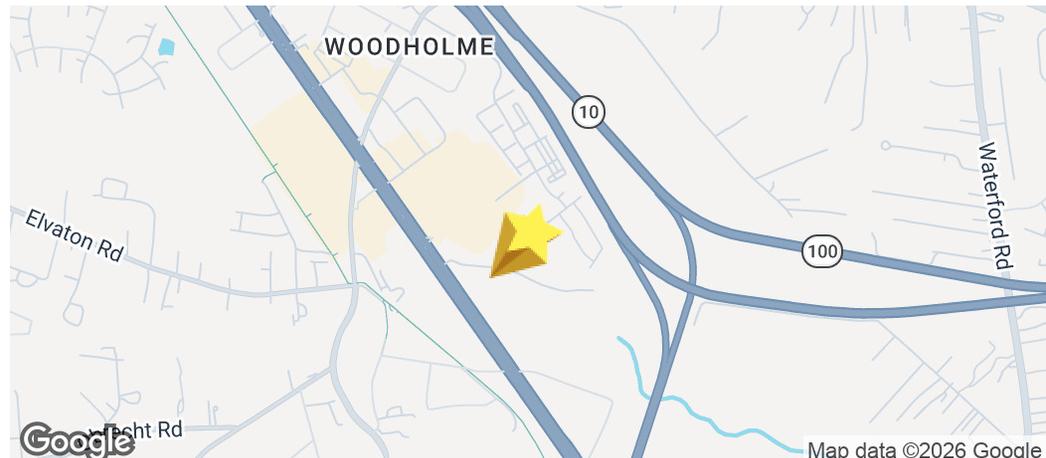


# FOR LEASE

## CONTRACTOR OFFICE WITH OUTDOOR STORAGE

# 25-29 WISHING ROCK RD.

25-29 Wishing Rock Road  
Pasadena, MD 21122



### OFFERING SUMMARY

Available SF: 3,800 SF

Lease Rate: \$10,500.00 per month  
(NNN)

Lot Size: 1.32 Acres

Building Size: 3,800

Zoning: C4

### Presented By:

**Scott Douglas**

Principal Broker

301.655.8253

sdouglas@douglascommercial.com

### PROPERTY OVERVIEW

This property offers the hard-to-find combination of usable building space and ample outside storage – perfect for equipment, vehicles, materials, and daily operations. The C-4 zoning provides flexibility for a variety of commercial uses.

Opportunities with this amount of land and outside storage in Pasadena are limited. Secure a functional, high-demand contractor yard location that supports both operations and growth. For additional details or to schedule a tour, contact us today.

### PROPERTY HIGHLIGHTS

- 3,800 SF building on 1.32 acres total site
- Zoned C-4 (flexible commercial uses)
- 4 floors of space with versatile uses
- Outdoor storage capability
- Ample Parking on Site
- Access from Ritchie Highway with potential pylon access
- Easy access to Route 100, Route 10 and 695
- Ideal for contractors, landscaping companies, trades, and service operators

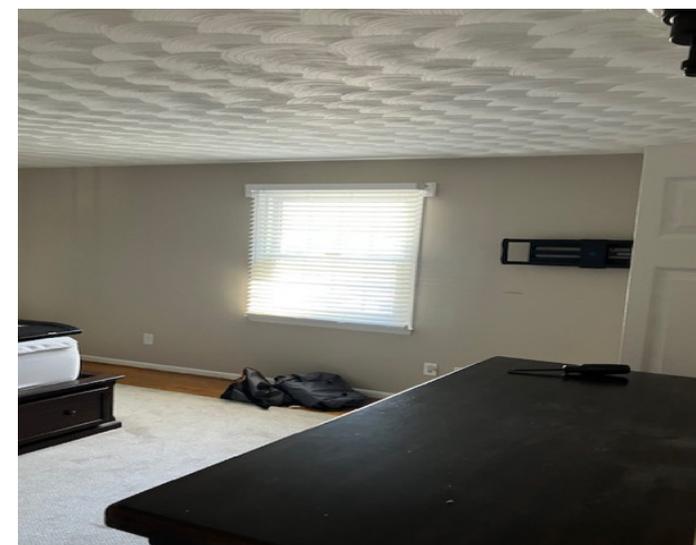
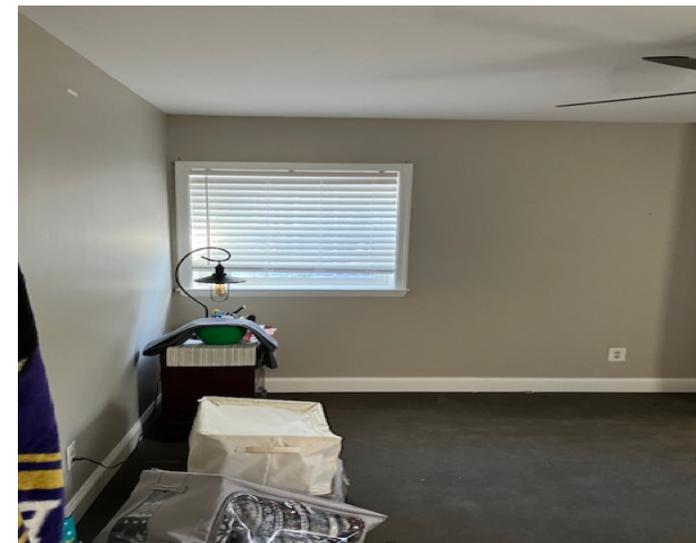
**DOUGLAS**  
**COMMERCIAL**

