MOUNTAIN ROAD PADS

MOUNTAIN RD & EDWIN RAYNOR BLVD, PASADENA, MD 21122, ANNE ARUNDEL COUNTY



NEARBY RETAILERS

Walgreens
TACO BELL
Giant
SAFEWAY
GreenValley Marketplace
Wendy's

PADS AVAILABLE FOR LEASE

- Total of 13.28 acres available: 10.25 acres of C-4 land (divisible) and 3.03 acres of R-2 land.
- Zoning permits a wide range of uses such as Gas/C-store, Car Wash, Bank, Fast Food, Automotive Repair, Sit Down Restaurant, Day Care, Grocery, and Medical.
- Existing signalized intersection at Mountain Road/Edwin Rayon Blvd.
- Future signalized intersection planned on Edwin Raynor Blvd./Deering Road.
- Regional access of Route 100 (26,542 ADT)
- Strong community demographics with over 60,000 people within 3 miles with a median household income over $115,000.

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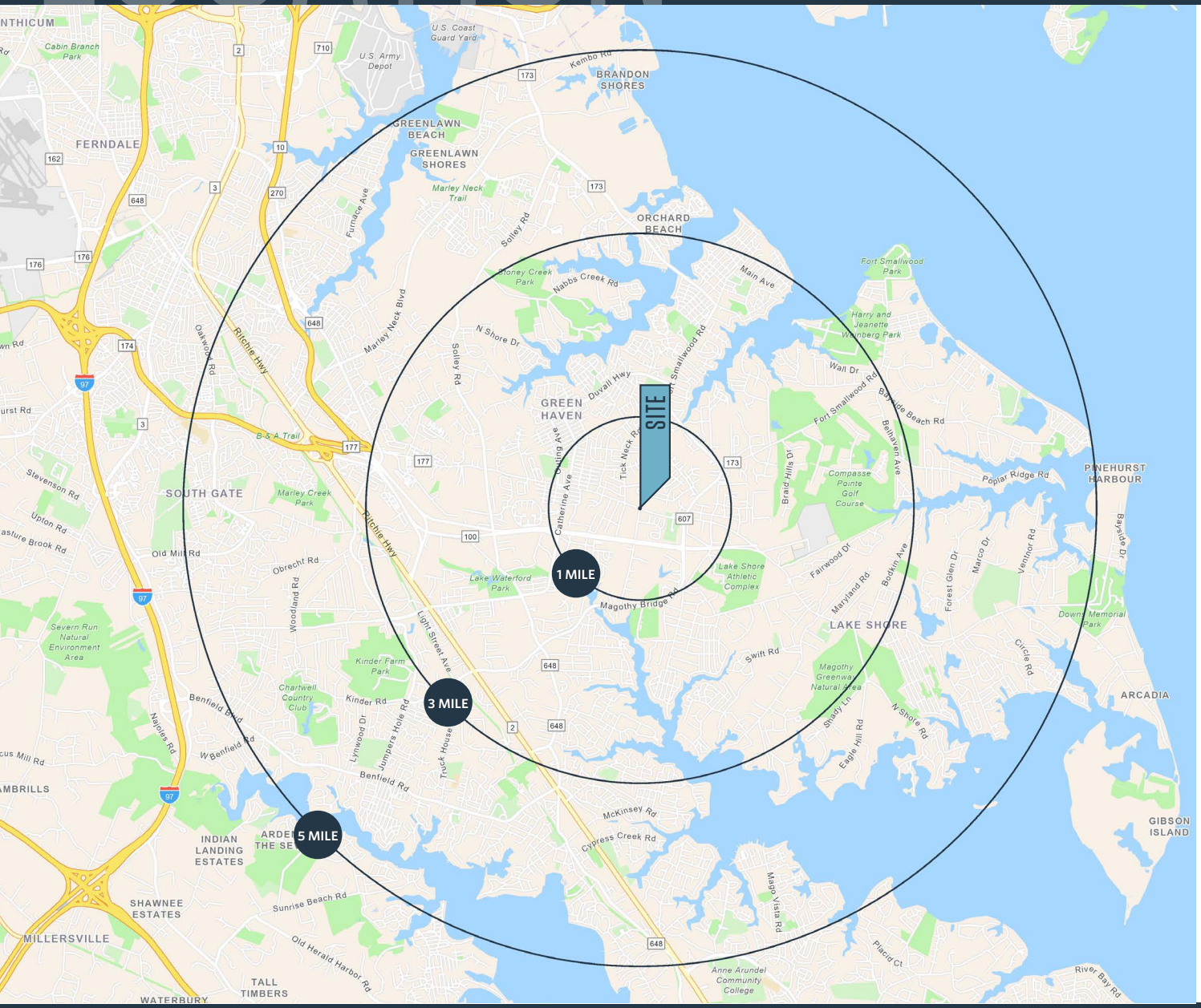
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LOCATION

