

# RETAIL PROPERTY FOR LEASE



**85 STEWART DRIVE**

EDGEWATER, MD 21037

## Location Description

Located in the heart of Edgewater, Maryland, positioned along the afternoon traffic side of Solomons Island Road/ MD Rt 2 seeing over 42,000 cars pass daily. The Edgewater Commercial District services a highly captive customer base including a peninsula of dense residential communities and the daily traffic flow to and from Southern Anne Arundel County and Calvert County. This is an excellent retail location with quality zoning allowing for a variety of users.

## Property Highlights

- +/-2,880sf Free Standing Former Bank Branch Building
- 42,000+ Cars Per Day
- +/- 300ft of Frontage on Solomons Island Rd/ MD Rt 2
- Three Drive-Thru Lanes
- Ample Parking
- C3 Zoning



Spaces	Lease Rate	Building Size (SF)	Land Size (AC)
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85 Stewart Drive	Negotiable	+/-2,880 SF	+/-1.26 Acres
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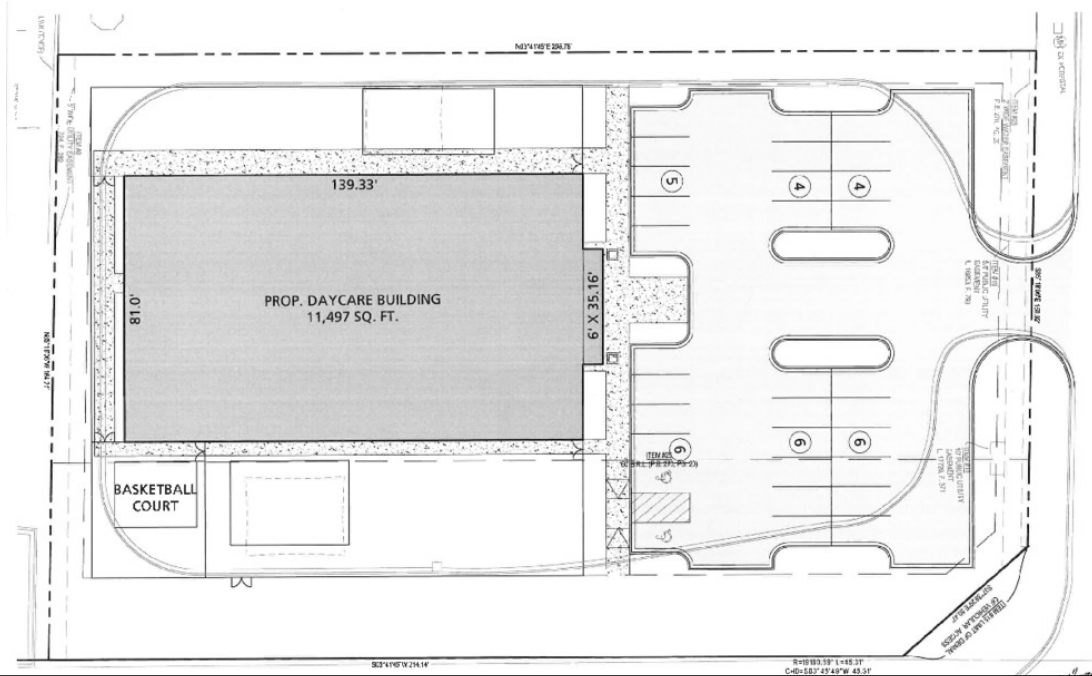
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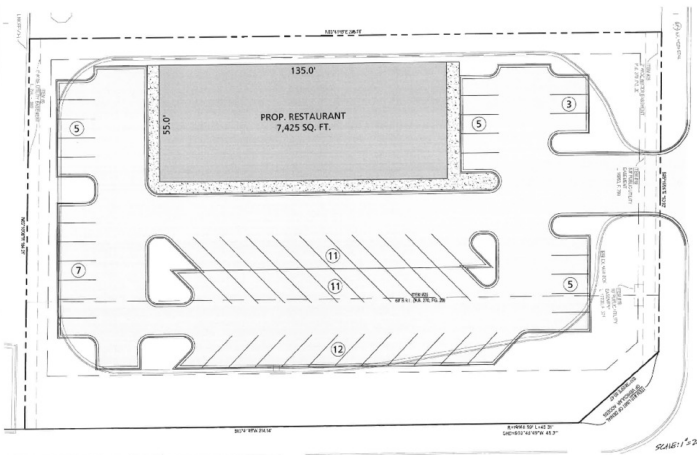
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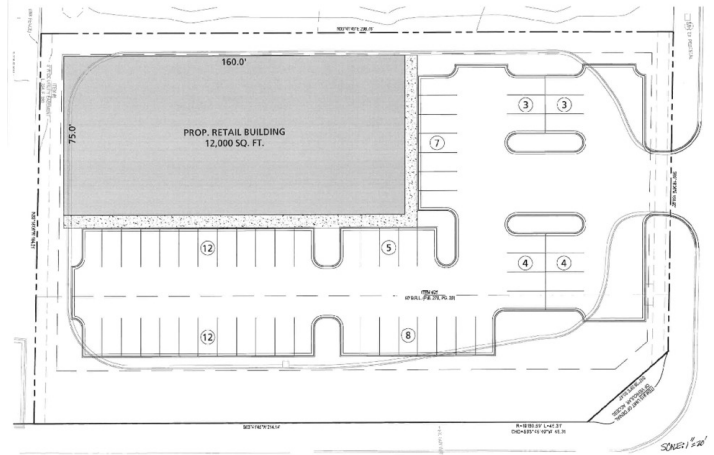
## PROPOSED USES SITE PLANS



