

8539

FORT SMALLWOOD RD.
ROCK CREEK VILLAGE | PASADENA, MD

PRIME RETAIL SPACE
FOR LEASE



Freestanding Pad Site & End-Cap Available
with Excellent Visibility and Signage



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PROPERTY HIGHLIGHTS

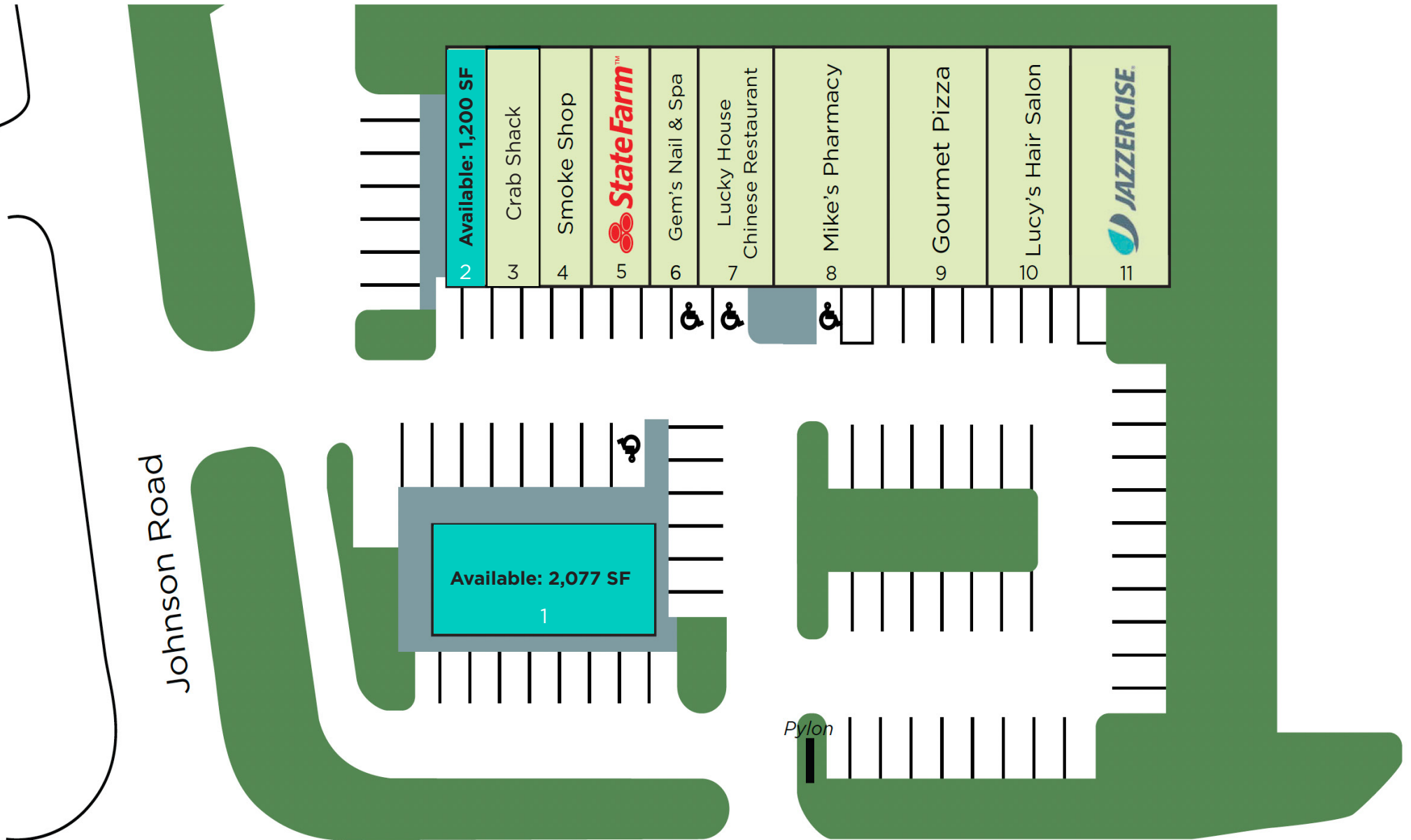
- » Two Spaces Available:
 - 1,200 SF End Cap
 - 2,077 SF Freestanding Pad Site
- » Strategically positioned with excellent visibility along one of Pasadena's most traveled commercial corridors
- » Established neighborhood retail center delivers consistent consumer traffic and day-to-day convenience appeal
- » Visibility to 18,000 +/- vehicles per day along Fort Smallwood Road



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.