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DEMOGRAPHICS | 2026:

	1-MILE	3-MILE	5-MILE
Population	11,406	61,458	155,828
Daytime Population	9,104	44,220	115,622
Households	4,247	22,385	57,045
Median HH Income	$128,944	$138,076	$139,629

CLICK TO DOWNLOAD DEMOGRAPHIC REPORT

TRAFFIC COUNTS | 2025:

Mountain Road	15,831 ADT
Edwin Raynor Blvd	20,641 ADT
MD-100	26,542 ADT

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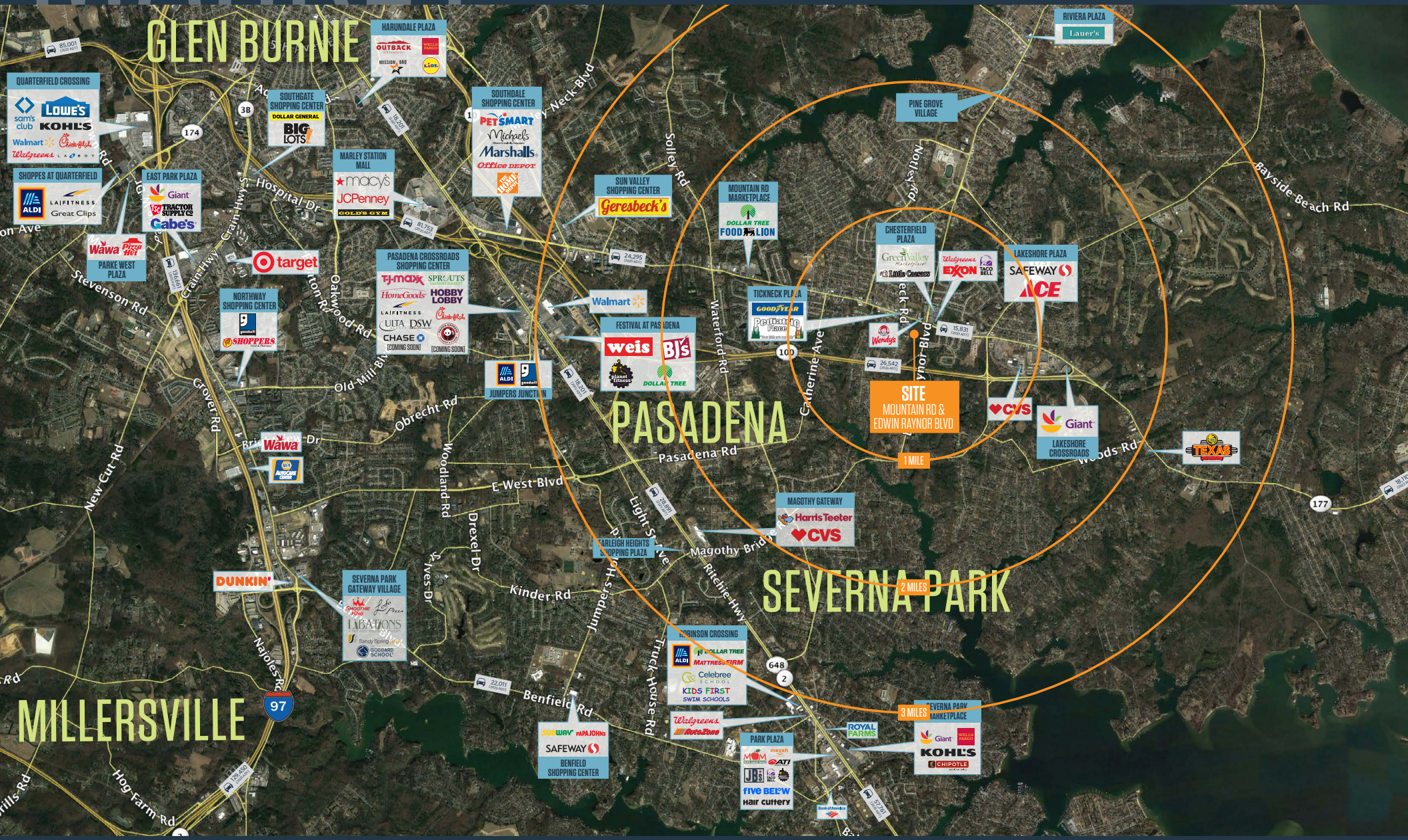
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MARKET

