



FOR LEASE

PINE GROVE VILLAGE SHOPPING CENTER

8567-8587 FORT SMALLWOOD ROAD | PASADENA, MARYLAND 21122

0.5 AC ±
PAD SITE
ALSO AVAILABLE.

1,200 SF
AVAILABLE

38,216 SF
AVAILABLE



MACKENZIE
RETAIL

PROPERTY OVERVIEW

HIGHLIGHTS:

- Neighborhood shopping center anchored by Dollar General and including a mix of restaurants and service retail
- Nearly 700 ft. of frontage on Route 173
- Pylon signage
- Ample on-site parking
- Easy access to I-97 and I-695
- Close proximity to BWI Airport
- Prime location to serve a niche market of waterfront residential communities



AVAILABLE:	38,216 SF ± (ANCHOR/FORMER GROCER)
	1,200 SF ± (INLINE/FORMER SALON)
	0.5 ACRE ± (RETAIL PAD SITE)
TRAFFIC COUNT	9,191 AADT (FORT SMALLWOOD RD)
PARKING:	500 SURFACE SPACES (6.07/1,000 SF)
ZONING:	C3 (GENERAL COMMERCIAL DISTRICT)
RENTAL RATE:	NEGOTIABLE



AERIAL / SITE PLAN



SHOOT HOUSE
2ND FLOOR

SECURITY TRAINING ACADEMY
SAND & SIG MARKETPLACE

DOLLAR GENERAL

1,200 SF

Chopstix

BAY NAILS

CONQUEST

BOLLI'S

LAS AGUILAZ INT'L SUPERMARKET

Professione Fish, Ltd

38,216 SF ±
SUITE 8587

5 AC ±
RETAIL PAD SITE

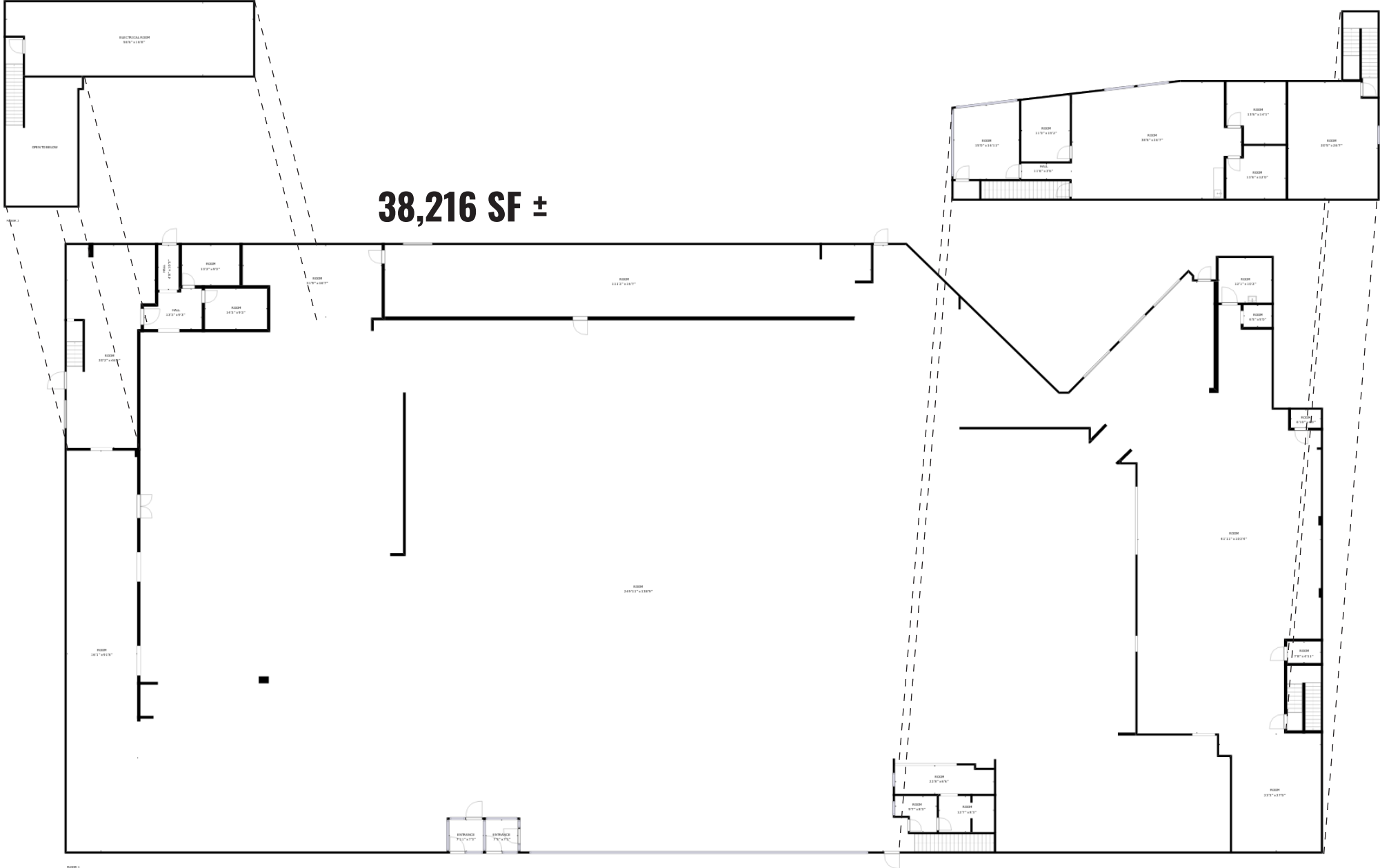
173 FORT SMALLWOOD RD 9,191 AADT



SUNSET PARK



FLOOR PLAN: SUITE 8587



