



FOR **LEASE**

PINE GROVE VILLAGE SHOPPING CENTER

8567-8587 FORT SMALLWOOD ROAD | PASADENA, MARYLAND 21122

1,775 SF ±
AVAILABLE

3,600 SF ± AVAILABLE
2ND FLOOR

6,074 SF ± AVAILABLE

0.5 AC ±
PAD SITE
ALSO AVAILABLE.



PROPERTY OVERVIEW

HIGHLIGHTS:

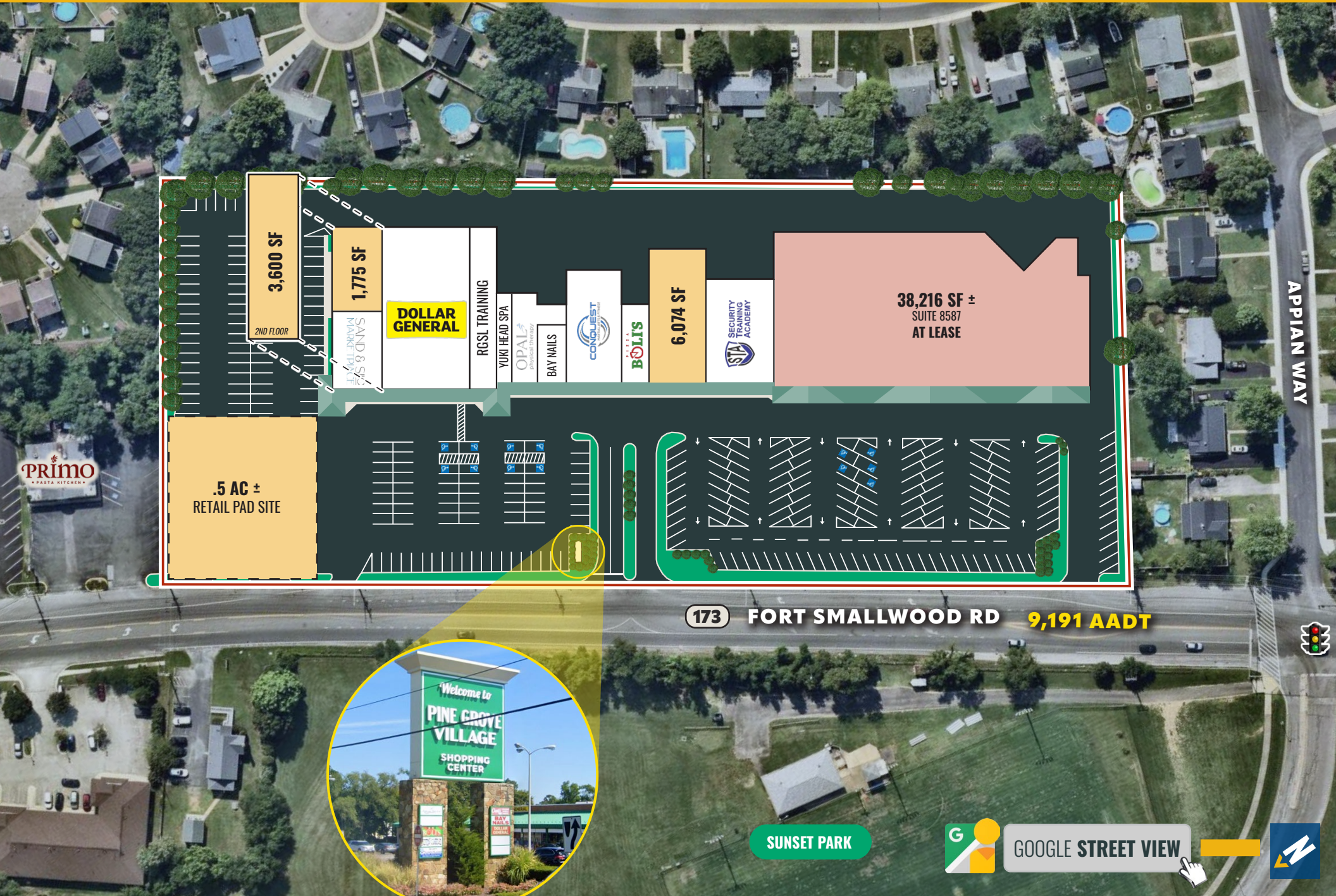
- Neighborhood shopping center anchored by Dollar General and including a mix of food, fitness, medical and service retail
- Nearly 700 ft. of frontage on Route 173
- Pylon signage
- Ample on-site parking
- Numerous capital improvements underway including new parking lot paving and new façade paint
- 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:	1,775 SF ±
	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



