



FOR **SALE/LEASE**

COUNTRY RIDGE SHOPPING CENTER

1500-1550 COUNTRY RIDGE LANE | ESSEX, MARYLAND 21221



MACKENZIE

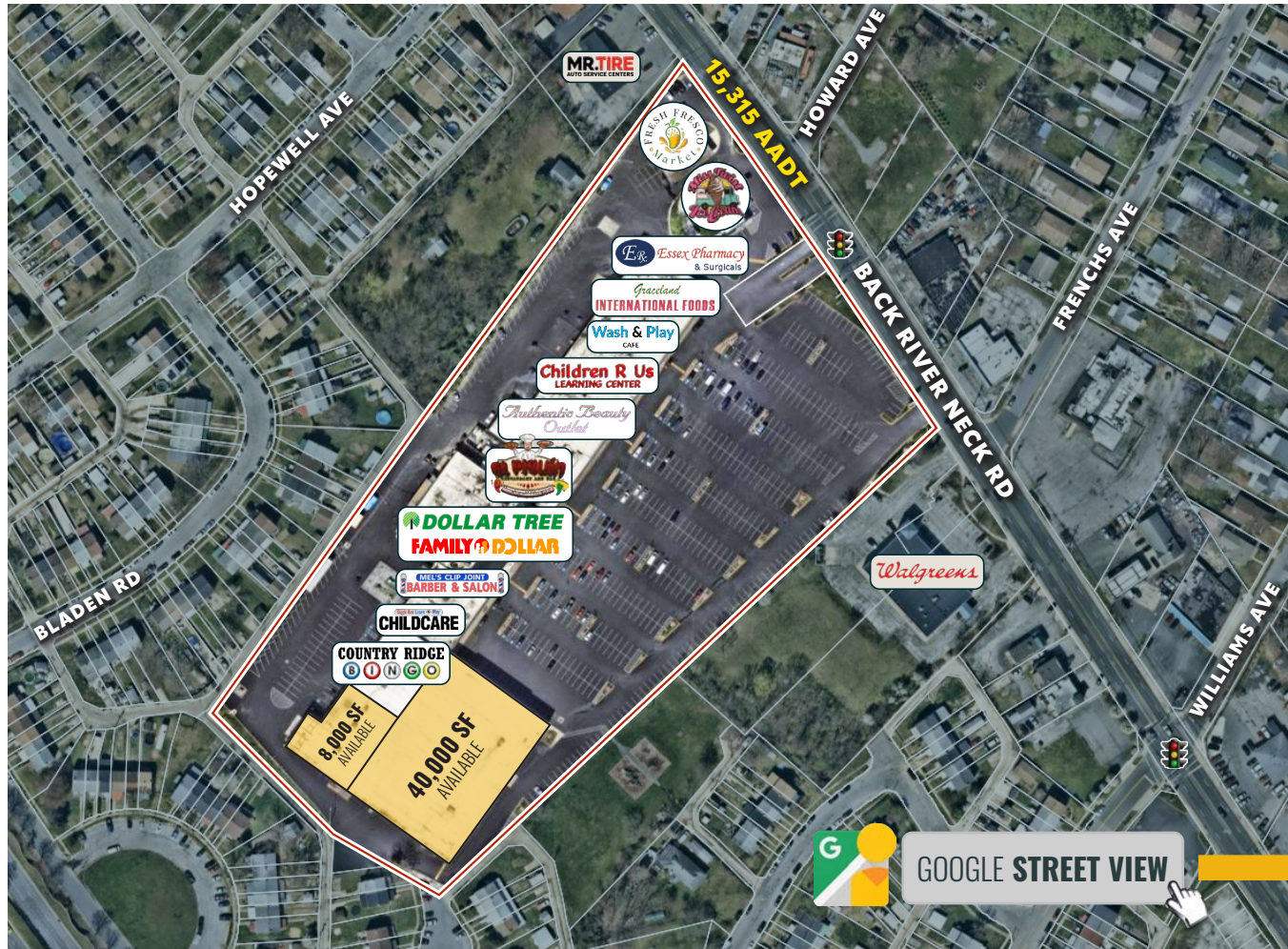
COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 129,734 SF neighborhood shopping center
 - » 8,000 SF inline space available
 - » 40,000 SF anchor space available (22' clear)
- Ample on-site parking
- Signalized intersection
- Pylon signage
- Easy access to I-695, Eastern Boulevard (Rt. 140) and SE Boulevard (Rt. 702)
- Close proximity to Martin Sate Airport
- Surrounded by dense residential neighborhoods

