



NEARBY RETAILERS



PADS AVAILABLE FOR LEASE OR FOR SALE

- 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 (26,810 ADT)
- Strong community demographics with over 60,000 people within 3 miles with a median household income over \$115,000.

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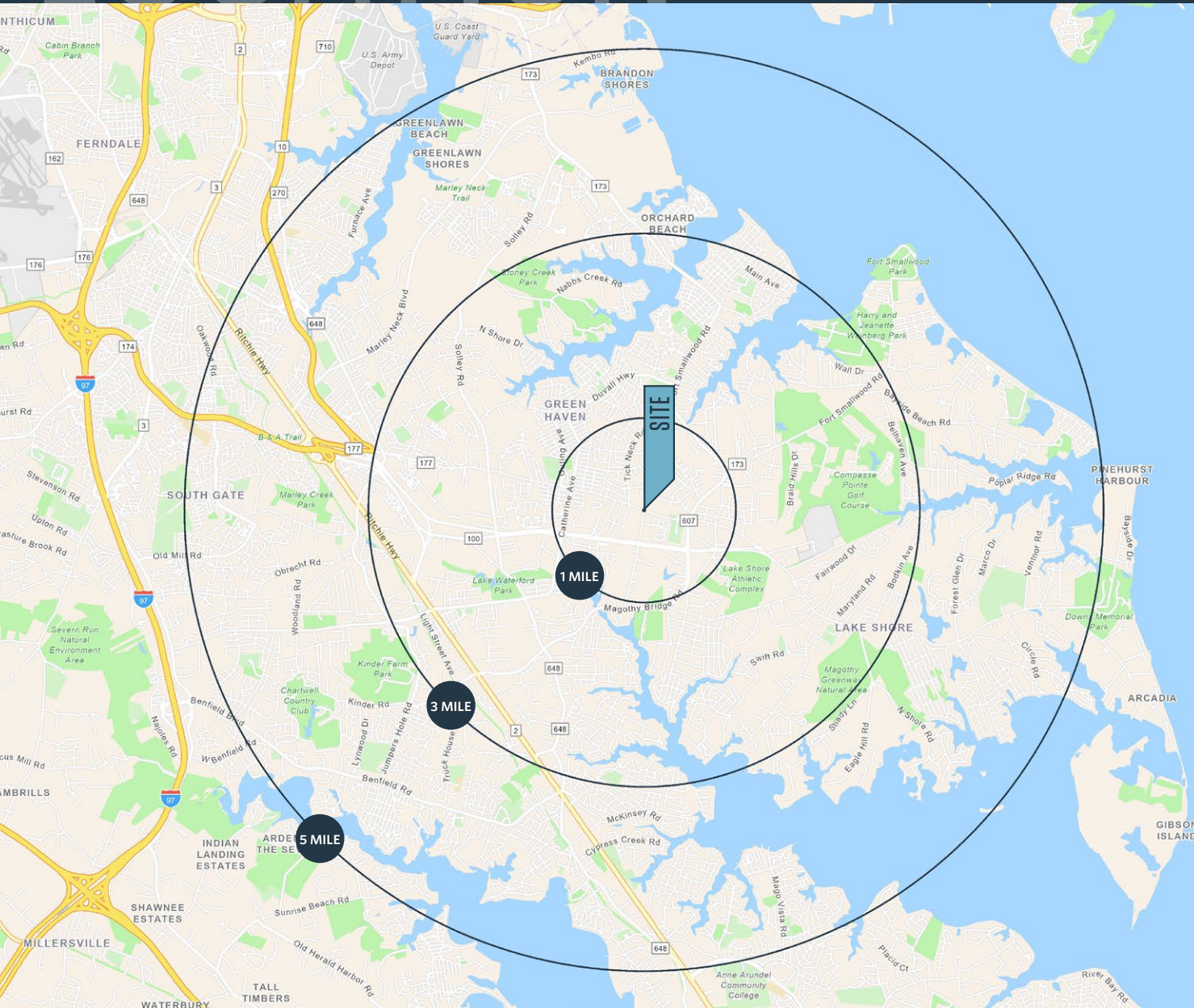
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LOCATION