3,600 SF

2ND FLOOR

1,775 SF

SAND & SALT MARKET

DOLLAR GENERAL

RGS1 TRAINING

YUKI HEAD SPA

OPAL physical therapy

BAY NAILS

CONQUEST

BOLLI'S

6,074 SF

SECURITY TRAINING ACADEMY

38,216 SF ±
SUITE 8587
AT LEASE

.5 AC ±
RETAIL PAD SITE

173 FORT SMALLWOOD RD 9,191 AADT



SUNSET PARK



GOOGLE STREET VIEW



LOCAL BIRDSEYE



MARYLAND YACHT CLUB

ROCK CREEK

Anchor Inn

Blake's BAR HARBOR MARINA

RIVIERA BEACH ELEM. SCHOOL

Showcase FLOORS
Walgreens
Geresbeck's

173

RED TIGERS

McDonald's

CVS

LIQUOR MART

BURGER KING

Advance Auto Parts

ROYAL FARMS

PRIMO

SITE

FORT SMALLWOOD RD

9,191 AADT

SUNSET PARK

SUNSET ELEM. SCHOOL

173



MARKET AERIAL



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

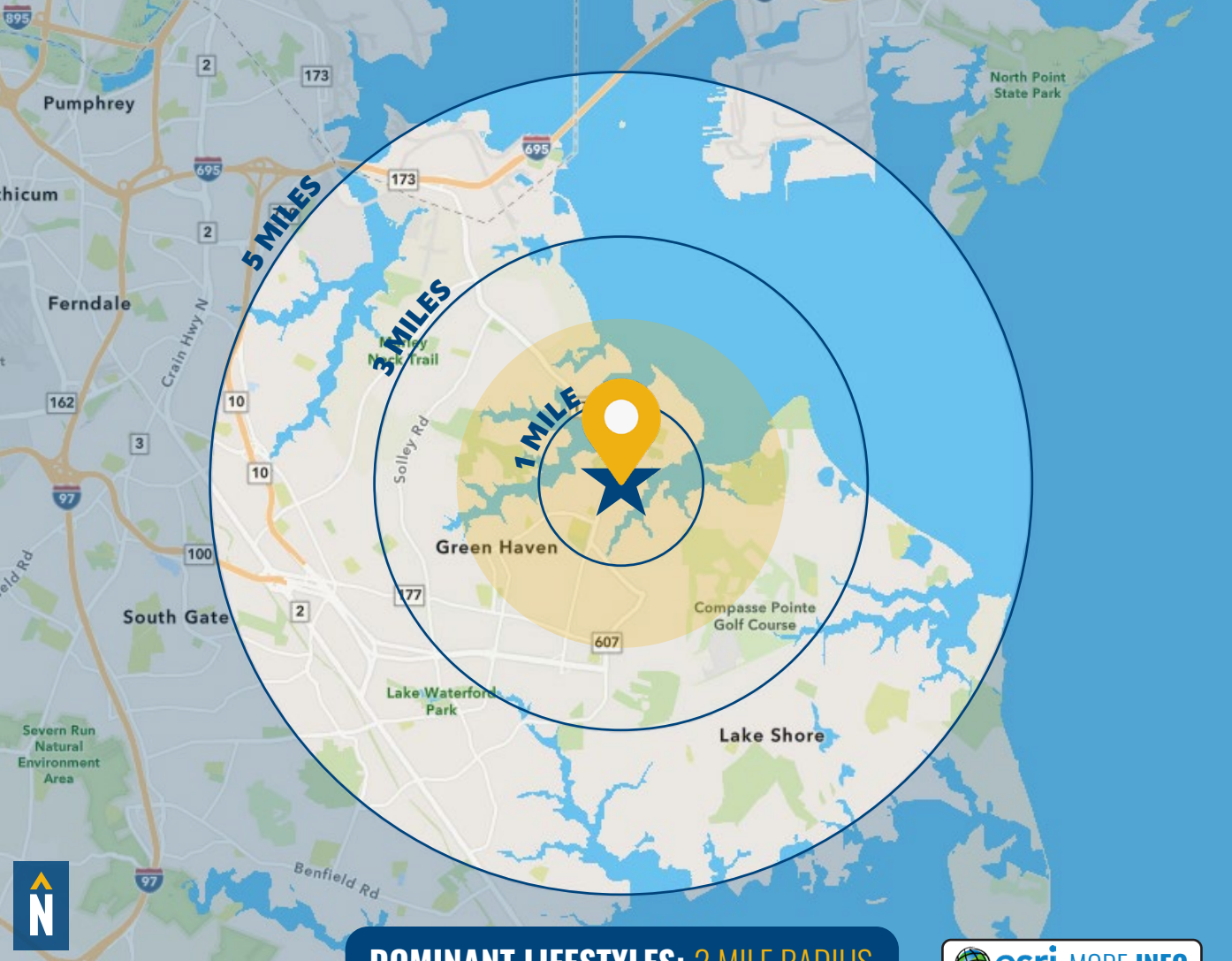


39.8

38.7

39.6

[FULL DEMOS REPORT](#)



DOMINANT LIFESTYLES: 2 MILE RADIUS

[esri MORE INFO](#)

62% DREAMBELT



MEDIAN

AGE: 41.5

HH INCOME: \$94,802

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



MEDIAN

AGE: 39.0

HH INCOME: \$111,751

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



MEDIAN

AGE: 44.0

HH INCOME: \$139,696

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.

FOR MORE INFO CONTACT:



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