LOCAL BIRDSEYE



RIVIERA BEACH ELEM. SCHOOL

MARYLAND YACHT CLUB

ROCK CREEK

Blake's BAR HARBOR MARINA

Anchor Inn

Showcase FLOORS
Walgreens
Geresbeck's

173

RED TIGERS

McDonald's

CVS

SECOND ALICE RESTAURANT

BURGER KING

Advance Auto Parts

ROYAL FARMS

PRIMO

SITE

FORT SMALLWOOD RD

9,191 AADT

SUNSET PARK

SUNSET ELEM. SCHOOL

173



MARKET AERIAL



DEMOGRAPHICS

2024

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



10,475

52,572

113,412

DAYTIME POPULATION



6,398

33,991

88,803

AVERAGE HOUSEHOLD INCOME



\$137,974

\$141,640

\$147,645

NUMBER OF HOUSEHOLDS



3,965

19,236

42,031

MEDIAN AGE

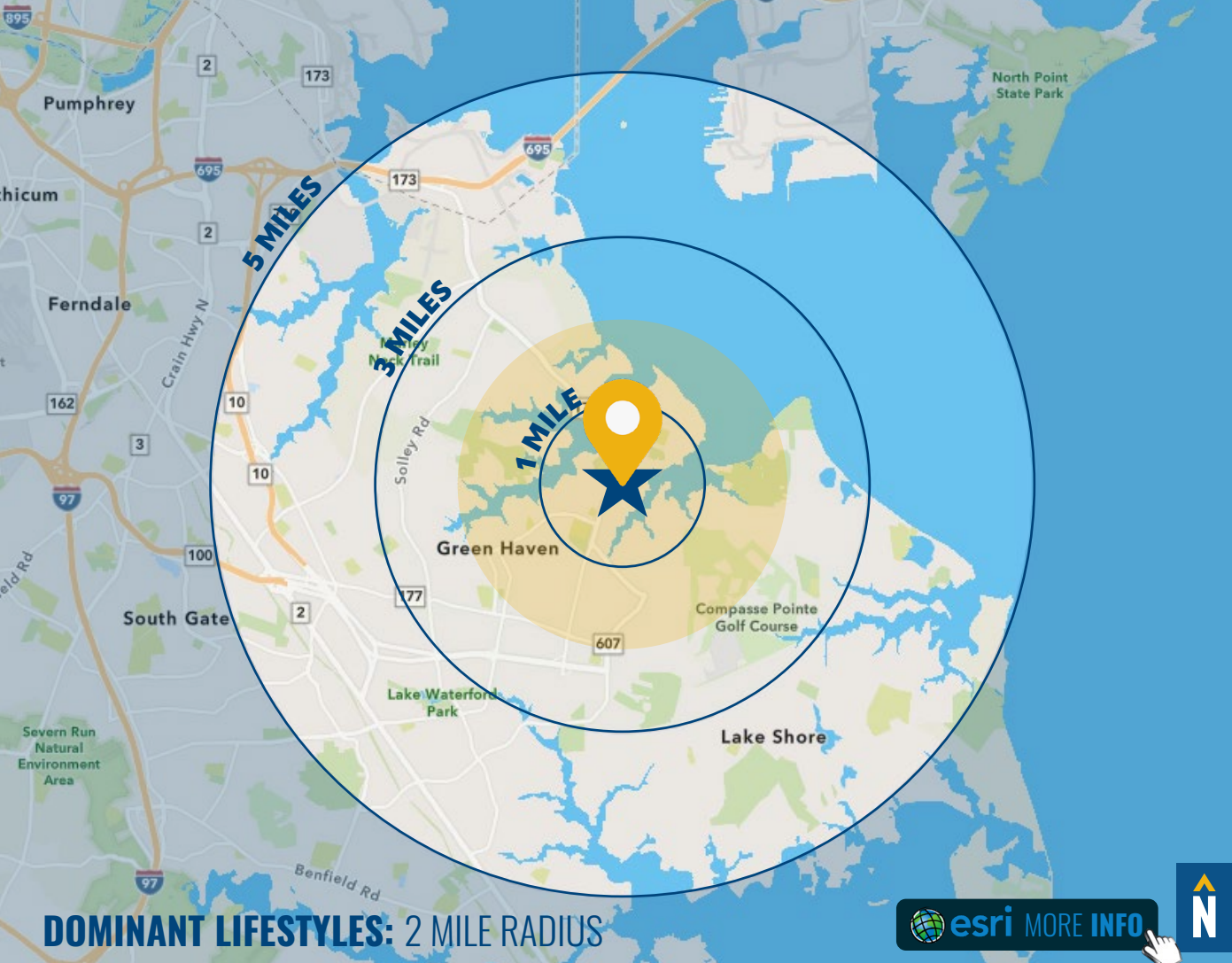


39.5

38.5

39.4

[FULL DEMOS REPORT](#)



[esri MORE INFO](#)



DOMINANT LIFESTYLES: 2 MILE RADIUS

39%
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**

29%
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**

17%
HOME
IMPROVEMENT



These married-couple families spend a lot of time on the go and therefore tend to eat out regularly. When at home, weekends are consumed with home improvement and remodeling projects.

Median Age: **37.7**
Median Household Income: **\$72,100**

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