

FOR SALE

3005 Solomons Island Rd, Edgewater, MD 21037



Single Tenant 100% Leased
1.5 Acres Zoned C3

John Gallagher
410.260.6541
jgallagher@hyattcommercial.com

HIGHLIGHTS

- Single tenant NNN lease in-place with licensed cannabis dispensary
- New 5 year extension commenced 11/1/2024
- Limited landlord responsibilities
- Approximately 215' of frontage directly along Route 2 with daily traffic count of +/- 45,000 cars per day
- Former bank building with 2 active drive thru lanes
- Future opportunity to expand the existing building footprint to take advantage of the 1.5 acre site and attractive C3 zoning (actual expansion area to be confirmed by buyer)

OFFERING



FOR SALE

Sale Price ----- \$2,450,000.00

Lot Size ----- 1.5 Acres

Zoning ----- C3 (Anne Arundel County)



PHOTOS



VILLAGE AT LEE AIRPORT

Jersey Mike's SUBS
verizon authorized retailer
CHIPOTLE MEXICAN GRILL
Giant
at&t
IHOP
Glory Days GRILL
COLD STONE CREAMERY
Pool Wizard

3005 SOLOMONS ISLAND RD

DUNKIN'
CVS
LOS CHAPARRITOS

POP POPS Ice Creamery
Leo's Pizza

FIVE GUYS BURGERS and FRIES
Starbucks
Kay's NAIL SPA

Shell
ABC APPLIANCE SALES AND SERVICE
DASH IN
VOCELLI PIZZA
PHO PALACE

Walgreens
7-ELEVEN
Auto Zone
SONIC

BAY COUNTRY CHAIRING AND OUTDOORS
MR. TIRE AUTO SERVICE CENTERS
goodwill
DOLLAR TREE
Advance Auto Parts

Chick-fil-A
7-ELEVEN
BANK OF AMERICA
Pizza Hut

SOLOMONS ISLAND RD

SOUTH RIVER COLONY

weis markets
POPEYES
the Greene Turtle
EXXON
West Marine
TSC TRACTOR SUPPLY CO.



DEMOGRAPHICS



2024 SUMMARY	1 MILE	3 MILES	5 MILES
Population	6,010	39,761	99,936
Households	2,315	16,026	41,530
Families	1,479	10,077	24,953
Average Household Size	2.55	2.45	2.36
Owner Occupied Housing Units	1,938	11,918	28,635
Renter Occupied Housing Units	377	4,108	12,895
Median Age	42.2	43.6	42.8
Median Household Income	\$104,785	\$121,968	\$119,153
Average Household Income	\$132,178	\$170,979	\$168,715

99,936
Population

2.36
Average HH Size

42.8
Median Age

\$119,153
Median HH Income

[VIEW FULL REPORT](#)



CONTACT

HYATT COMMERCIAL
410-266-8800
2568A Riva Rd., Annapolis, MD 21401

John Gallagher
410.260.6541
jgallagher@hyattcommercial.com

