

FOR LEASE



Edgewater Village

1851 Pulaski Highway / Edgewood, MD 21040

Overview

Edgewater Village Shopping Center is a neighborhood shopping center prominently positioned on Pulaski Highway (US Route 40) in Edgewood, Maryland, offering strong visibility and convenient access to Harford County's primary commercial artery. Edgewater Village draws steady local and commuter traffic from the surrounding communities of Edgewood, Joppatowne, Abingdon, and Belcamp. A wide range of space opportunities are available, with 7Brew joining the tenant lineup in late 2026.

Quick Facts

- Availability: Immediate
- Size: 1,050 - 15,900 square feet
- Net Charges: TBD
- Tenants:



| 2025 Demographics | 1 mile | 3 miles | 5 miles |
|--------------------|------------------------------|-----------|-----------|
| POPULATION | 12,365 | 53,955 | 93,326 |
| HOUSEHOLDS | 4,562 | 20,542 | 35,016 |
| AVG. HH INCOME | \$87,323 | \$120,555 | \$131,567 |
| DAYTIME POPULATION | 9,341 | 43,123 | 75,460 |
| TRAFFIC COUNT | 27,873 AADT (Pulaski Hwy) | | |

IHOP

DOMINO'S

PRECISION
TUNE

JIFFY LUBE

CHECKERS

DUNKIN

JIMMY
JOHN'S

WALGREENS

PULASKI HIGHWAY

U.S. ROUTE 40

GATEWAY ROAD

TREE TOP ROAD

7 BREW
(COMING SOON)

VACANT
5,040 SF (400)

RIO MART

LABEL
SHOPPER
25,738 SF (220)

PRICE BUSTERS
11,500 SF (320)

VACANT
15,900 SF (110)

EDGE CRAB
8,156 SF (120)

3,809 SF (120B)

DOLLAR TREE
11,618 SF (170)

GROCERY
OUTLET (170B)
18,600 SF

HARBOR
FREIGHT
13,056 SF (190)

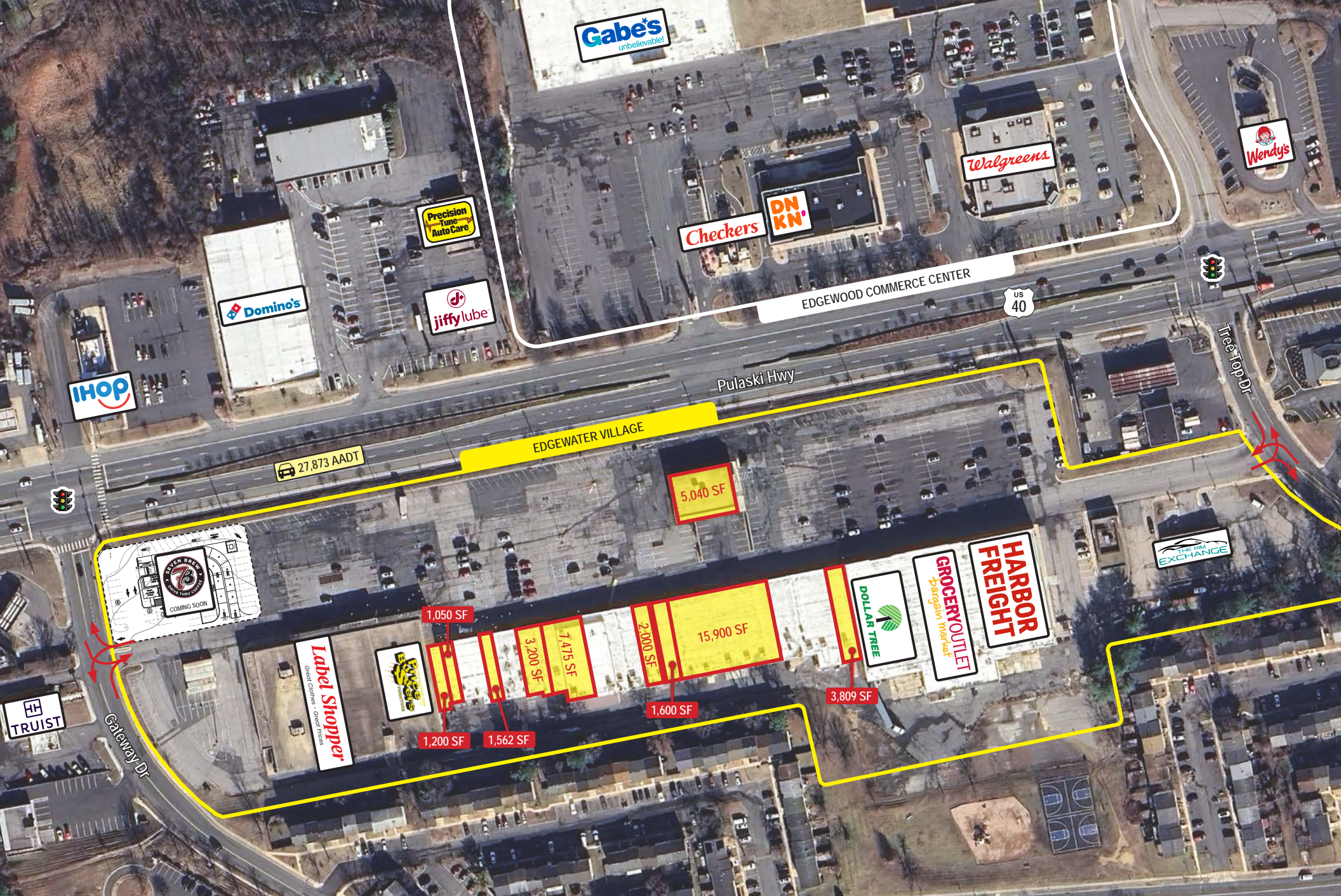
RIM EXCHANGE
4,920 SF (140)