MOUNTAIN ROAD PADS

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



DEMOGRAPHICS | 2024:

1-MILE	3-MILE	5-MILE
Population		
11,425	62,058	155,624
Daytime Population		
8,694	42,152	110,766
Households		
4,240	22,508	56,829
Median HH Income		
\$110,001	\$117,931	\$119,546

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2023:

Mountain Road	15,963 ADT
Edwin Raynor Blvd	19,124 ADT
MD-100	26,810 ADT

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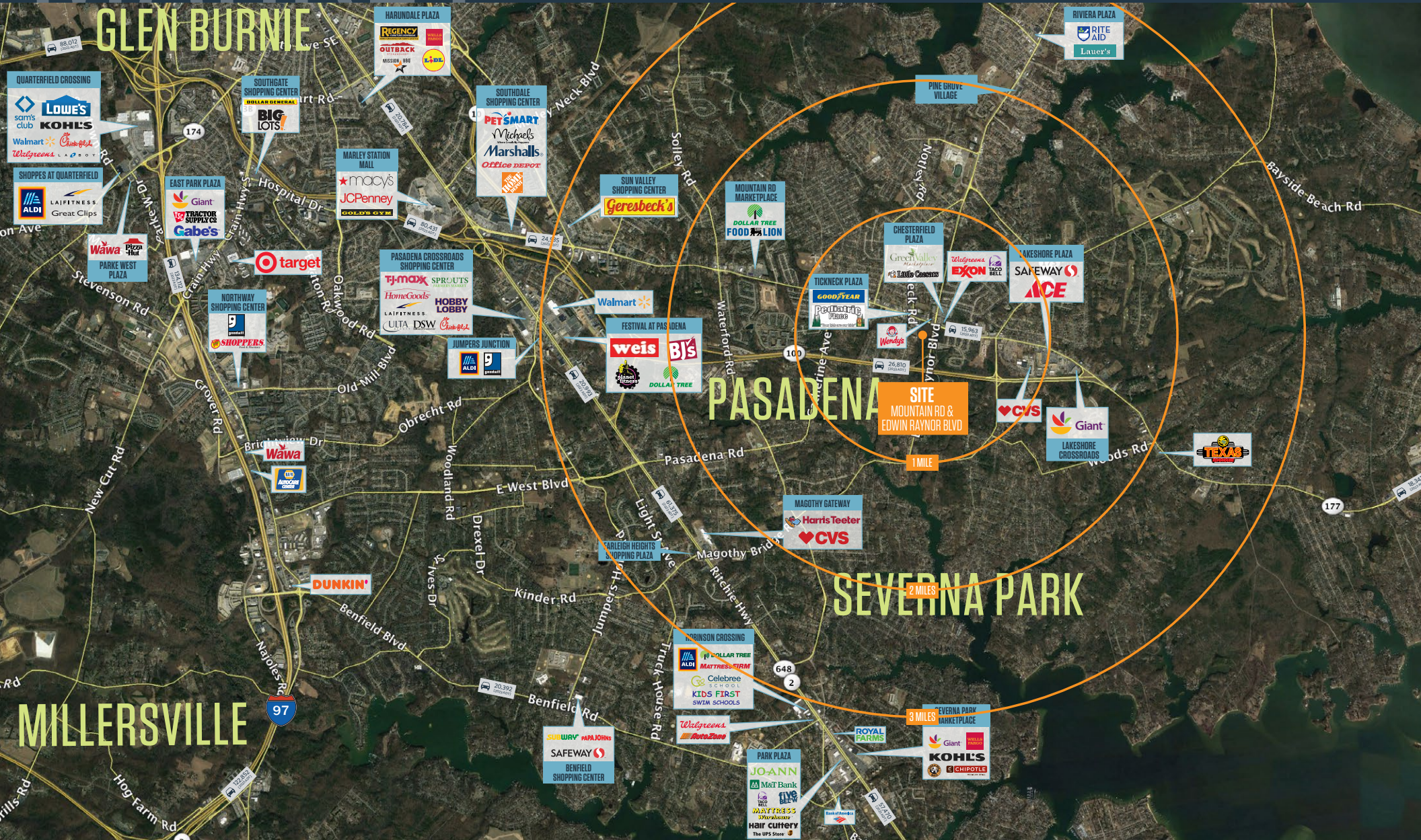
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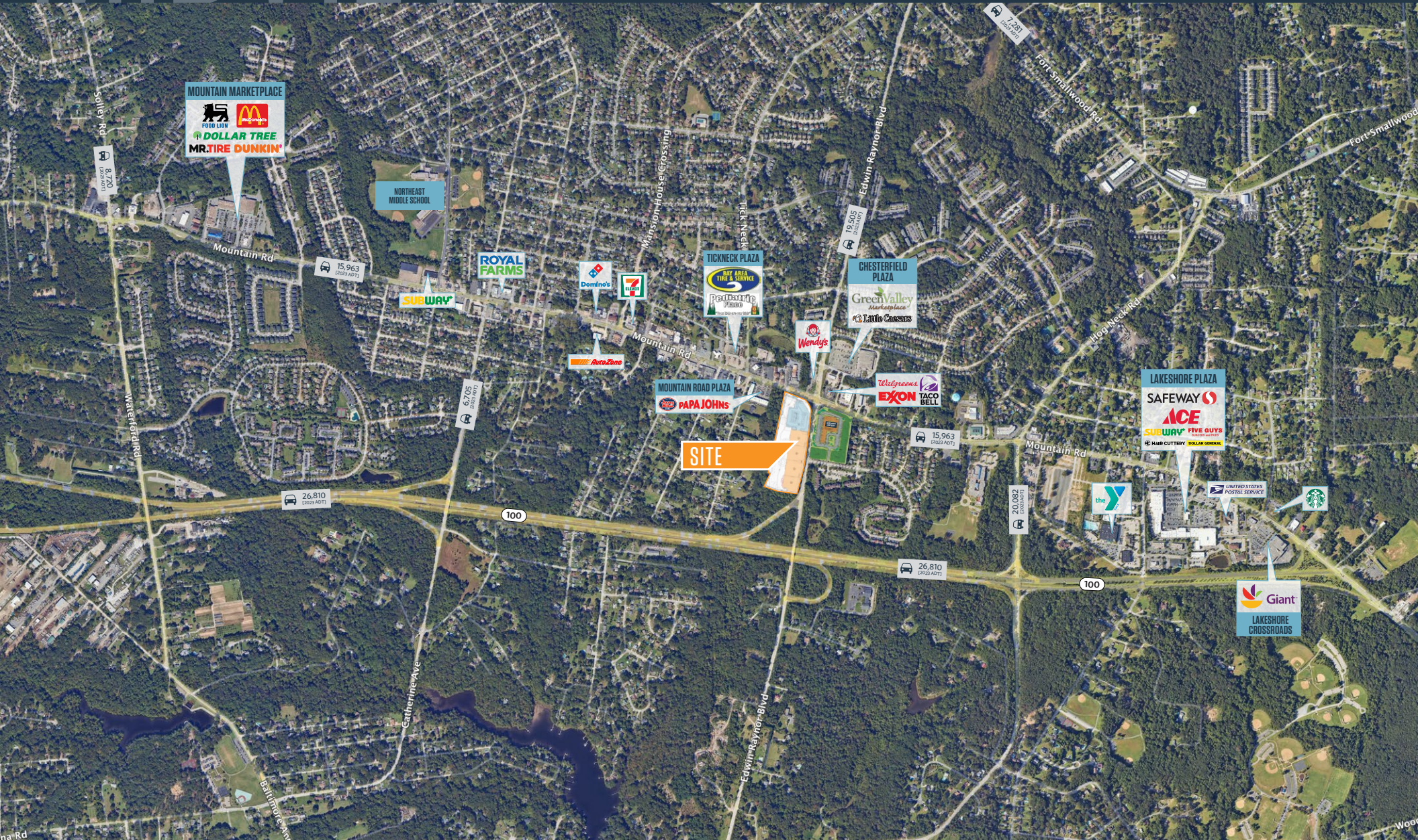