Proposed Daycare site plan



Proposed Restaurant site plan



Proposed Retail site plan

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## EDGEWATER RETAILER MAP



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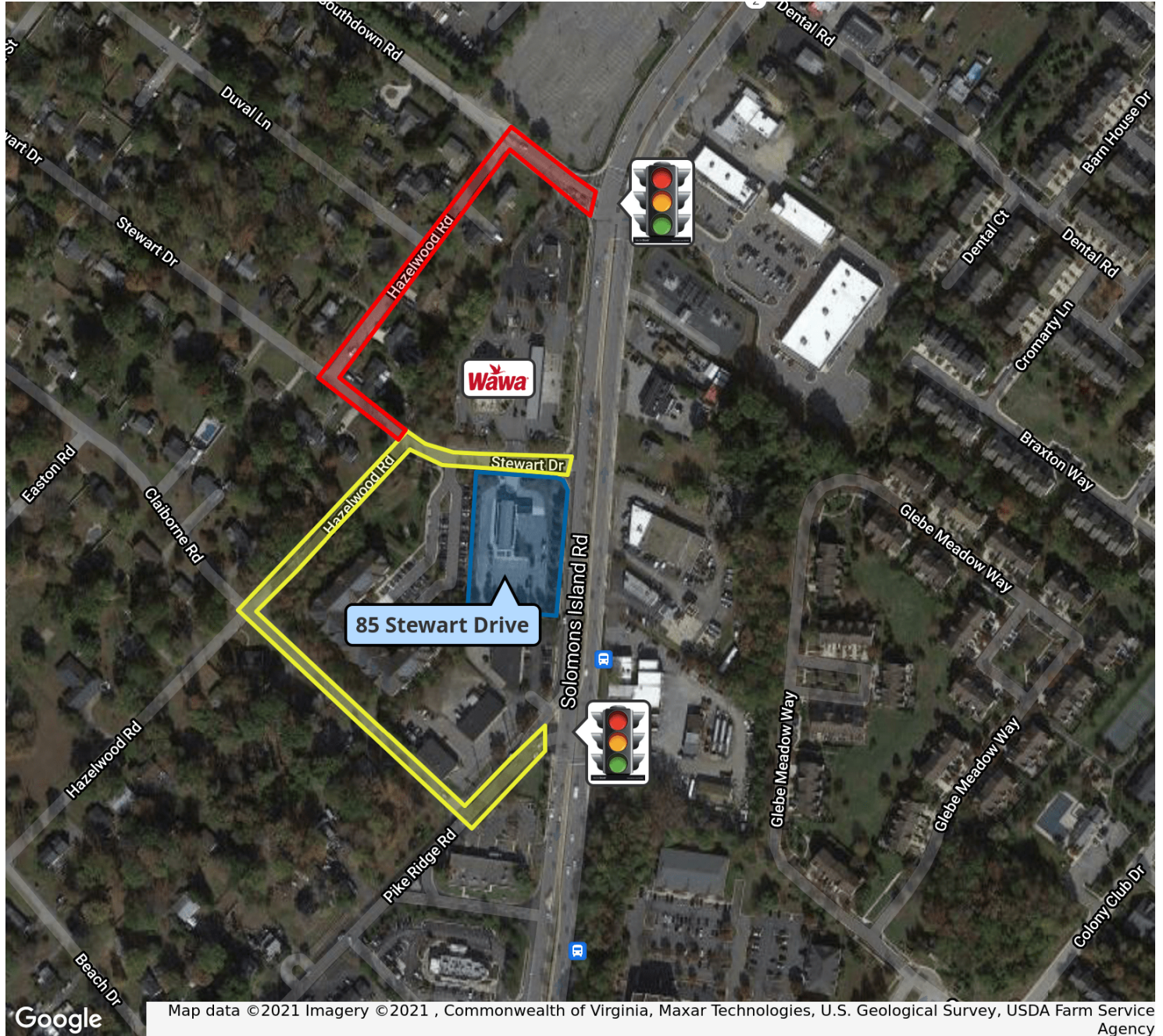
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## DIRECTIONAL MAP



