



1,900 SF RETAIL/OFFICE SPACE

2932 MOUNTAIN ROAD | PASADENA, MARYLAND 21122

FOR
LEASE

**YOUR
SIGN
HERE!**

**1,900 SF
AVAILABLE**

SIGNAGE

Barber Shop

BROW CRAFT BOUTIQUE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

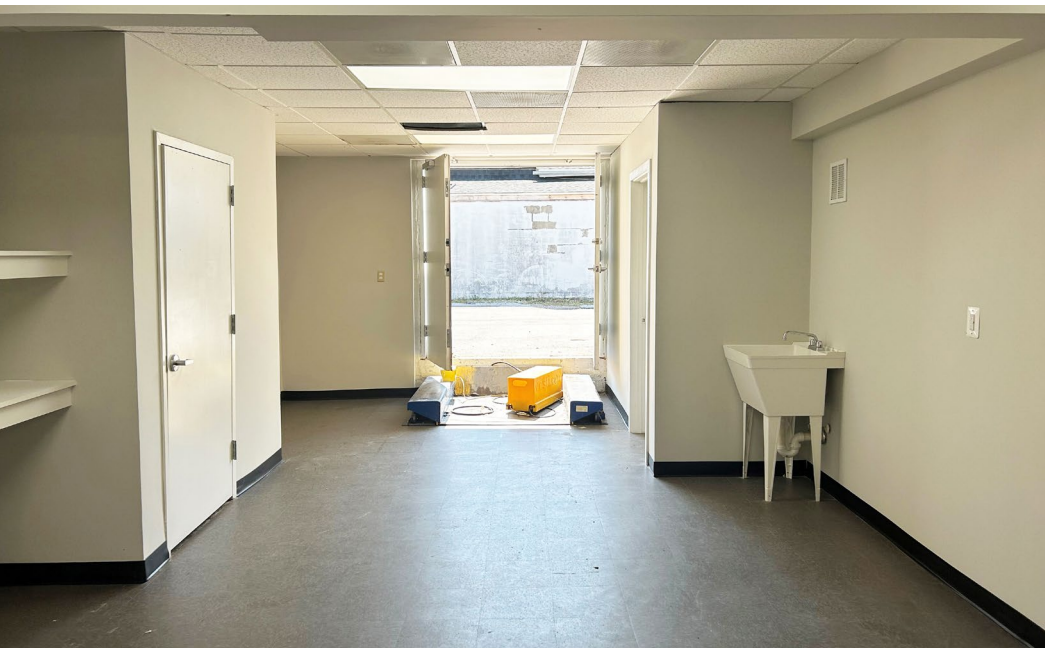
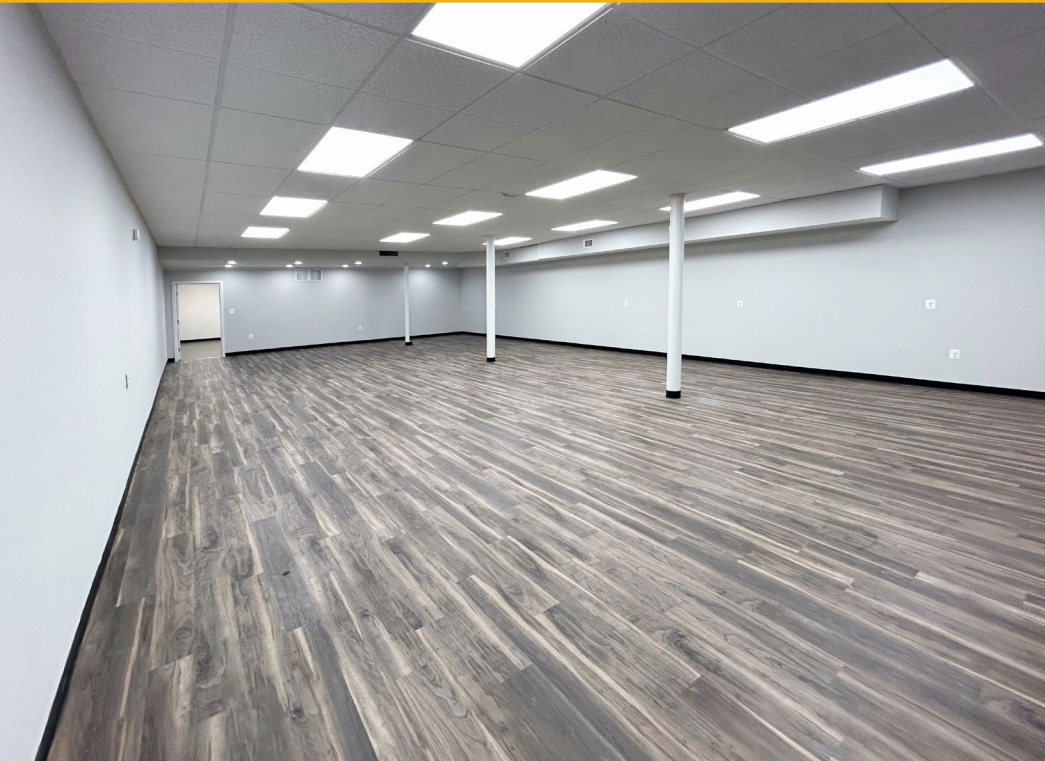
HIGHLIGHTS:

- 1,900 SF ± newly renovated retail/office space
- One (1) dedicated restroom
- Loading door in rear with mechanical lift
- New HVAC system
- High visibility location facing Mountain Road (16,402 cars per day)
- Pylon signage available
- Easy access to Route 100, Route 2, I-97, I-695

AVAILABLE:	1,900 SF ±
PARKING:	SURFACE PARKING AVAILABLE
TRAFFIC COUNT:	16,402 AADT (MOUNTAIN RD)
ZONING:	C3 (COMMERCIAL - GENERAL)
RENTAL RATE:	\$24.00 PSF, MODIFIED GROSS



INTERIOR PHOTOS



LOCAL BIRDSEYE



Green Valley Marketplace

EDWIN RAYNOR BLVD

EXXON

Wendy's
TACO BELL

JOE HUDSON'S COLLISION CENTER

McCully Bohonak & Collins Funeral Home

TICK NECK RD

point S
Pizza Hut

Jersey Mike's

HYPERA TAPHOUSE

STALLINGS FUNERAL HOME, P.A.

TRUIST

SITE

MR. PIZZA & SUBS

16,402 AADT

GLADNOR RD

ASSOLUTE

BAXTER

Wendy's

MOUNTAIN RD

PASADENA FLOORS

7 ELEVEN



MARKET AERIAL



7 MILES

PATAPSCO RIVER

MAGOTHLY RIVER



GLEN BURNIE

PASADENA

SEVERNA PARK

ODENTON

BWI
BALTIMORE WASHINGTON
INTERNATIONAL
AIRPORT
Thurgood Marshall

Arundel Plaza
Lowe's Giant
Joey Mikes
FedEx TACO BELL

Governor Plaza
ALDI
DICK'S SPORTING GOODS
CHUCK E. CHEESE'S
petco QDOBA
DOLLAR TREE

Ordnance Plaza
COSTCO
PETSMART
planet fitness
McDonald's
ReStore

Chesapeake Square
BEST BUY
five BELOW
Walgreens
AutoZone
noodles
Advance! Auto Parts
YCMC tropical CAFE
DXL

Walmart
The Centre at Glen Burnie
TARGET
OLLIE'S OUTLET
FAMOUS footwear
Chick-fil-ee PAPPAS
AAA BONEFISH GRILL

Quarterfield Crossing
Walmart KOHL'S
sam's club LOWE'S
Chick-fil-ee Walgreens
FOOD LION

Garigan's FURNITURE
OSAKE
Goodwill

Riviera Plaza
Geresbeck's
Showcase FLOORS
Walgreens

Marley Station Mall
macy's
JC Penney

Southdale Center
HOME DEPOT
VCF
VALUE CITY FURNITURE
Office DEPOT
The File Shop
Marshalls Michaels
Gloria Jean's GRILL
Burger King

SITE

East Park Plaza
VSCO TRACTOR SUPPLY CO
Giant
Burger King
Cabe's SALLY BEAUTY
DUNKIN'

TARGET

Festival at Pasadena
Walmart weis
BJ's planet fitness
Panera BREAD
DUNKIN' Bob Evans
LESLIE'S SWIMMING POOL SUPPLIES
Arby's
DOLLAR TREE

Lakeshore Plaza
SAFEWAY
McDonald's
Friendly's
DUNKIN'
Hardee's
Giant

Northway Shopping Center
SHOPPERS
Goodwill
McDonald's Starbucks

Pasadena Crossroads
SPROUTS FARMERS MARKET
HomeGoods
TJ-MAXX Party City
PET HOBBY LOBBY
Chick-fil-ee
LA FITNESS

ALDI

Magothy Gateway
Harris Uber Teeter
Bagels & Deli
QDOBA
SOCIAL

Odenton Shopping Center
Giant
Advance! Auto Parts
FIVE GUYS POPEYES
DOLLAR TREE

Park Plaza
JOANN ACE
TACO BELL
HONEY BAKED Ham
planet fitness
POPEYES Cafe Rio
Smoothie King
FIREHOUSE SUBS