5 PARK PLACE UNIT 524, ANNAPOLIS, MD 21401

# FOR LEASE CONTRACTOR OFFICE WITH OUTDOOR STORAGE

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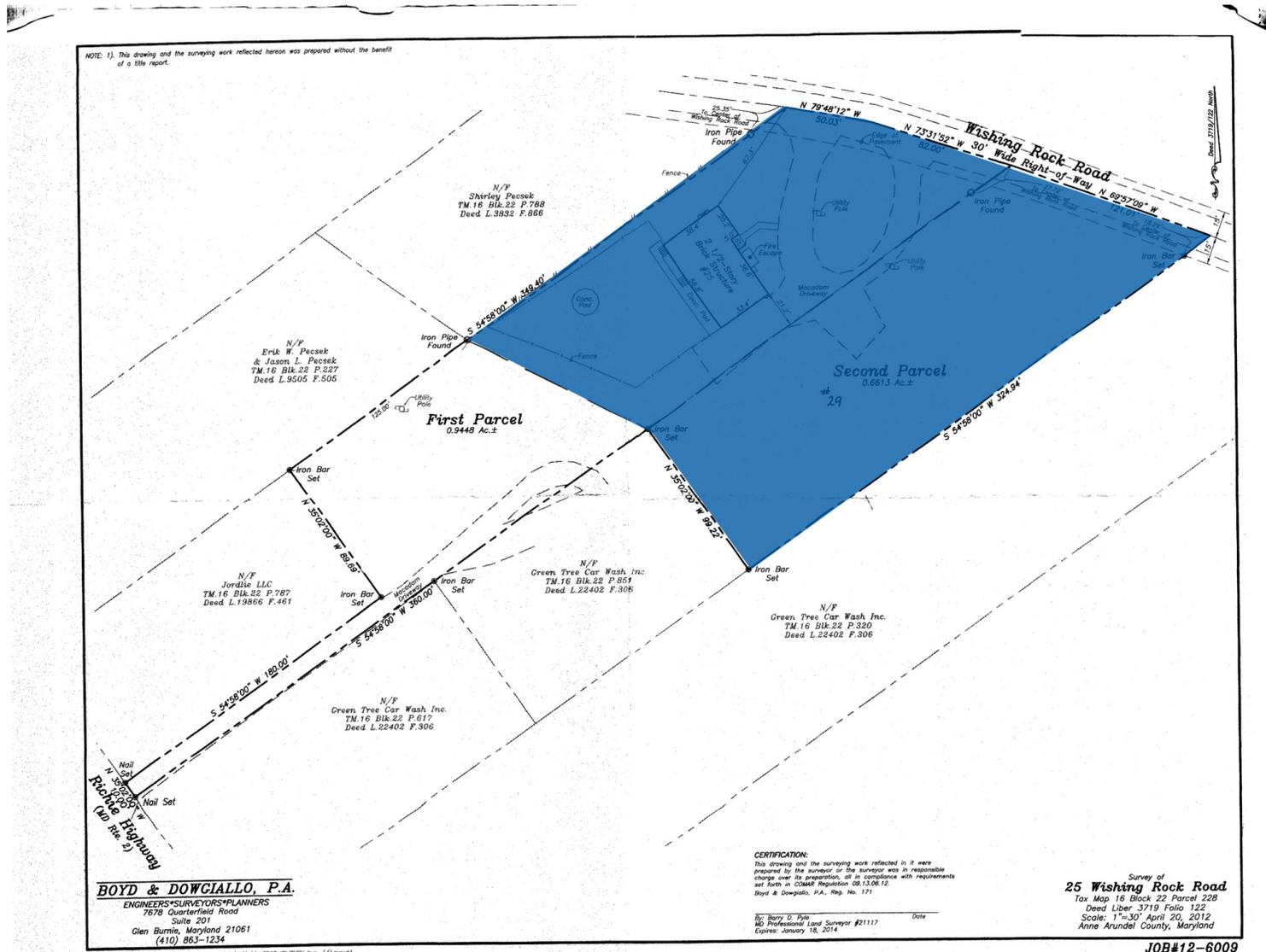
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# FOR LEASE SITE PLAN