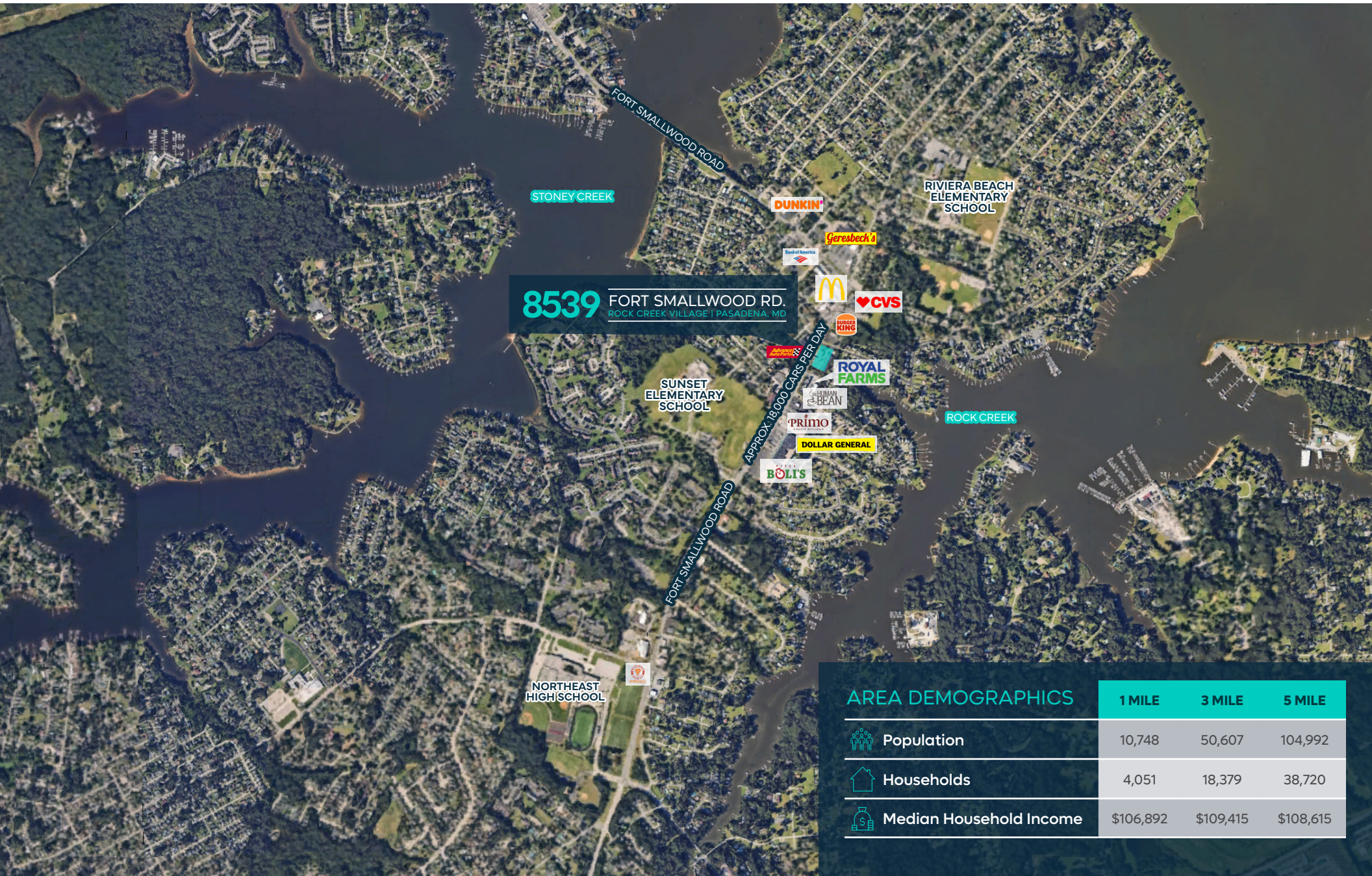
MOVING COMMERCIAL REAL ESTATE GOALS **FORWARD.**

PROPERTY OVERVIEW



Fort Smallwood Road (Route 173)

LOCATION OVERVIEW



8539 FORT SMALLWOOD RD.
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APPROX. 18,000 CARS PER DAY

AREA DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	10,748	50,607	104,992
Households	4,051	18,379	38,720
Median Household Income	\$106,892	\$109,415	\$108,615

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