

# FOR LEASE PAD SITE

## PAD SITE

4320 Mountain Road  
Pasadena, MD 21122



### OFFERING SUMMARY

Available SF: 36,155(+/-) SF

Lease Rate: \$100,000.00/Year (NNN)

Lot Size: 1.75(+/-) Acres

Zoning: C2/RLD

### 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
- Property also for Sale
- 36,155+/- SF Available - Additional 28,894+/- sf RLD slated to be up zoned to C2

### Presented By:

Scott Douglas

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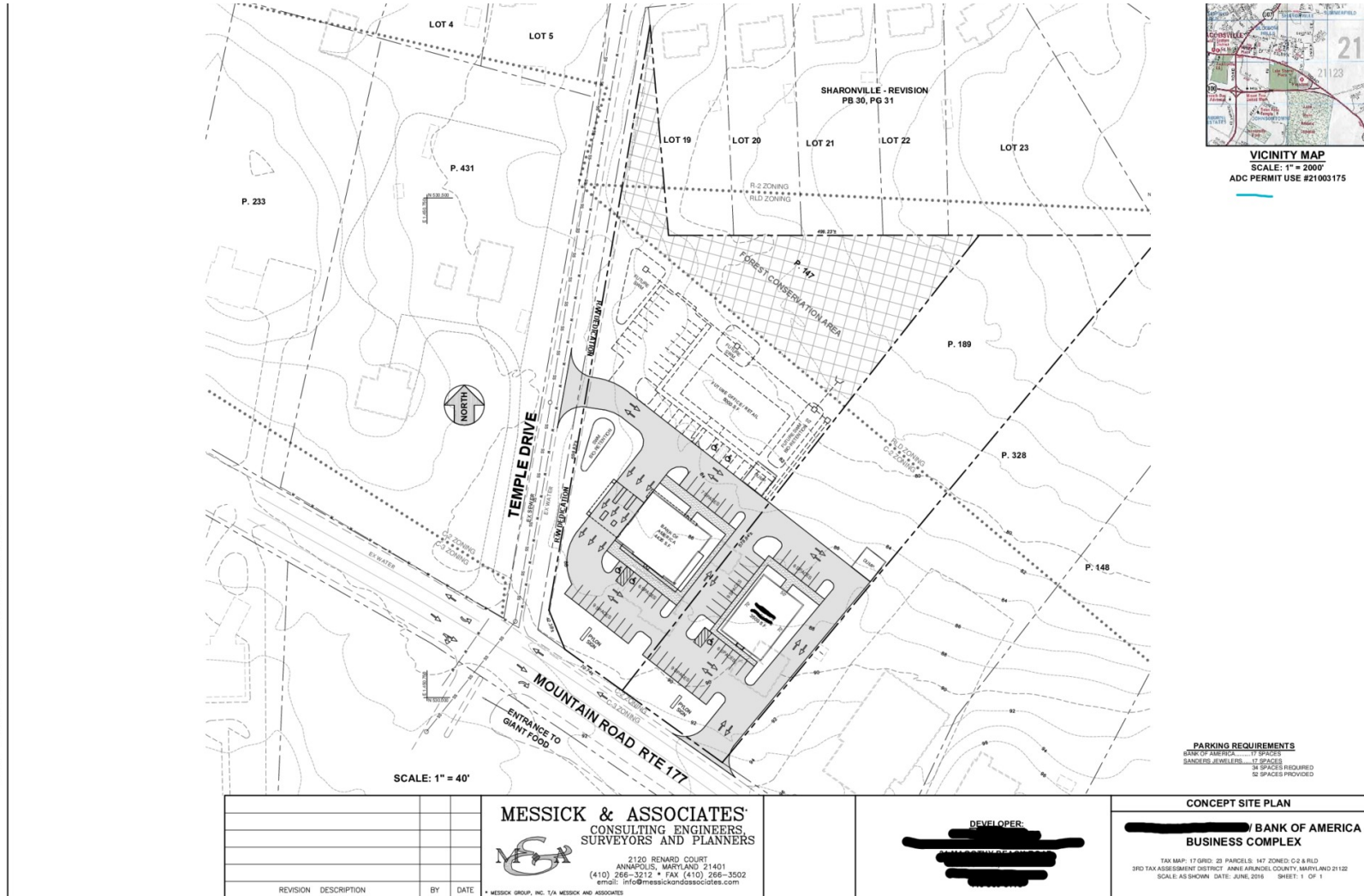
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5 PARK PLACE UNIT 524, ANNAPOLIS, MD 21401