## 25 WISHING ROCK RD.

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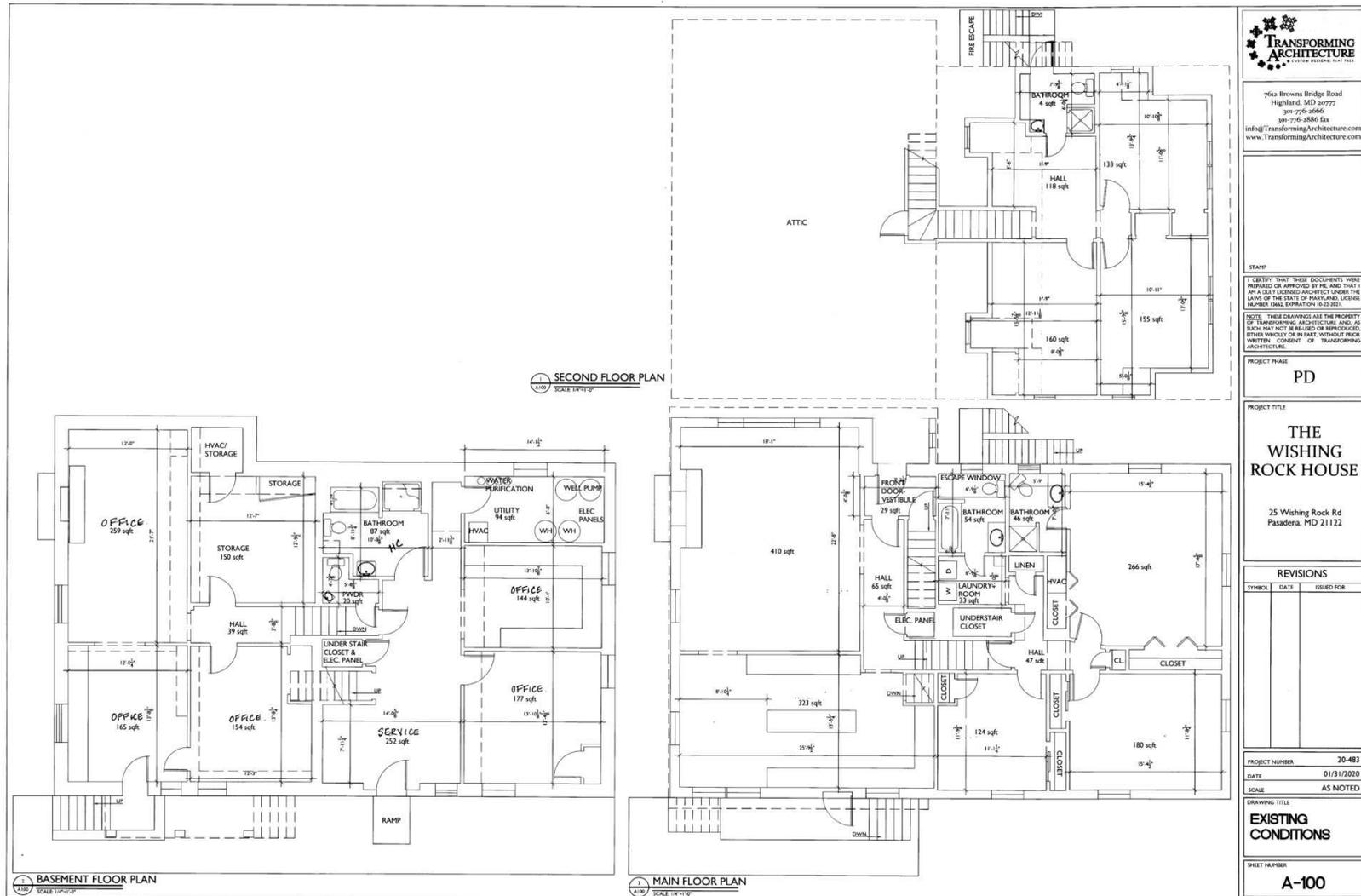
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# FOR LEASE FLOOR PLAN

