

FOR LEASE

3209 SOLOMONS ISLAND RD EDGEWATER, MD 21037



**Grocery Anchored
Shopping Center**

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LOCATION DESCRIPTION

Market at South River Colony is located on the corner of Solomons Island Rd (Rt. 2) and Central Avenue (Rt. 214) with extensive frontage along both roads. The property is strategically positioned to serve the entire Mayo Peninsula, along with the traffic flow coming from Southern Anne Arundel and Calvert County. MSRC also sits along a new sidewalk system connecting the shopping center to the local high school, middle school & elementary school

HIGHLIGHTS

- New LOCAL ownership & professional management
- Capital Improvements planned to enhance visibility and curb appeal
- Ample parking throughout the center for all uses
- Flexible floor plan to suit various business needs



OFFERING



FOR LEASE

RETAIL PROPERTY

SPACES

SPACE SIZE

Suite 3277

10,168 SF



SITE PLAN



RETAILER MAP



DEMOGRAPHICS



2023 SUMMARY

	1 MILE	3 MILES	5 MILES
Population	6,930	25,672	83,433
Households	2,655	9,917	33,755
Average Household Size	2.6	2.6	2.5
Average Age	42	44	43
Average Household Income	\$150,083	\$181,422	\$163,182



83,433

Population



2.5

Average HH Size



43

Average Age



\$163,182

Average HH Income



CONTACT

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