FOR **LEASE**

PINE GROVE VILLAGE SHOPPING CENTER

8567-8587 FORT SMALLWOOD ROAD | PASADENA, MARYLAND 21122

MACKENZIE
RETAIL

PROPERTY OVERVIEW

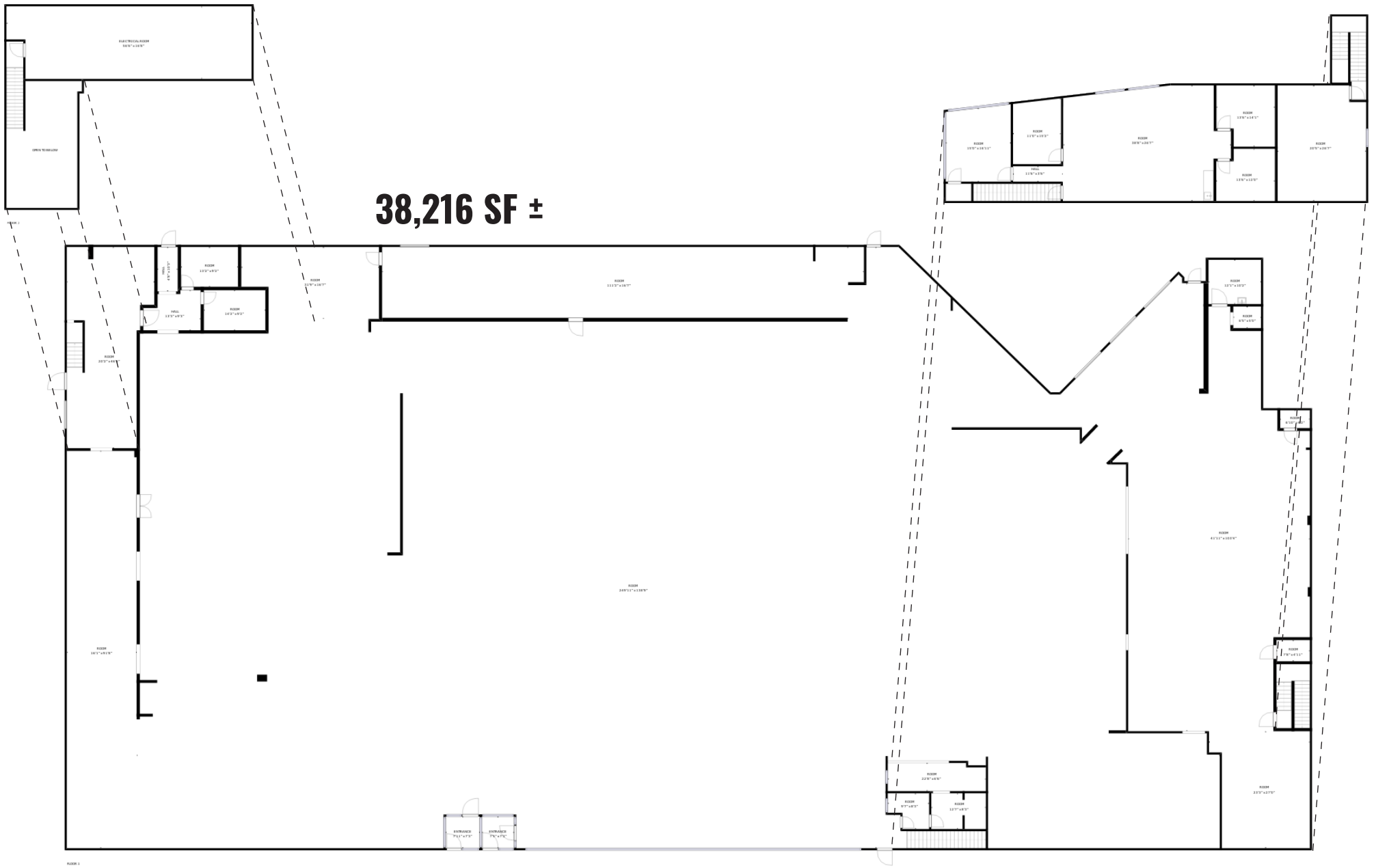
HIGHLIGHTS:

- Neighborhood shopping center anchored by Dollar General and including a mix of restaurants and service retail
- 2,340 SF ± inline space available (former restaurant)
- Nearly 700 ft. of frontage on Route 173
- Pylon signage
- Ample on-site parking
- Easy access to I-97 and I-695
- Close proximity to BWI Airport
- Prime location to serve a niche market of waterfront residential communities

AVAILABLE:	2,340 SF ± (FORMER RESTAURANT)
	3,600 SF ± (2ND FLOOR)
	6,074 SF ±
	0.5 ACRES ± (RETAIL PAD SITE)
TRAFFIC COUNT:	9,191 AADT (FORT SMALLWOOD RD)
PARKING:	500 SPACES (6.07/1,000 SF)
ZONING:	C3 (GENERAL COMMERCIAL DISTRICT)

