADENA, MD

- Strong franchise group with 4+ years remaining on lease term with additional options to renew
- High Barrier to entry and serves dense surrounding residential communities
- Located in the Chesapeake Health Park and immediately adjacent to Maryland Primary Care, Magothy Medical Professional Center, YMCA, CVS, Safeway, Giant, Goddard School, Dunkin Donuts, Wise Care Urgent Care and Wells Fargo



## ACCESS FROM TWO MAJOR ROADS

Magothy Beach Road intersects two major commuter routes, Mountain Road and Maryland Route 100, less than a quarter mile from the property. Mountain Road (12,441 vehicle ADT), is a major commercial artery that houses a variety of uses including single family homes, shopping centers, service stations and various commercial and service facilities. Maryland Route 100 is the primary connector route traveling in a east/west direction and provides access to Crain Highway, 1-97 and I-95. These two routes, Mountain Road and Maryland Route 100 intersect with Ritchie Highway (Maryland Route 2) , a major north/south commercial corridor between Baltimore and Annapolis approximately three miles west of the property.

## SURROUNDING RETAIL DEVELOPMENT

The property is ideally located within the retail trade area that serves the majority of Pasadena Peninsula. The immediate environs generally consist of retail and service related properties including two grocery anchored neighborhood centers. This concentration of retail and destination locations provide tenants several shopping and restaurant options within a short walking distance.



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# AREA OVERVIEW





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# DEMOGRAPHICS

## Population

	2 mile	5 mile	10 mile
2010 Population	28,267	117,403	369,496
2020 Population	28,688	130,610	395,902
2025 Population Projection	29,265	135,282	406,200
Annual Growth 2010-2020	0.1%	1.1%	0.7%
Annual Growth 2020-2025	0.4%	0.7%	0.5%
Median Age	38.4	39.3	38.4
Bachelor's Degree or Higher	25%	34%	30%
U.S. Armed Forces	268	1,050	6,487

## Population By Race

	2 mile	5 mile	10 mile
White	25,078	109,996	306,668
Black	2,068	12,455	60,384
American Indian/Alaskan Native	118	461	1,918
Asian	654	4,192	13,974
Hawaiian & Pacific Islander	19	130	517
Two or More Races	751	3,376	12,442
Hispanic Origin	1,283	6,807	26,888

## Housing

	2 mile	5 mile	10 mile
Median Home Value	\$333,112	\$376,323	\$341,440
Median Year Built	1981	1979	1973

## Households

	2 mile	5 mile	10 mile
2010 Households	9,921	42,147	136,691
2020 Households	10,018	46,966	146,362
2025 Household Projection	10,213	48,664	150,169
Annual Growth 2010-2020	0.1%	1.0%	0.6%
Annual Growth 2020-2025	0.4%	0.7%	0.5%
Owner Occupied	8,938	39,392	107,276
Renter Occupied	1,080	7,574	39,086
Avg Household Size	2.9	2.8	2.6
Avg Household Vehicles	2	2	2
Total Specific Consumer Spending (\$)	\$325,852,439	\$1,579,473,979	\$4,443,947,990

## Income

	2 mile	5 mile	10 mile
Avg Household Income	\$114,938	\$125,792	\$112,645
Median Household Income	\$95,063	\$103,263	\$88,311
< \$25,000	860	4,077	17,950
\$25,000 - 50,000	1,262	5,046	20,299
\$50,000 - 75,000	1,726	7,299	24,296
\$75,000 - 100,000	1,446	6,313	19,974
\$100,000 - 125,000	1,255	5,730	16,225
\$125,000 - 150,000	1,199	5,154	13,468
\$150,000 - 200,000	1,162	6,247	15,206
\$200,000+	1,107	7,100	18,943



# NNN LEASE INVESTMENT SALE

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