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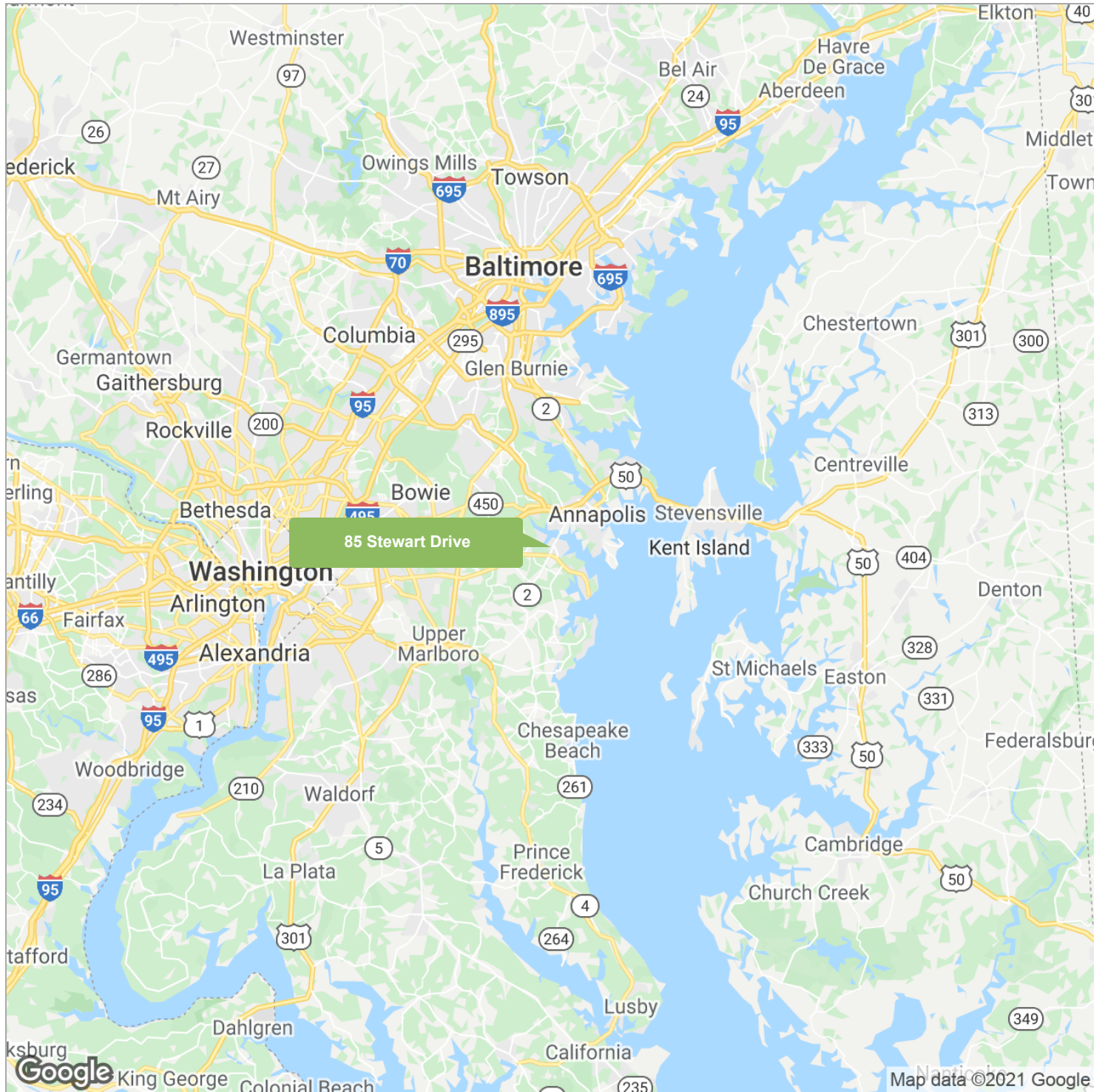
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## LOCATION MAPS



