



FOR LEASE

PINE GROVE VILLAGE SHOPPING CENTER

8567-8587 FORT SMALLWOOD ROAD | PASADENA, MARYLAND 21122

0.5 AC ±
PAD SITE
ALSO AVAILABLE.

1,200 SF
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
- 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 ± (ANCHOR/FORMER GROCER)
	1,200 SF ± (INLINE/FORMER SALON)
	2,340 SF ± (FORMER RESTAURANT)
	0.5 ACRE ± (RETAIL PAD SITE)
TRAFFIC COUNT	9,191 AADT (FORT SMALLWOOD RD)
PARKING:	500 SURFACE SPACES (6.07/1,000 SF)
ZONING:	C3 (GENERAL COMMERCIAL DISTRICT)
RENTAL RATE:	NEGOTIABLE



AERIAL / SITE PLAN



SHOOT HOUSE
2ND FLOOR

SECURITY TRAINING ACADEMY
SAND & SIG MARKETPLACE

DOLLAR GENERAL

1,200 SF

2,340 SF

BAY NAILS

CONQUEST

BOLLI'S

LAS AGUILAZ INT'L SUPERMARKET

Professionista Foods, Ltd

38,216 SF ±
SUITE 8587

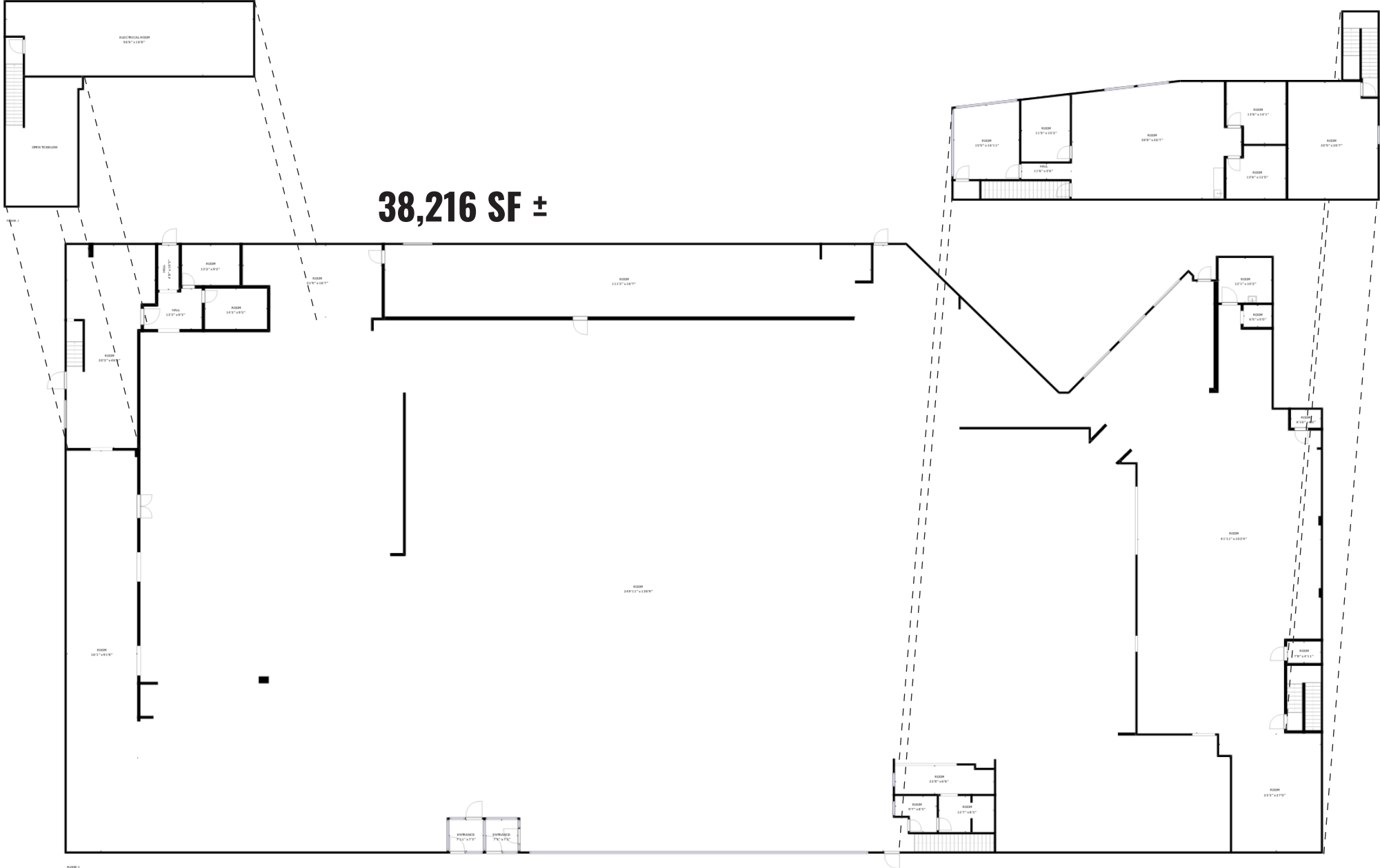
.5 AC ±
RETAIL PAD SITE

173 FORT SMALLWOOD RD 9,191 AADT

SUNSET PARK



FLOOR PLAN: SUITE 8587



