

FOR SALE PAD SITE

PAD SITE

4320 Mountain Road
Pasadena, MD 21122



OFFERING SUMMARY

Sale Price: Negotiable

Lot Size: 1.75 Acres

Zoning: C2

PROPERTY OVERVIEW

Prime Pad site on Mountain Rd Near MD-100 next to Starbucks and across from Regional Giant Anchored Shopping Center. Total 1.75(+/-) acres, commercial SF available 36,155(+/-) zoned C2. Additional 28,894(+/-) SF RLD slated to be up zoned to C2.

PROPERTY HIGHLIGHTS

- Public Water and Sewer available
- Next to Starbucks and Across the Street from Giant Anchored Shopping Center
- Potential for 3500 sf +/- building
- Retail/Office/Mixed Use/Restaurant/Car Wash- Conditional Use
- Existing Utilities Include Electricity, Cable, and Telephone
- Minutes to BWI Airport and In-Between Gibson Island, Severna Park, and Glen Burnie
- Total 1.75 Acres, Commercial SF Available 36,155+/-
- Additional 28,894+/- sf RLD slated to be up zoned to C2

Presented By:

Scott Douglas

301.655.8253

sdouglas@douglascommercial.com

**DOUGLAS
COMMERCIAL**

5 PARK PLACE UNIT 524, ANNAPOLIS, MD 21401

All sources deemed reliable, but not guaranteed by Douglas Commercial or its agents. Listing information is subject to price changes, errors, omissions, corrections. status changes or withdrawal.