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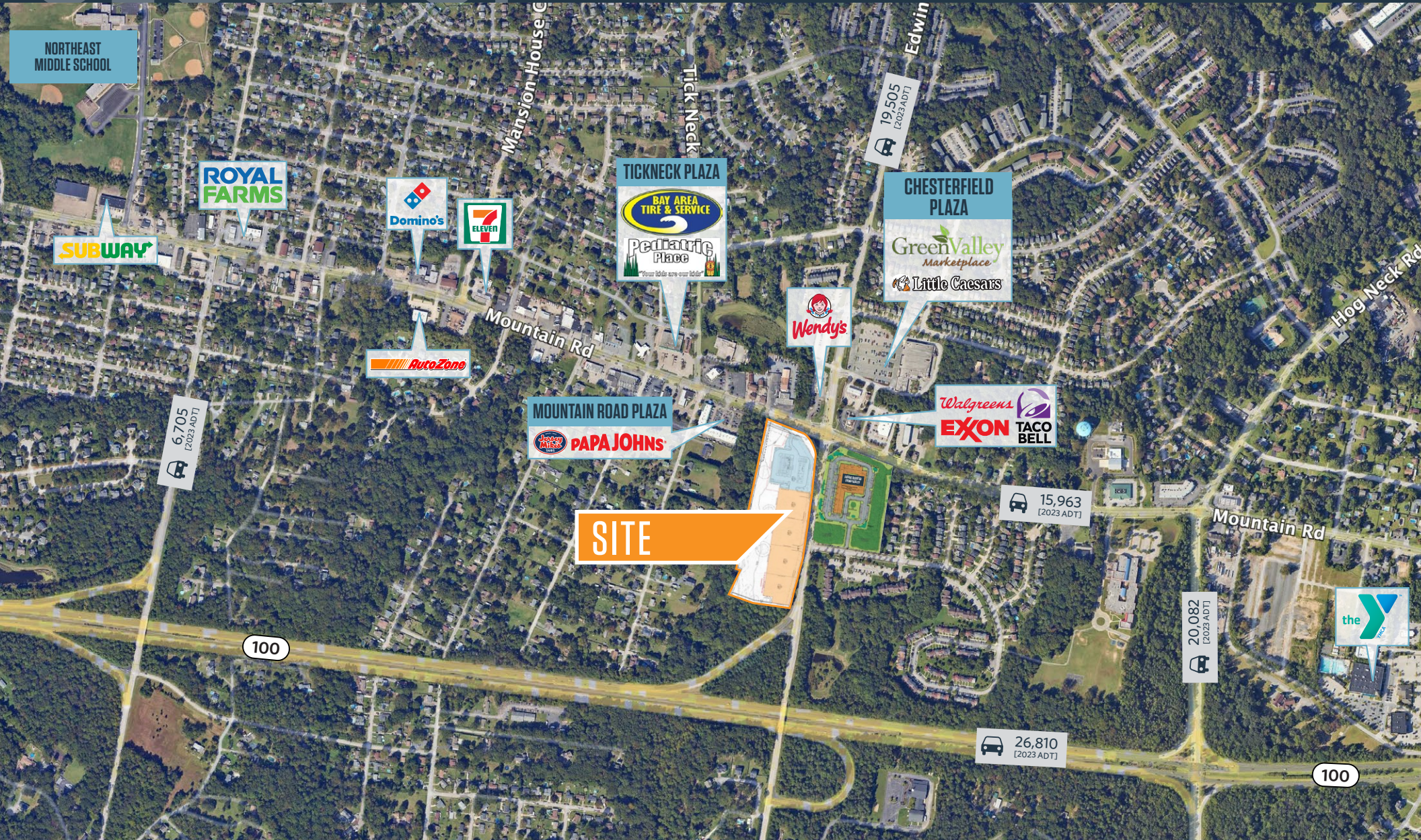
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CLOSE UP