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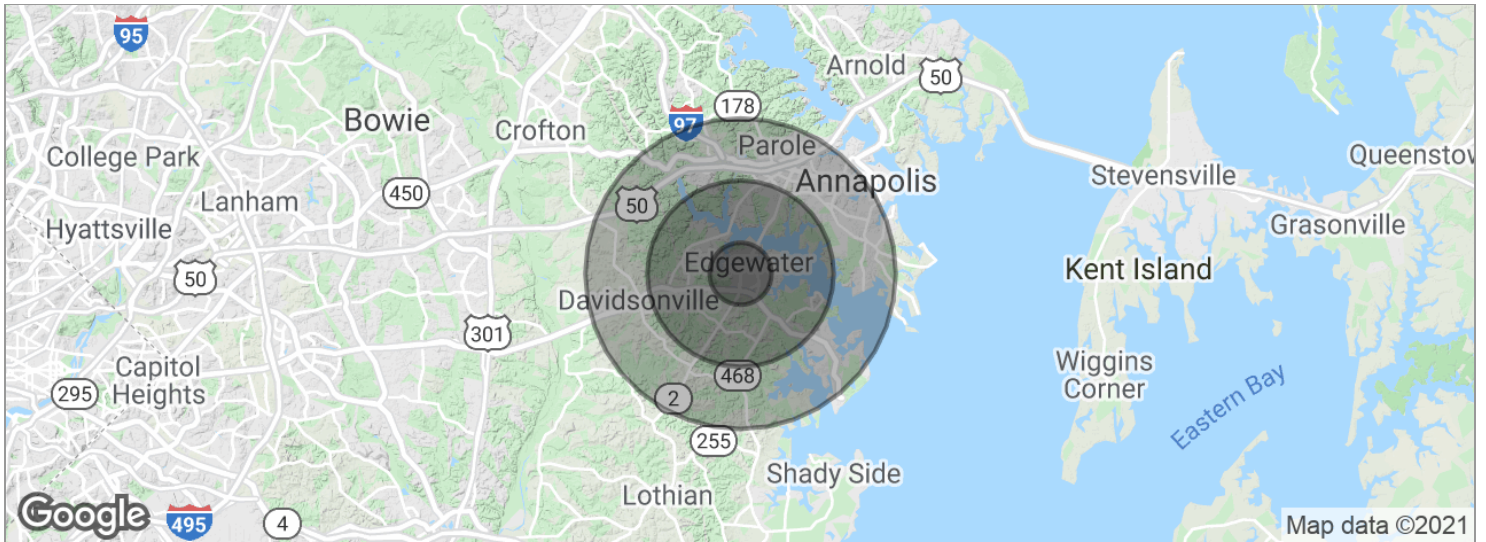
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## DEMOGRAPHICS MAP



### POPULATION

	1 MILE	3 MILES	5 MILES
Total population	5,048	26,545	68,237
Median age	41.9	42.3	42.5
Median age (Male)	40.0	40.3	40.3
Median age (Female)	43.4	43.8	44.7

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,961	10,545	27,259
# of persons per HH	2.6	2.5	2.5
Average HH income	\$115,879	\$116,645	\$111,571
Average house value	\$653,493	\$543,537	\$524,800

\* Demographic data derived from 2010 US Census

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