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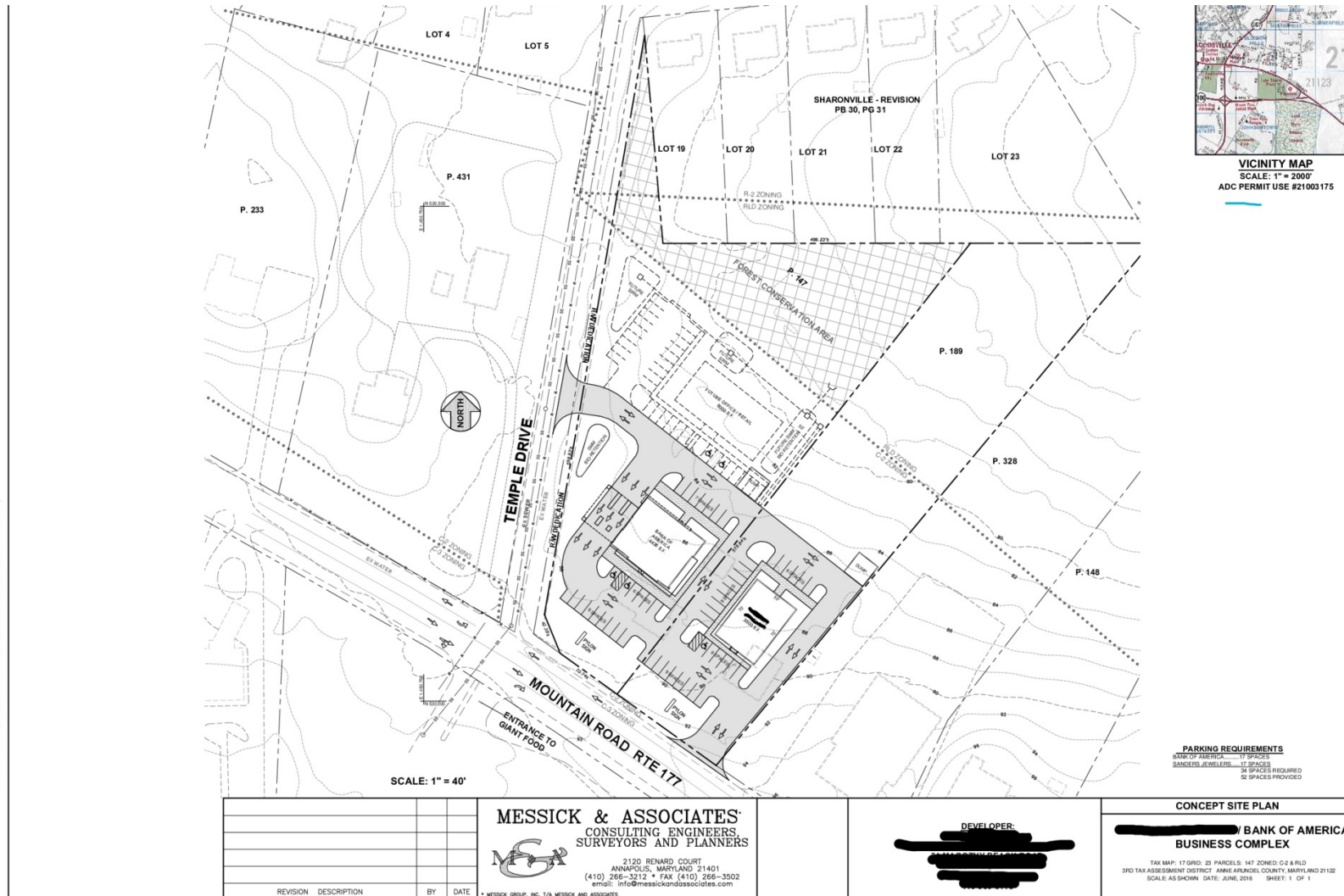
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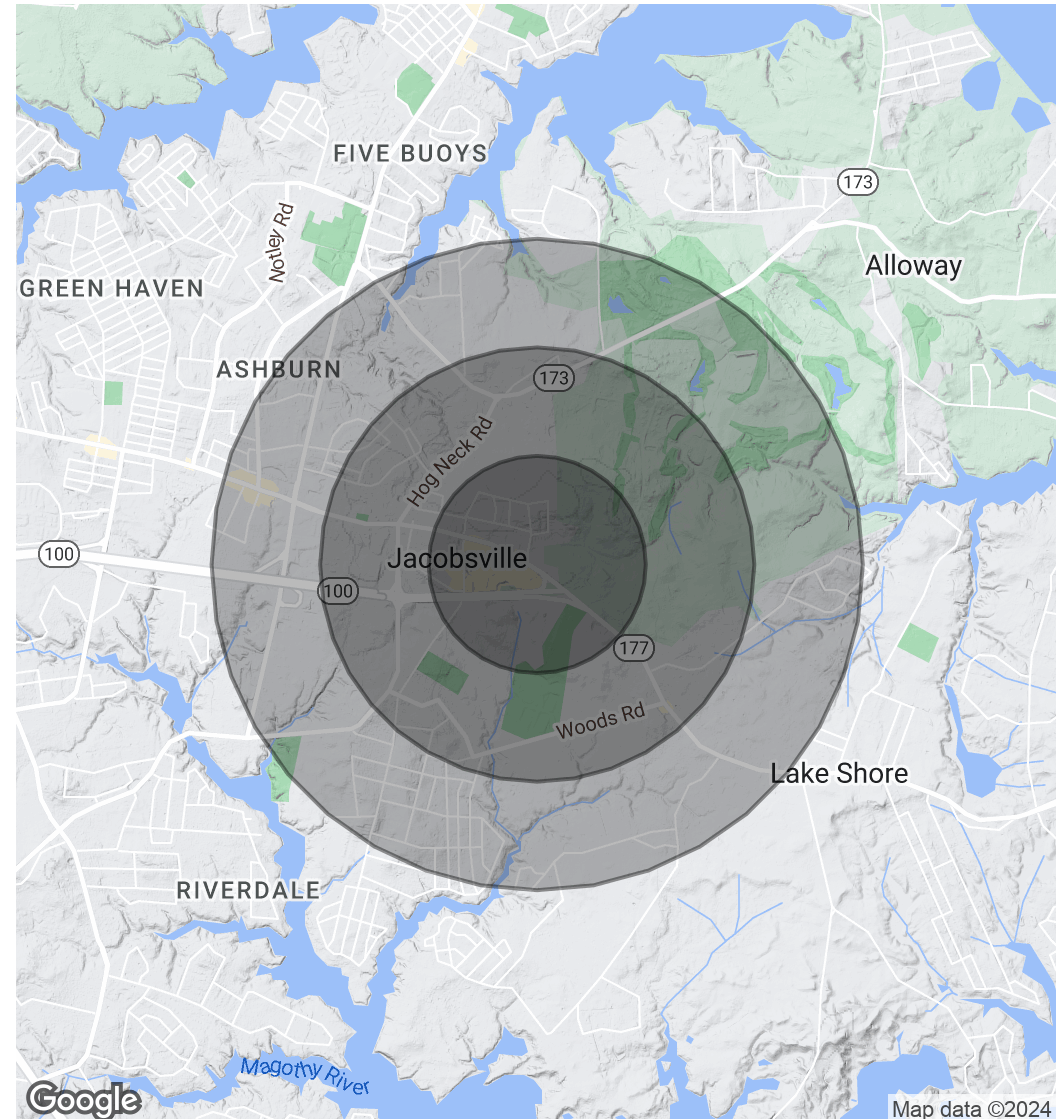
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	843	5,141	11,691
Average Age	46.1	41.1	40.2
Average Age (Male)	45.9	40.3	38.8
Average Age (Female)	47.2	43.0	42.6
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	306	1,968	4,468
# of Persons per HH	2.8	2.6	2.6
Average HH Income	\$121,294	\$113,855	\$115,774
Average House Value	\$370,788	\$338,435	\$349,446

* Demographic data derived from 2020 ACS - US Census



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Direct: 301.655.8253

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5 Park Place Unit 524
Annapolis, MD 21401
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