Robinson Crossing
ALDI
Walgreens
AutoZone
DOLLAR TREE

Severna Park Marketplace
Giant petco KOHL'S
Office DEPOT
McDonald's
TACO BELL

DEMOGRAPHICS

2024

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



15,285

66,081

166,372

DAYTIME POPULATION



9,653

44,927

121,537

AVERAGE HOUSEHOLD INCOME



\$141,857

\$151,018

\$157,253

NUMBER OF HOUSEHOLDS



5,558

24,387

61,194

MEDIAN AGE

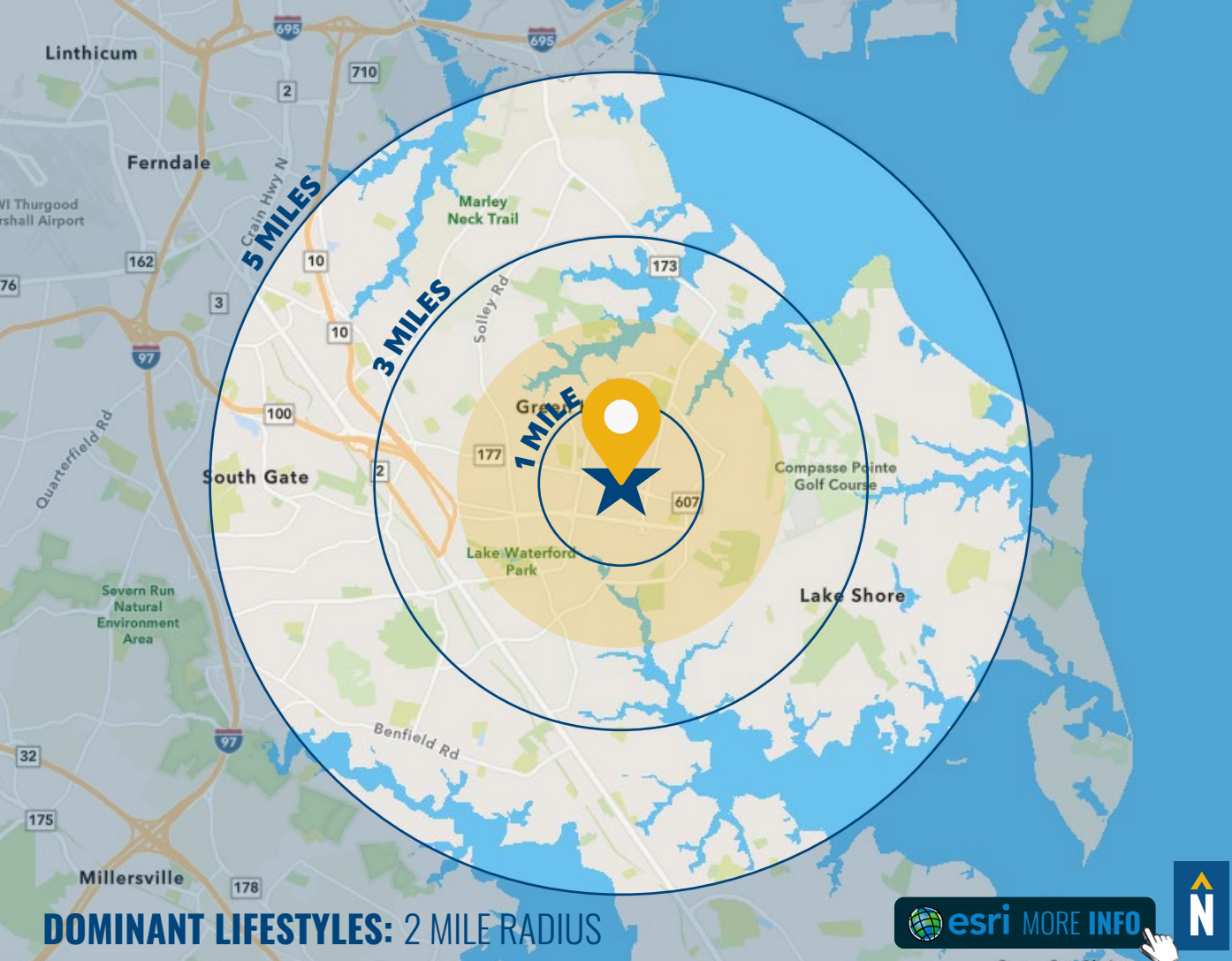


38.9

39.8

39.6

[FULL DEMOS REPORT](#)



DOMINANT LIFESTYLES: 2 MILE RADIUS

[MORE INFO](#)



28%
ENTERPRISING
PROFESSIONALS

These residents are well educated and climbing the ladder in STEM (science, technology, engineering and mathematics) occupations. This young market makes over 1.5 times more income than the US median.

Median Age: **35.3**
Median Household Income: **\$86,600**

24%
PLEASANTVILLE

Prosperous domesticity best describes these settled denizens. They maintain their higher incomes and standard of living with dual incomes, and shop online and in a variety of stores, from upscale to discount.

Median Age: **42.6**
Median Household Income: **\$92,900**

18%
WORKDAY
DRIVE

Life in the suburban wilderness offsets the hectic pace of two working parents with growing children for this affluent, family-oriented market. They favor time-saving devices and like banking online.

Median Age: **37.0**
Median Household Income: **\$90,500**

FOR MORE INFO **CONTACT:**



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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