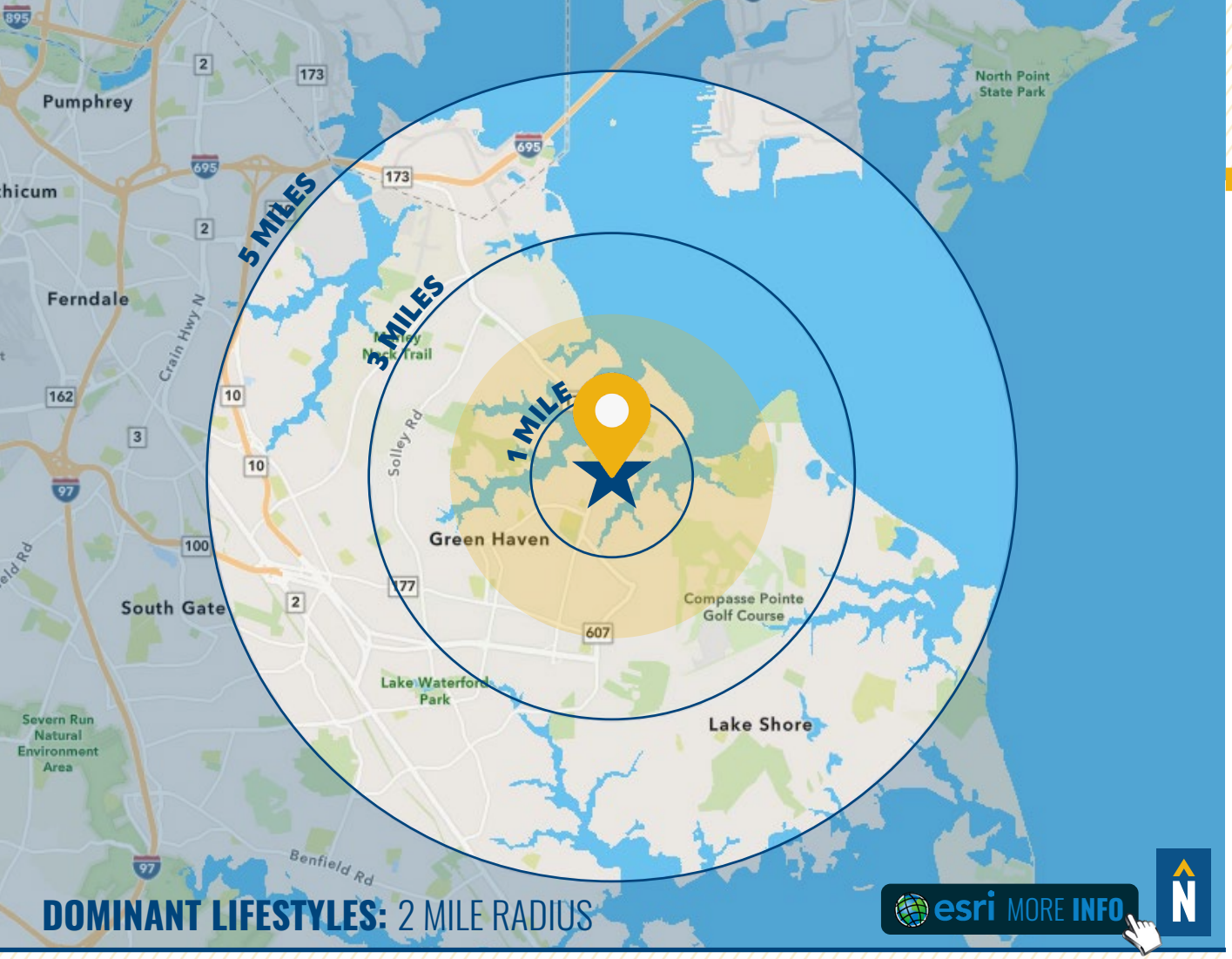
AERIAL / **SITE PLAN**

FLOOR PLAN: **SUITE 8587**



LOCAL **BIRDSEYE**

MARKET AERIAL



DOMINANT LIFESTYLES: 2 MILE RADIUS

62% DREAMBELT

About half of this population is between 35 and 74, and most households consist of married cohabitating couples. They like to shop at warehouse clubs and often spend money on their pets and gardening tools.

24% FLOURISHING FAMILIES

Most householders are between the ages of 35 and 64, consisting of mainly large families with children. They are often employed in professional roles, and frequent large retail hardware and hobby stores.

14% SAVVY SUBURBANITES

These residents work in professional fields such as management and finance, where couples' combined wages positions them in the middle to upper income tiers. They like to invest in home improvement/landscaping.

DEMOGRAPHICS

2025

RADIUS:	1 MILE	3 MILES	5 MILES
RESIDENTIAL POPULATION	10,512	52,220	113,274
DAYTIME POPULATION	6,484	34,103	86,620
AVERAGE HOUSEHOLD INCOME	$138,544	$143,025	$146,277
NUMBER OF HOUSEHOLDS	4,004	19,175	42,135
MEDIAN AGE	39.8	38.7	39.6

FULL DEMOS REPORT

FOR MORE INFO
CONTACT:

MIKE RUOCCO
SENIOR VICE PRESIDENT & PRINCIPAL

410.494.4868

MRUOCCO@mackenziecommercial.com

TIM HARRINGTON
VICE PRESIDENT

410.494.4855

TIMHARRINGTON@mackenziecommercial.com

VISIT **PROPERTY PAGE** FOR MORE INFORMATION.

MACKENZIE
COMMERCIAL REAL ESTATE SERVICES, LLC

410-821-8585
2328 W. Joppa Road, Suite 200
Lutherville, MD 21093

OFFICES IN: ANNAPOLIS, MD BALTIMORE, MD BEL AIR, MD COLUMBIA, MD LUTHERVILLE, MD CHARLOTTESVILLE, VA

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