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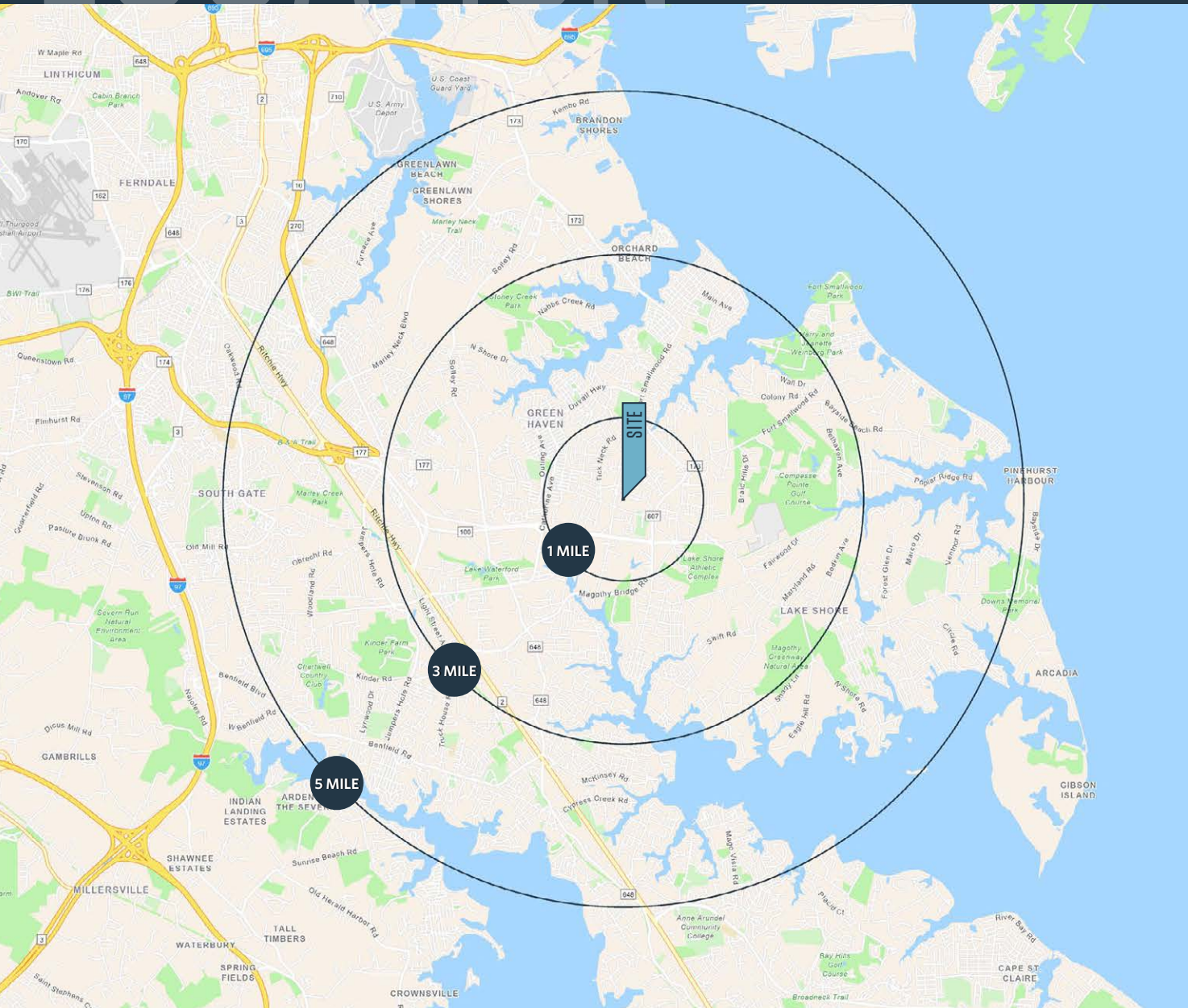
PAD SITE FOR LEASE

- Pad site opportunity with drive-thru in grocery anchored shopping center
- Center recently underwent a complete facade renovation
- Pylon signage available
- Join Green Valley Marketplace, Walgreens, Taco Bell, Exxon, Little Caesars and other successful tenants
- Regionally located at the major crossroads of Edwin Raynor Boulevard & Mountain Road in the heart of Anne Arundel County

LOCATION

CHESTERFIELD PLAZA

8095 EDWIN RAYNOR BOULEVARD, PASADENA, MD 21122



AVAILABLE SPACE:

3,000 SF Pad-Site with Drive-Thru

DEMOGRAPHICS | 2024:

1-MILE	3-MILE	5-MILE
Population		
11,715	61,390	151,108
Daytime Population		
8,836	41,091	108,056
Households		
4,345	22,360	55,037
Average HH Income		
\$134,014	\$152,508	\$162,046

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2023:

Edwin Raynor Blvd	19,505 ADT
Mountain Road	15,963 ADT

KEITH BARNETT

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klnb

SITE PLAN

CHESTERFIELD PLAZA

8095 EDWIN RAYNOR BOULEVARD, PASADENA, MD 21122



PYLON



KEITH BARNETT

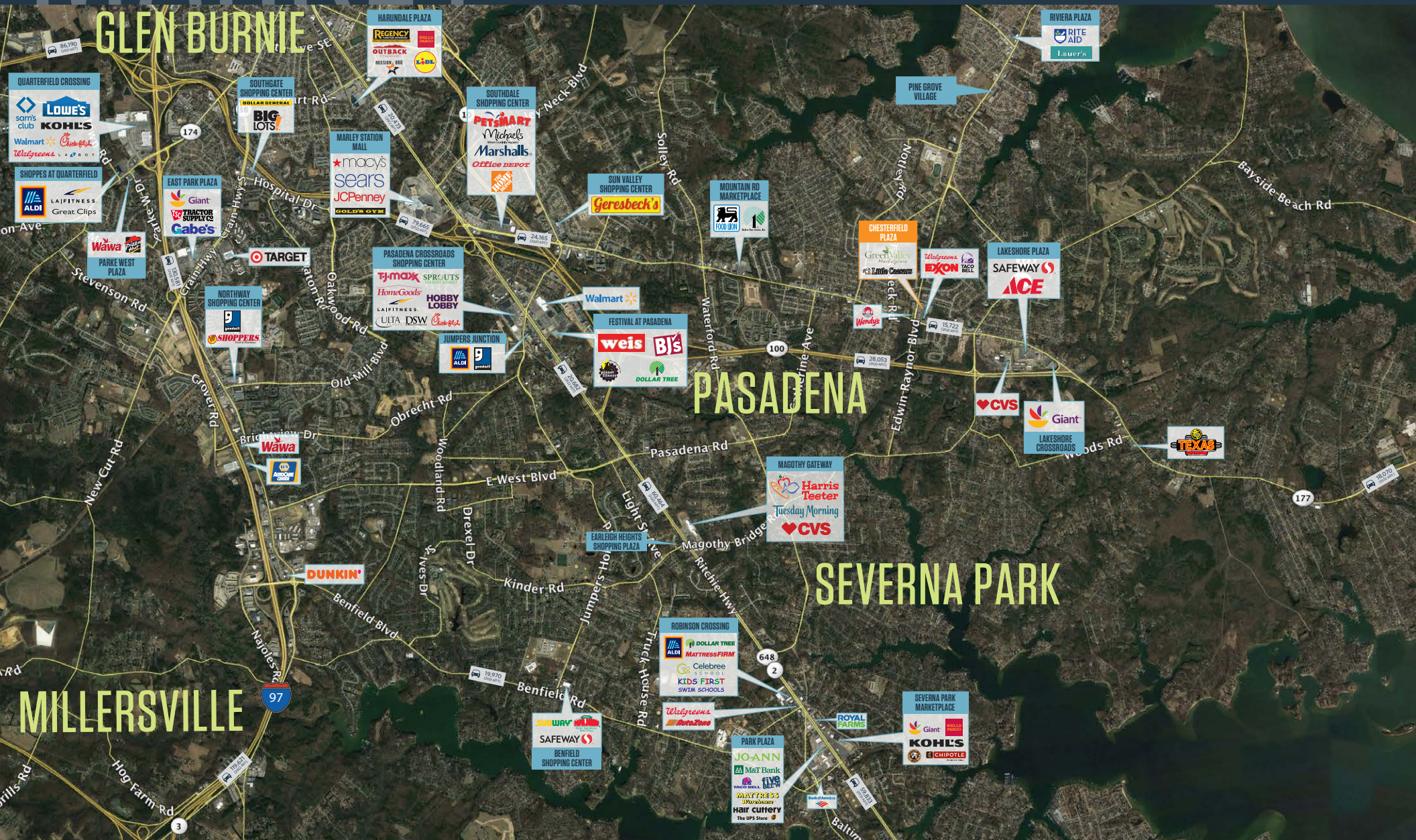
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MARKET

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CLOSE-UP

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