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# FOR LEASE PAD SITE FOR CAR WASH CONCEPT

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Site Plan

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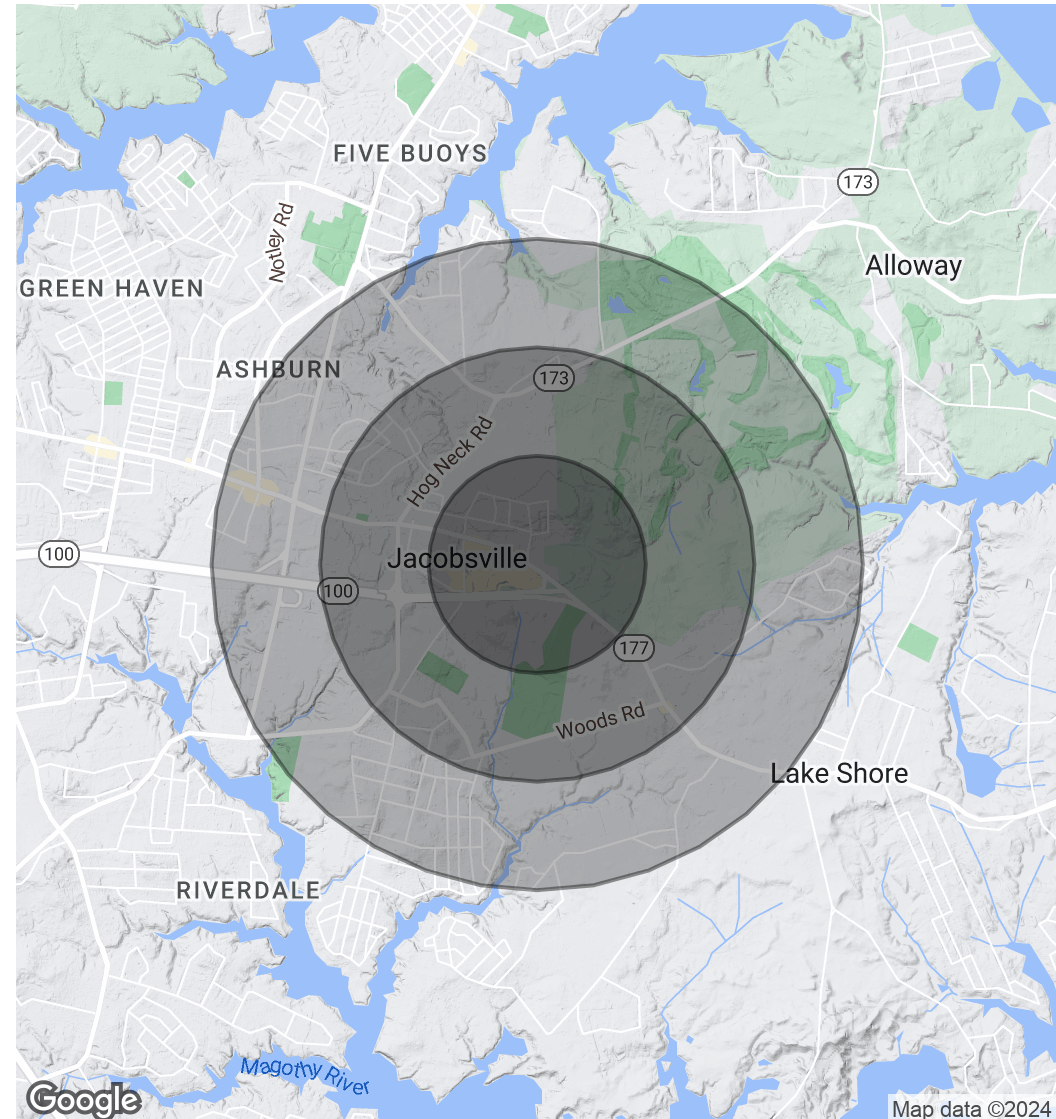
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## PAD SITE

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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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