

# FOR LEASE : MARKET AT SOUTH RIVER COLONY

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 and 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

Suite 3277	-----	10,168 SF
Suite 3281	-----	5,604 SF
Suite 3289	-----	1,420 SF
Suite 3293	-----	1,421 SF



# SITE PLAN



Key

- Vacant
- Occupied
- Not Apart of Subject Property



SOLOMONS ISLAND ROAD (VPD= 41,860)



VILLAGE AT LEE AIRPORT

Edgewater Elementary School

EDGEWATER MARKETPLACE

42,580 AADT

3209 SOLOMONS ISLAND RD

SOUTH RIVER COLONY

214

28,421 AADT

South River High School

Central Middle School





# DEMOGRAPHICS



2023 SUMMARY	1 MILE	3 MILES	5 MILES
Population	7,217	26,281	85,224
Households	2,794	9,966	34,778
Families	1,907	6,811	21,021
Average Household Size	2.56	2.61	2.42
Owner Occupied Housing Units	2,335	8,362	24,371
Renter Occupied Housing Units	459	1,604	10,407
Median Age	43.5	46.6	43.8
Median Household Income	\$114,977	\$129,108	\$113,107
Average Household Income	\$160,192	\$185,862	\$163,557

**85,224**  
Population

**2.42**  
Average HH Size

**43.8**  
Median Age

**\$113,107**  
Median HH Income

[VIEW FULL REPORT](#)



## CONTACT

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