

# FOR LEASE EDGEWATER'S PREMIER DESTINATION CENTER



*Neighborhood-orientated retail, with excellent local and regional access!*

## MAIN ST. SOUTH RIVER COLONY EDGEWATER, MD



While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.

MOVING COMMERCIAL REAL ESTATE GOALS **FORWARD.**

# MAIN ST.

SOUTH RIVER COLONY

Rosso Commercial has been exclusively retained to lease Main Street at South River Colony, a 59,979-square-foot neighborhood retail center located in Edgewater, Maryland, an affluent submarket a few miles south of the City of Annapolis.

The property is nestled between Central Avenue and Mitchells Chance Road. The center provides up to seven different points of ingress and egress for shoppers.

### Property Highlights:

- Space sizes from 2,400 SF +
- 248 surface parking spaces
- Asking Rental Rate: Negotiable
- Tenant Improvement Allowances Available
- Zoned C3 (Anne Arundel County)
- Building Signage Available
- Floor Plans Available upon request



## Whats New On Main St.?

New owners. New management. And, above all, a whole new energy. Come be a part of Edgewater's specialty destination for creative retailers and restaurateurs.



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COOPERS TAVERN



BLACK MARKET BAKERS



CLASS ACT



TOTAL FITNESS



**MAIN ST.**  
SOUTH RIVER COLONY

*Join these Great Businesses  
on Main Street!*



BODY WELLNESS



THE TWISTED BEAD



ALL AMERICAN STEAKHOUSE



ALWAYS ICE CREAM



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# DEMOGRAPHICS



*Treat yourself on Main St.*



### EDGEWATER, MARYLAND

Edgewater, MD is located roughly four miles from the City of Annapolis and is family-oriented place to live and work, with proximity to key industries and numerous job opportunities. Edgewater boasts strong household income and an affordable cost of living, which combine to generate a high level of disposable income in the area. While the median household income within a three-mile radius is approximately \$99,875, the average home price is \$346,400. The three-mile radius surrounding the retail center includes a multifamily inventory of 451 units, and the number of units jumps to a robust 6,590 within a five-mile radius. As the Annapolis market continues to saturate, Edgewater is expected to benefit from spillover and see a corresponding market growth.

	1 MILE	3 MILE	5 MILE
 <b>POPULATION</b>	6,425	25,187	80,844
 <b>ANNUAL HOUSEHOLD INCOME</b>	\$125,696	\$141,741	\$127,866

### ANNE ARUNDEL COUNTY

Home to over 568,300 residents, Anne Arundel County is bordered by Baltimore City to the north, Howard County to the west, Prince George’s County to the south and the Chesapeake Bay to the east. Anne Arundel County is the third-wealthiest county in the state with a median household income in excess of \$96,400. The county benefits dramatically from its location between employment centers Baltimore, MD and Washington, DC, and incorporates demand drivers Annapolis and Fort Meade.

MAIN STREET SOUTH RIVER COLONY  
 AREA OVERVIEW



# MAIN ST. SOUTH RIVER COLONY

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