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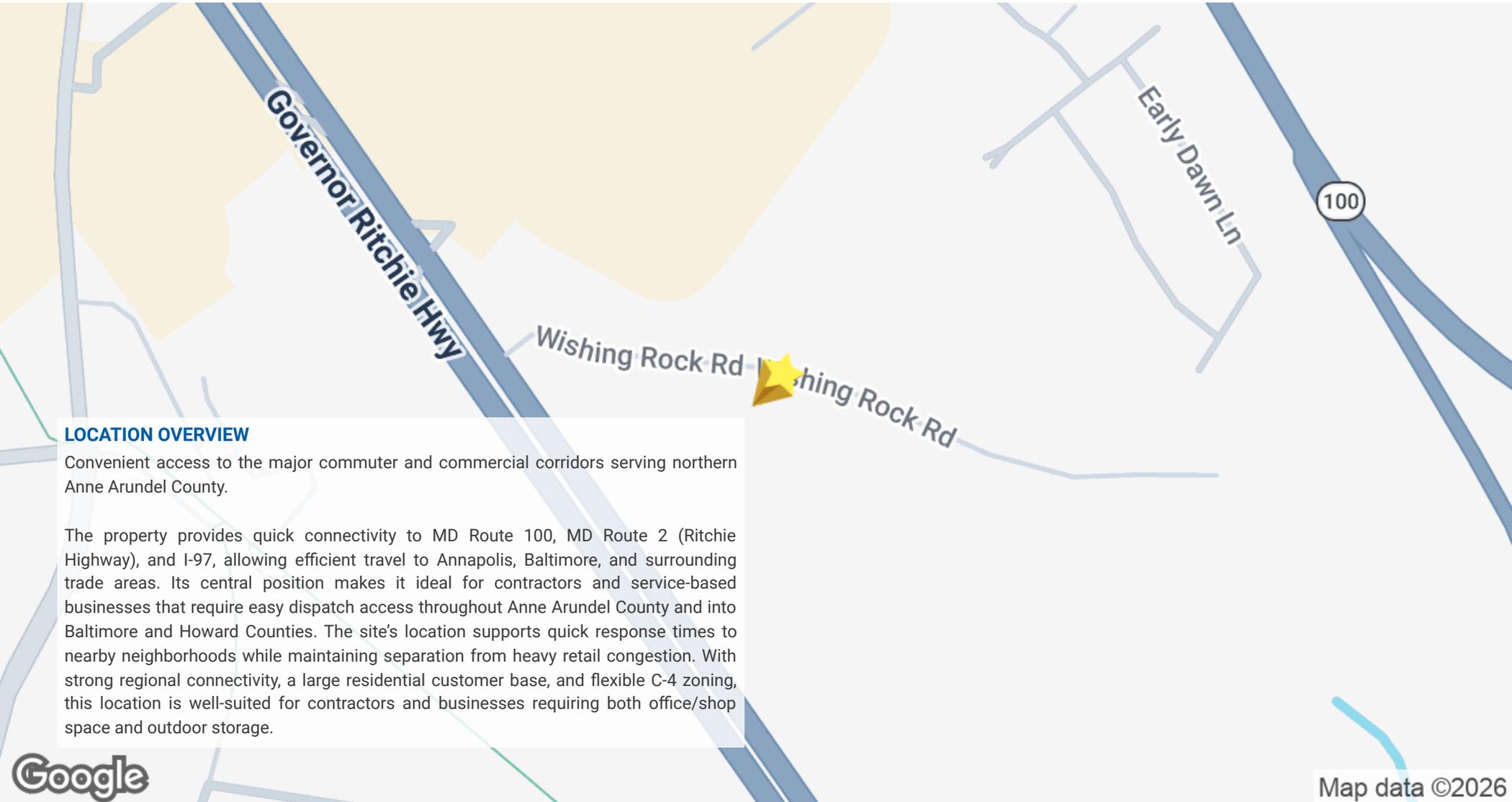
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# FOR LEASE LOCATION

## 25 WISHING ROCK RD.

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Pasadena, MD 21122



### LOCATION OVERVIEW

Convenient access to the major commuter and commercial corridors serving northern Anne Arundel County.

The property provides quick connectivity to MD Route 100, MD Route 2 (Ritchie Highway), and I-97, allowing efficient travel to Annapolis, Baltimore, and surrounding trade areas. Its central position makes it ideal for contractors and service-based businesses that require easy dispatch access throughout Anne Arundel County and into Baltimore and Howard Counties. The site's location supports quick response times to nearby neighborhoods while maintaining separation from heavy retail congestion. With strong regional connectivity, a large residential customer base, and flexible C-4 zoning, this location is well-suited for contractors and businesses requiring both office/shop space and outdoor storage.