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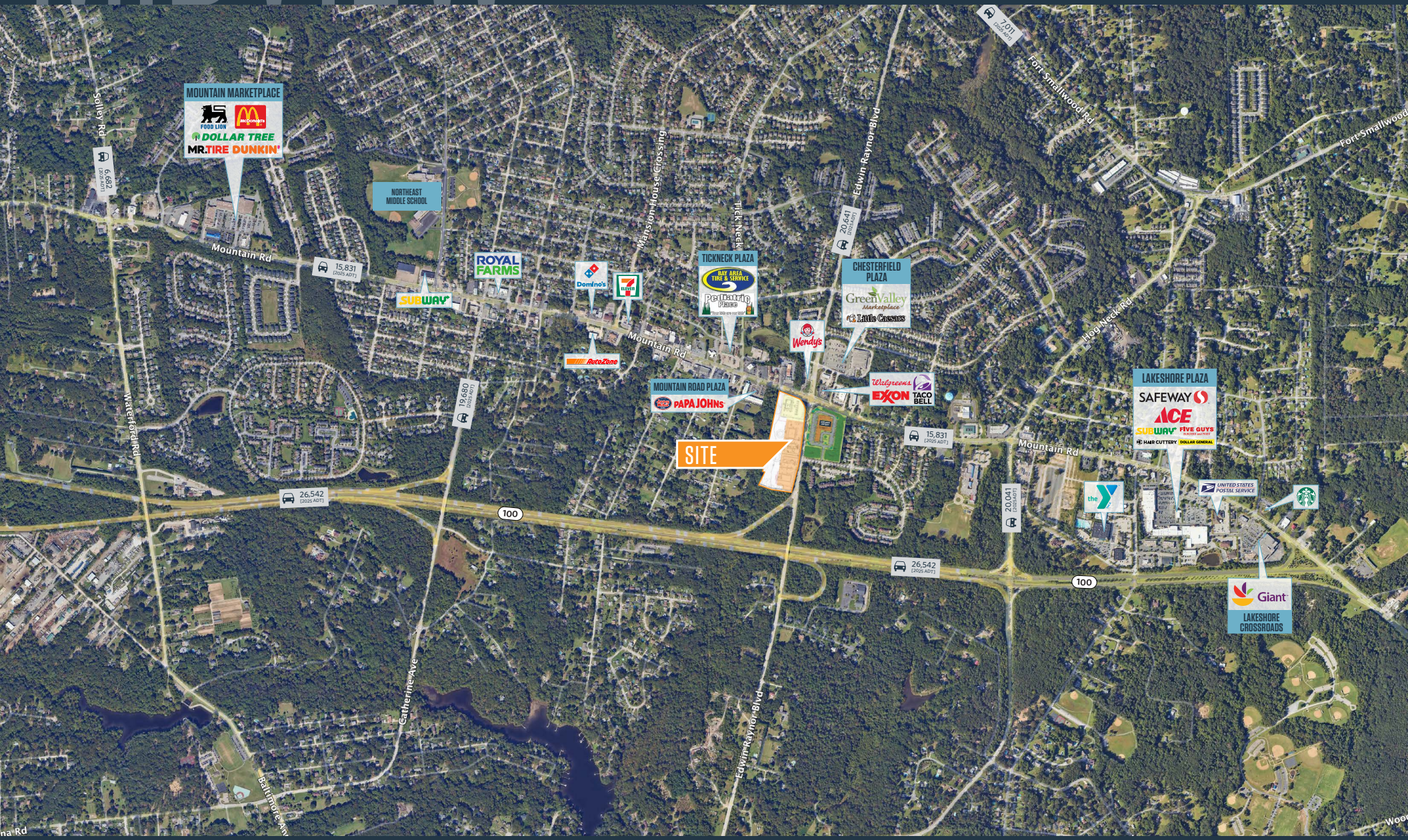
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MIDVIEW

