

# LAND FOR LEASE



## 4304 & 4306 Mountain Rd

Pasadena, MD 21122

### Property Description

Opportunity to develop a corner site on a heavily traveled roadway, which includes dense residential and strong neighboring commercial businesses. The subject site is able to be developed into one larger project, or smaller pad sites for multiple tenants.

### Location Description

Two parcels located along Mountain Road directly across from Lakeshore & Magothy Beach Plaza. The subject site is made up of two separate parcels totaling 3.8 acres, zoned C2, and sits at the corner of Mountain Rd and Temple Drive, a residential connection road. The properties sit on the far eastern end of Mountain Rd with quick access on and off Rt 100.



Spaces	Lease Rate	Acres
4304 Mountain Rd	TBD	±1.4 ac
4306 Mountain Rd	TBD	±2.4 ac



#### PRESENTED BY:

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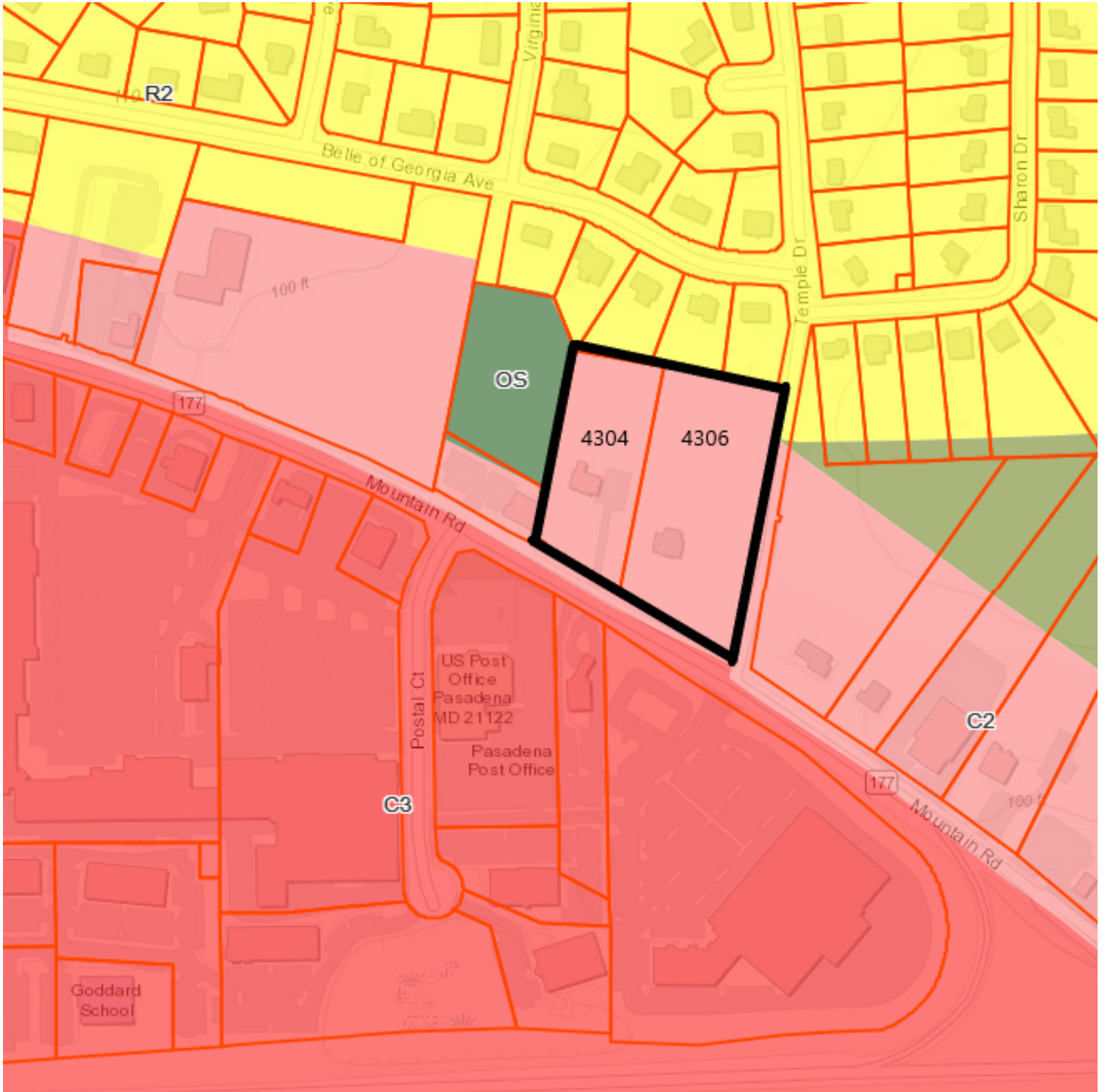
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## RETAILER MAP