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Map data ©2026

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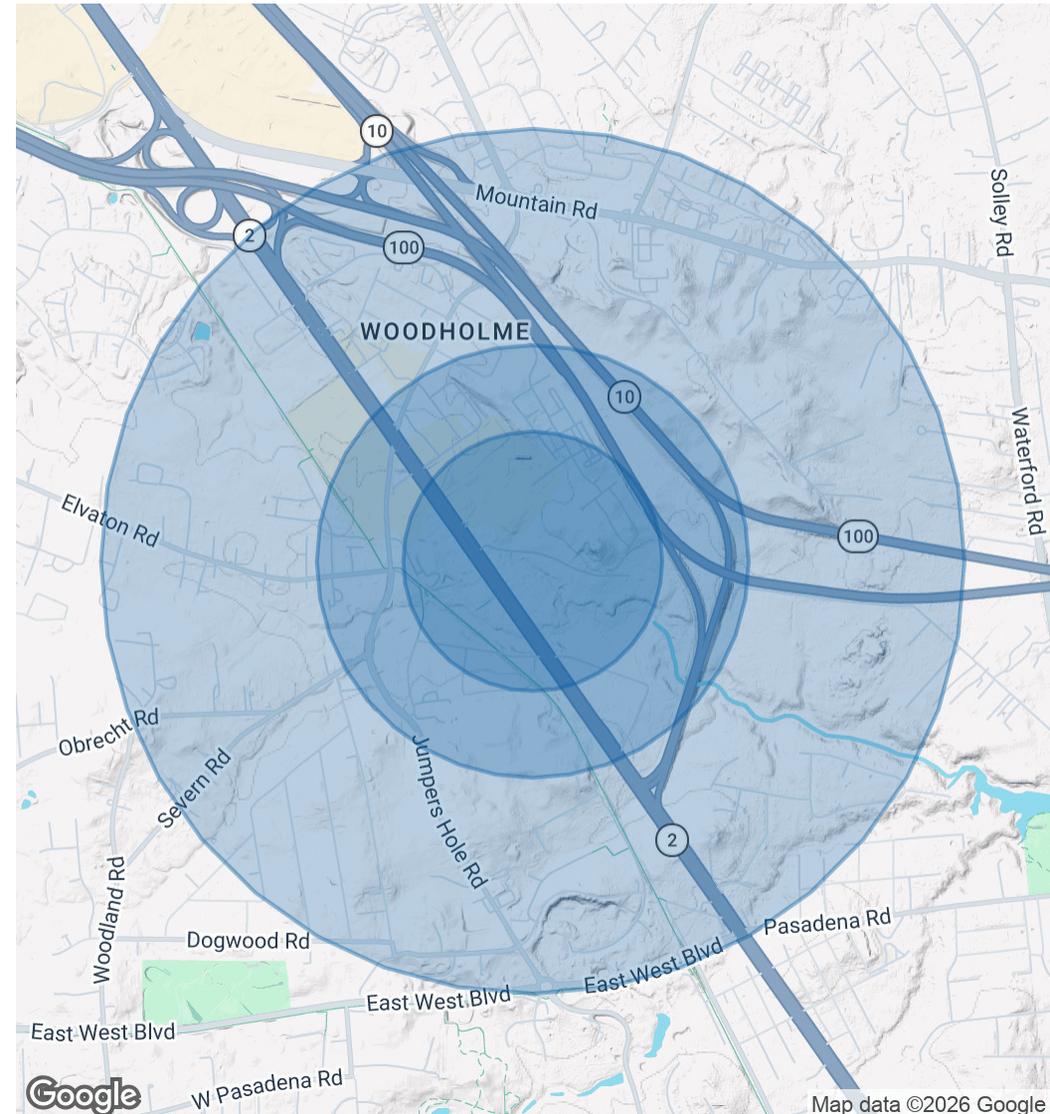
# FOR LEASE DEMOGRAPHICS REPORT

## 25 WISHING ROCK RD.

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	784	1,626	6,458
Average Age	39	39	40
Average Age (Male)	38	38	39
Average Age (Female)	40	40	41
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	342	693	2,620
# of Persons per HH	2.3	2.3	2.5
Average HH Income	\$131,783	\$133,929	\$134,934
Average House Value	\$543,808	\$538,702	\$508,339

Demographics data derived from AlphaMap



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