

FOR LEASE

3137 SOLOMONS ISLAND RD, MD 21037



Retail Property

George W. Shenas

410.260.6548

gshenas@hyattcommercial.com

Collin Mercier

410.260.6544

cmmercier@hyattcommercial.com

LOCATION DESCRIPTION

Centrally located in Edgewater, Maryland, the property is positioned with direct frontage along the north bound side of Solomons Island Rd (Md-Rt 2). The building sees over 42,000 cars pass daily, most of which is morning rush hour and daily errands. South bound Solomons Island Rd is accessible through the signalized intersection at the adjacent property.

HIGHLIGHTS

- Proposed County Rec Center Directly Across from Rt 2
- Highly Visible Store Front Retail
- Access via Signalized Intersection with over 42,000 VPD
- Join newly opened Naval Bagels

OFFERING



FOR LEASE

RETAIL PROPERTY

SPACES	SPACE SIZE	MONTHLY RENT
3137	4,000 SF	\$7,300/m + NNN
3141	875 SF	\$2,200/m + NNN
3143	820 SF	\$2,050/m + NNN



Easment through properties
giving signalized access to
3137 Solomons Island Rd



DEMOGRAPHICS

AMBERFIELD



2024 SUMMARY

	1 MILE	3 MILES	5 MILES
Population	7,325	29,398	90,833
Households	2,878	11,655	37,370
Average Household Size	2.5	2.49	2.4
Average Age	41.5	46.0	42.4
Average Household Income	\$167,099	\$210,387	\$187,351



90,833

Population



2.4

Average HH Size



42.4

Average Age



\$187,351

Average HH Income

Davidsonville

Harwood

West River

Crownsville

Parole

NAVAL
ACADEMY

Annapolis

ANNAPOLIS
OVERLOOK

Annapolis
Neck

Mayo

Riva

Edgewater

South River



CONTACT

HYATT COMMERCIAL

410.266.8800

2568A Riva Rd, Suite 300, Annapolis, MD 21401

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