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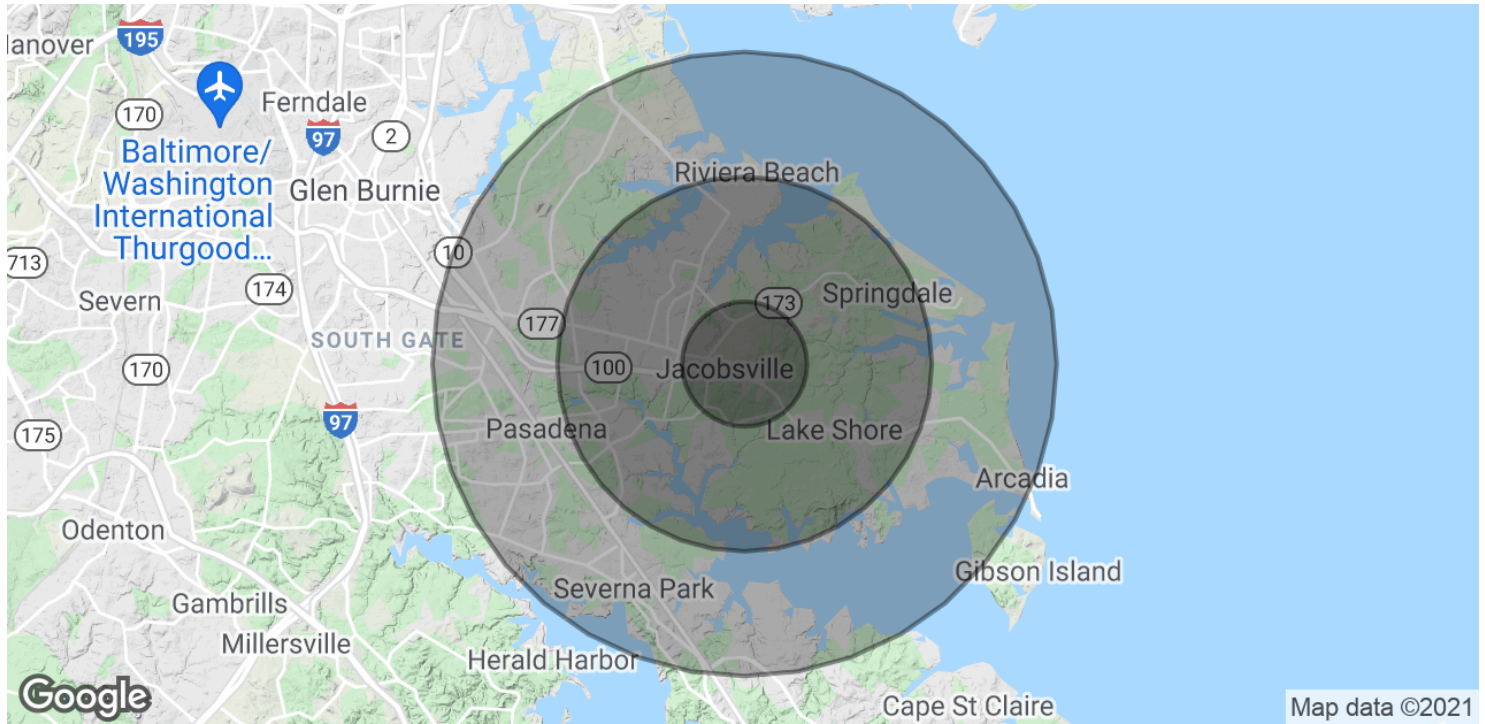
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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,232	47,874	106,376
Average age	39.0	39.7	40.3
Average age (Male)	35.8	39.0	39.6
Average age (Female)	40.5	39.7	40.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,024	17,468	38,546
# of persons per HH	2.6	2.7	2.8
Average HH income	\$91,888	\$97,467	\$105,206
Average house value		\$386,274	\$458,926

\* Demographic data derived from 2010 US Census

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