AVAILABLE:	8,000 SF ± (INLINE)
RENTAL RATE:	\$17.50 PSF
AVAILABLE:	40,000 SF ± (ANCHOR)
RENTAL RATE:	\$10.00 PSF
PARKING:	100 SURFACE SPACES (1.87,1,000 SF)
ZONING:	BM (BUSINESS MAJOR)
NOI:	\$901,766.08



SITE PLAN



8,000 SF
AVAILABLE

COUNTRY RIDGE
B I N G O

CHILDCARE

HAIR & BEAUTY
BARBER & SALON

DOLLAR TREE

FAMILY DOLLAR

TRULINE Beauty
Outlet

NAIL FASHIONS

SYMMETRY ARTS

Children R. Us
LEARNING CENTER

Wash & Play
or

CHILDCARE

MOBILE BANQUET HALL

INTERNATIONAL FOODS

Essence Pharmacy
& Surgicals

40,000 SF
AVAILABLE

PYLON SIGN

15,315 AADT

BACK RIVER NECK RD

Walgreens



BIRDSEYE



40,000 SF
AVAILABLE

8,000 SF
AVAILABLE

COUNTRY RIDGE
BINGO

DOLLAR TREE
FAMILY DOLLAR

PIZZERIA

Authentic B
Outlet

Children R Us
LEARNING CENTER

Wash & Play
CAFE

Essex Pharmacy
& Surgicals

AMERICAN
ICE CREAM

FRESH FRESH
MARKET

MR. TIRE
SERVICE CENTERS

PYLON SIGN

Walgreens

702

27,872 AADT

15,315 AADT

BACK RIVER NECK RD



MARKET AERIAL



DEMOGRAPHICS

2024

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



19,845

69,706

191,100

DAYTIME POPULATION



12,655

57,410

162,027

AVERAGE HOUSEHOLD INCOME



\$72,527

\$93,351

\$96,545

NUMBER OF HOUSEHOLDS



8,836

27,374

73,690

MEDIAN AGE

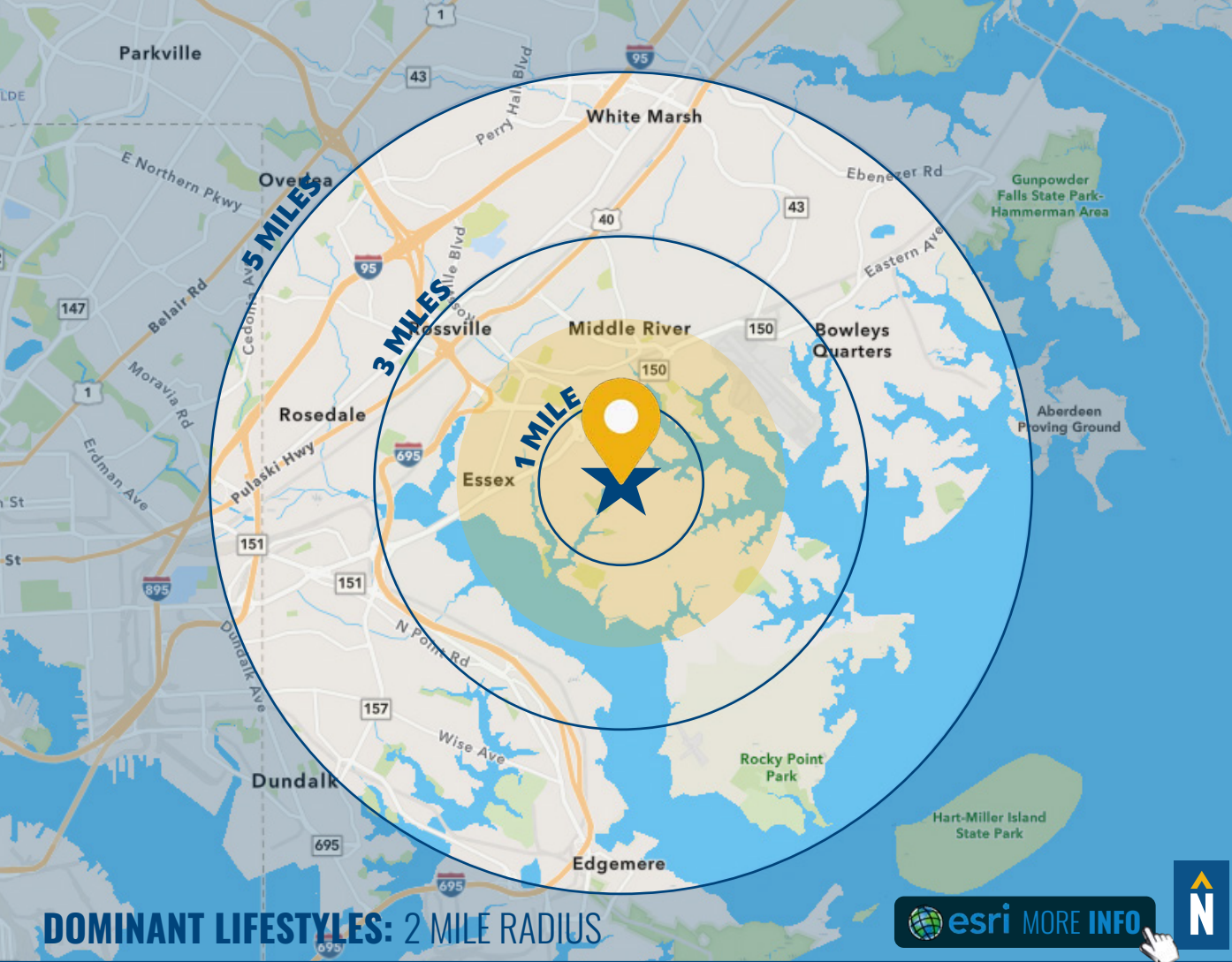


36.3

38.5

38.6

[FULL DEMOS REPORT](#)



DOMINANT LIFESTYLES: 2 MILE RADIUS

[MORE INFO](#)

32%
PARKS
AND REC