MOUNTAIN ROAD PADS

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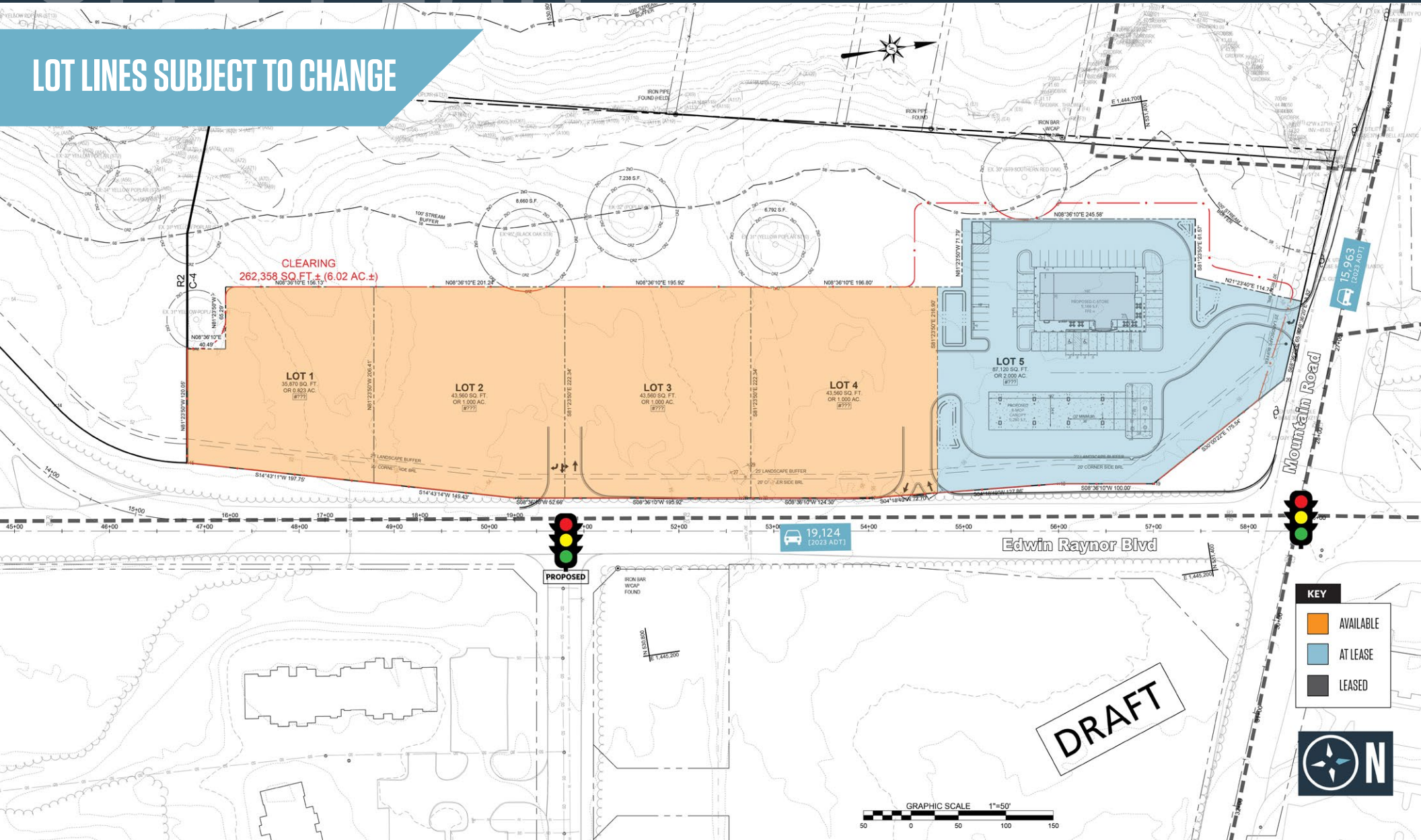


SITE PLAN

MOUNTAIN ROAD PADS

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

LOT LINES SUBJECT TO CHANGE



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FOR MORE INFORMATION, PLEASE CONTACT:

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