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

SECOND MILE RESTAURANT

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

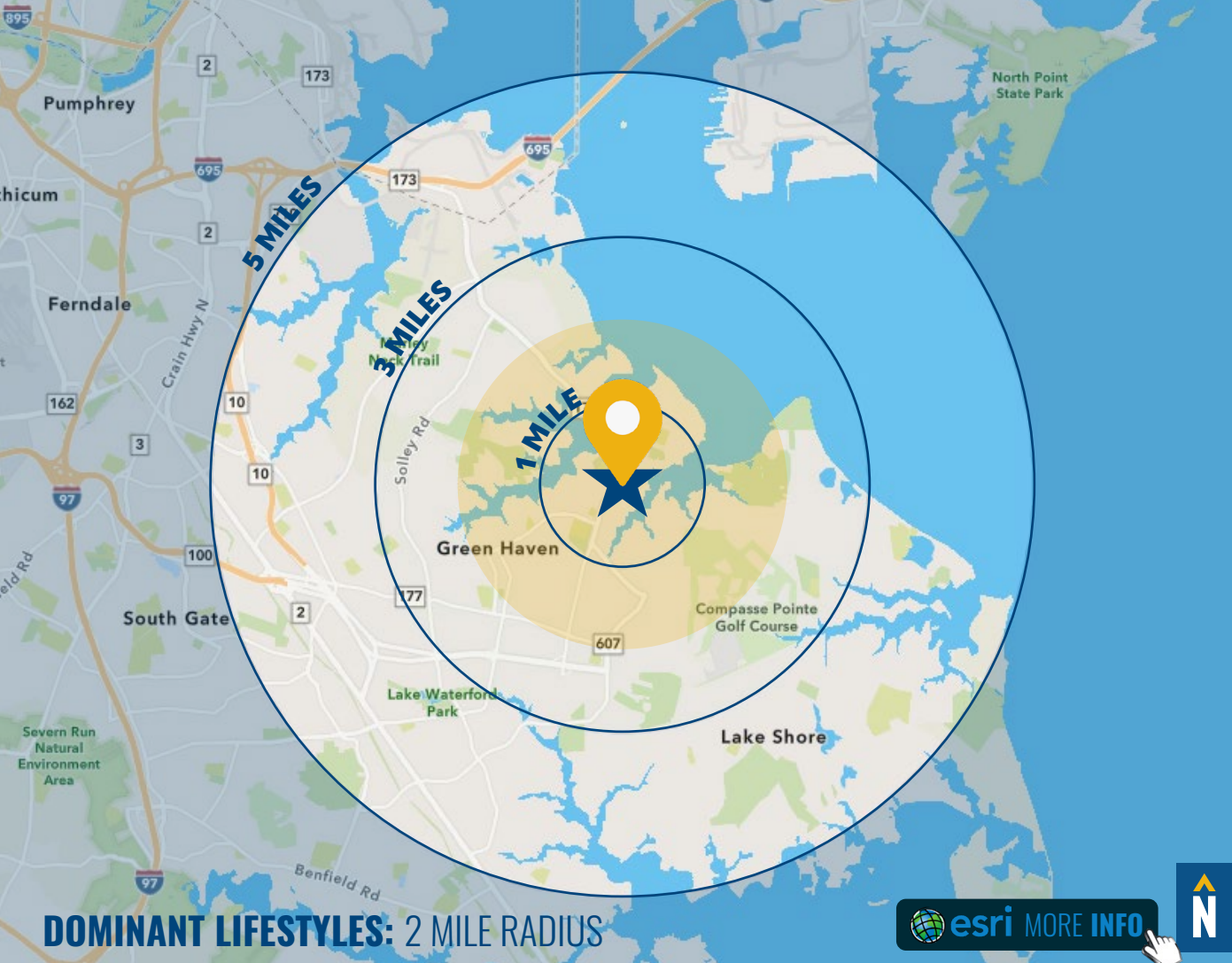


39.5

38.5

39.4

[FULL DEMOS REPORT](#)



[esri MORE INFO](#)



DOMINANT LIFESTYLES: 2 MILE RADIUS

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**

FOR MORE INFO CONTACT:



MIKE RUOCCO

SENIOR VICE PRESIDENT & PRINCIPAL

410.494.4868

MRUOCCO@mackenziecommercial.com



TIM HARRINGTON

VICE PRESIDENT

410.494.4855

TIMHARRINGTON@mackenziecommercial.com



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

410-821-8585

2328 W. Joppa Road, Suite 200
Lutherville, MD 21093

OFFICES IN: ANNAPOLIS, MD BALTIMORE, MD BEL AIR, MD COLUMBIA, MD **LUTHERVILLE, MD** CHARLOTTESVILLE, VA

www.MACKENZIECOMMERCIAL.com



VISIT **PROPERTY PAGE** FOR MORE INFORMATION.

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions imposed by incipals.