

# FOR LEASE

3137 SOLOMONS ISLAND RD, MD 21037



Retail Property

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## 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



Easement through properties  
giving signalized access to  
3137 Solomons Island Rd

# RETAILER MAP



## DEMOCRAPHICS

### 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



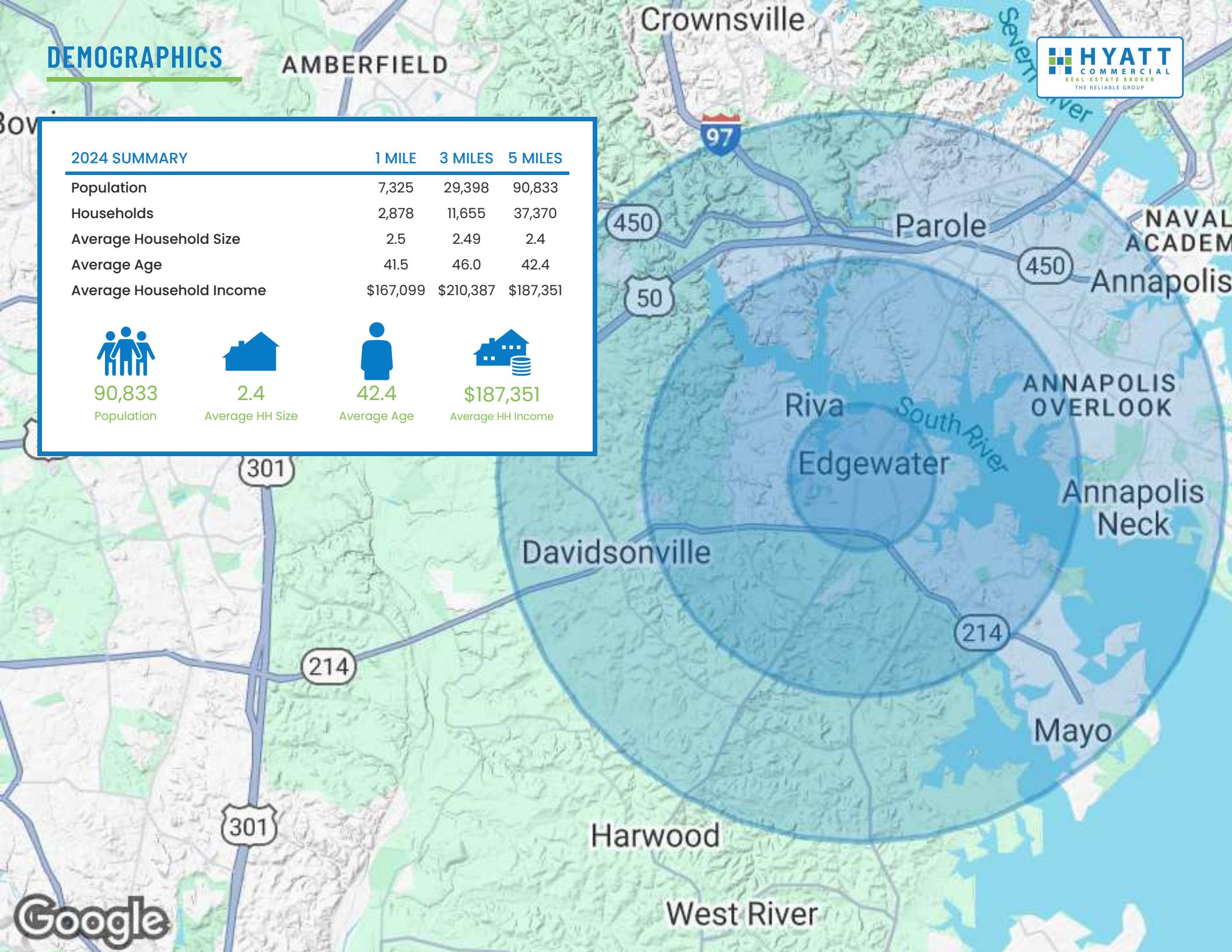
2.4  
Average HH Size



42.4  
Average Age



\$187,351  
Average HH Income





## CONTACT

### HYATT COMMERCIAL

410.266.8800

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