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CLOSE UP

MOUNTAIN ROAD PADS

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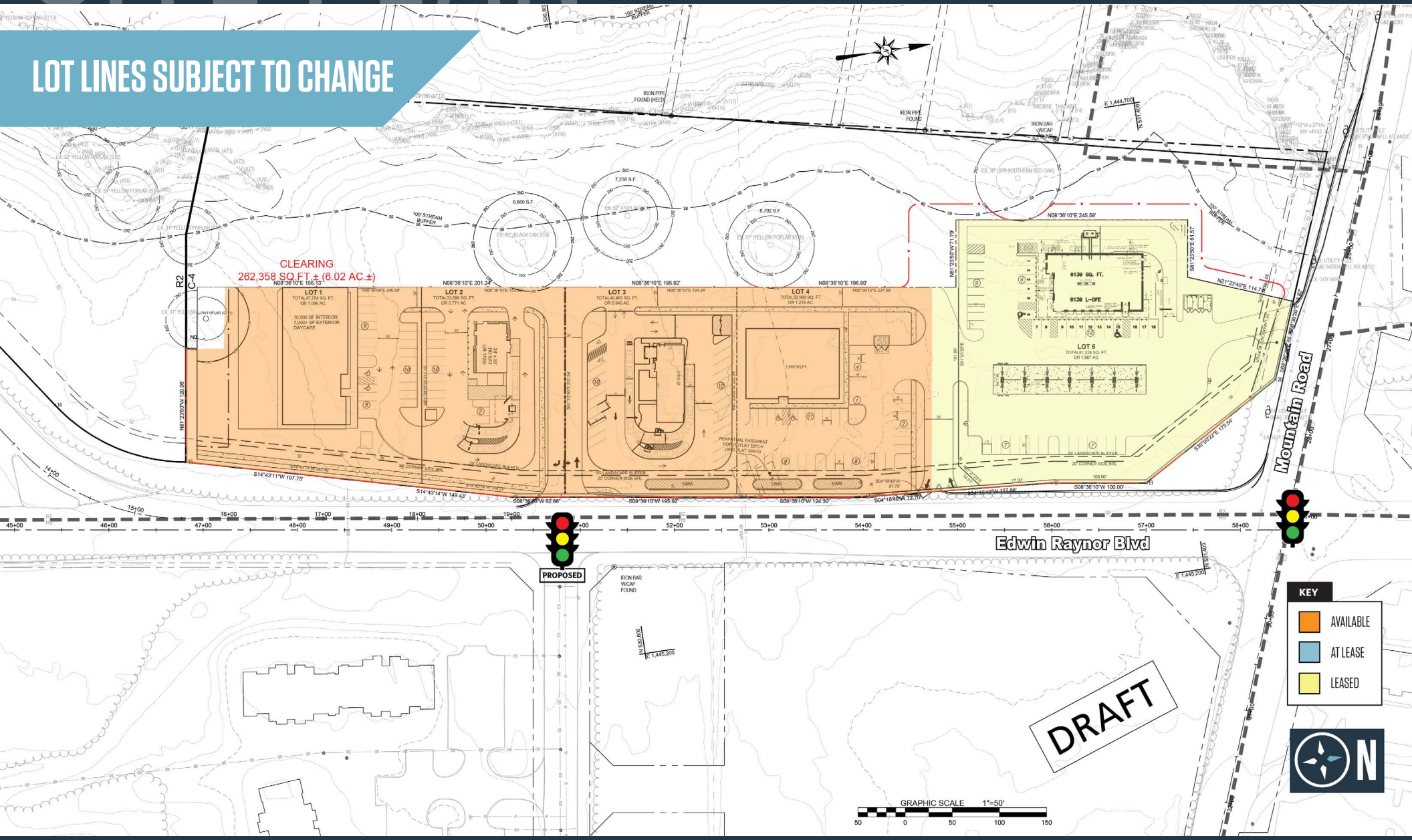
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SITE PLAN

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LOT LINES SUBJECT TO CHANGE



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