Many of these families are two-income married couples approaching retirement age. They are comfortable in their jobs and their homes and budget wisely, but do not plan on retiring anytime soon or moving.

Median Age: **40.9**
Median Household Income: **\$60,000**

16%
METRO FUSION



Metro Fusion is a young, diverse market made up of hard-working residents that are dedicated to climbing the ladders of their professional and social lives. They spend money readily unless saving.

Median Age: **29.3**
Median Household Income: **\$35,700**

11%
FRONT PORCHES



Friends and family are central to this segment and help to influence household buying decisions. This diverse group of residents enjoy their automobiles and like cars that are fun to drive.

Median Age: **34.9**
Median Household Income: **\$43,700**

FOR MORE INFO CONTACT:



BEETLE SMITH
SENIOR VICE PRESIDENT

443.573.3219
BSMITH@mackenziecommercial.com



TOM MOTTLEY
SENIOR VICE PRESIDENT & PRINCIPAL

443.573.3217
TMOTTLEY@mackenziecommercial.com



NICK MAGGIO
REAL ESTATE ADVISOR

410.494.4880
NMAGGIO@mackenziecommercial.com



MACKENZIE
COMMERCIAL REAL ESTATE SERVICES, LLC

410-879-1900

3465 Box Hill Corporate Center Drive, Suite F
Abingdon, MD 21009

OFFICES IN: ANNAPOLIS, MD BALTIMORE, MD BEL AIR, MD COLUMBIA, MD LUTHERVILLE, MD CHARLOTTESVILLE, VA

www.MACKENZIECOMMERCIAL.com



VISIT **PROPERTY PAGE** FOR MORE INFORMATION

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions imposed by our principals.