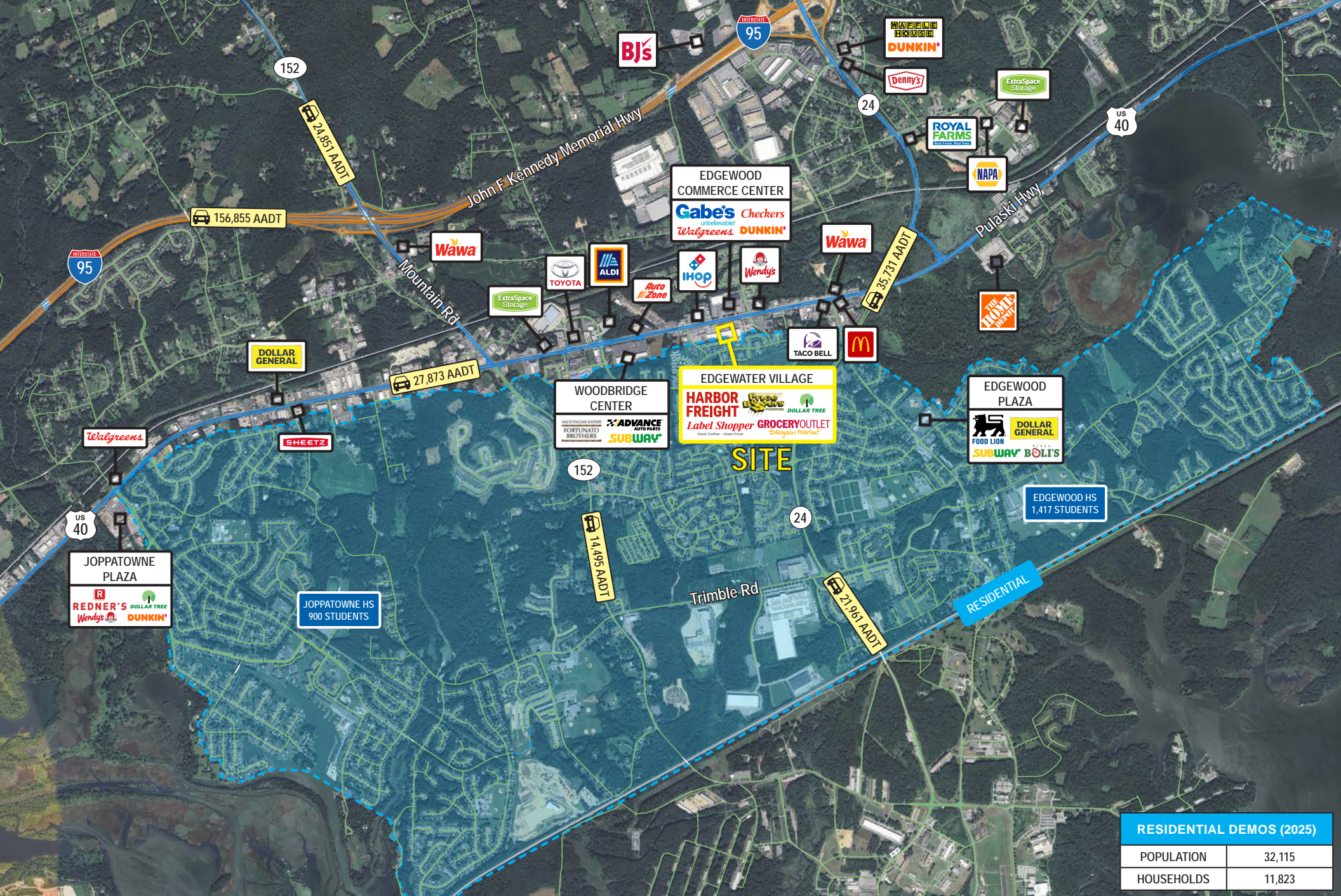
| SPACE | TENANT | SIZE (SF) | SPACE | TENANT | SIZE (SF) |
|-------|---|-----------|-------|---|-----------|
| 140 | Rim Exchange | 4,920 | 30 | Available | 7,475 |
| 100 | Pawn Shop | 2,715 | 330 | Available (View 360°) | 3,200 |
| 190 | Harbor Freight | 13,056 | 180 | Laundromat | 3,300 |
| 170B | Grocery Outlet | 18,600 | 250 | Available (View 360°) | 1,562 |
| 170 | Dollar Tree | 11,618 | 310 | Barber Shop | 1,400 |
| 120B | Available | 3,809 | 240 | Jackson Hewitt | 1,050 |
| 120 | Edge Crab | 8,156 | 300 | Boost Mobile | 1,237 |
| 110 | Available (View 360°) | 15,900 | 10 | Available | 1,050 |
| 50 | Available (View 360°) | 1,600 | 40 | Available (View 360°) | 1,200 |
| 160 | Available (View 360°) | 2,000 | 320 | Price Busters | 11,500 |
| 80 | Empowering Minds | 2,000 | 220 | Label Shopper | 25,738 |
| 90 | MD Health Clinic | 1,600 | 400 | Available (View 360°) | 5,040 |

BROOKSIDE DRIVE

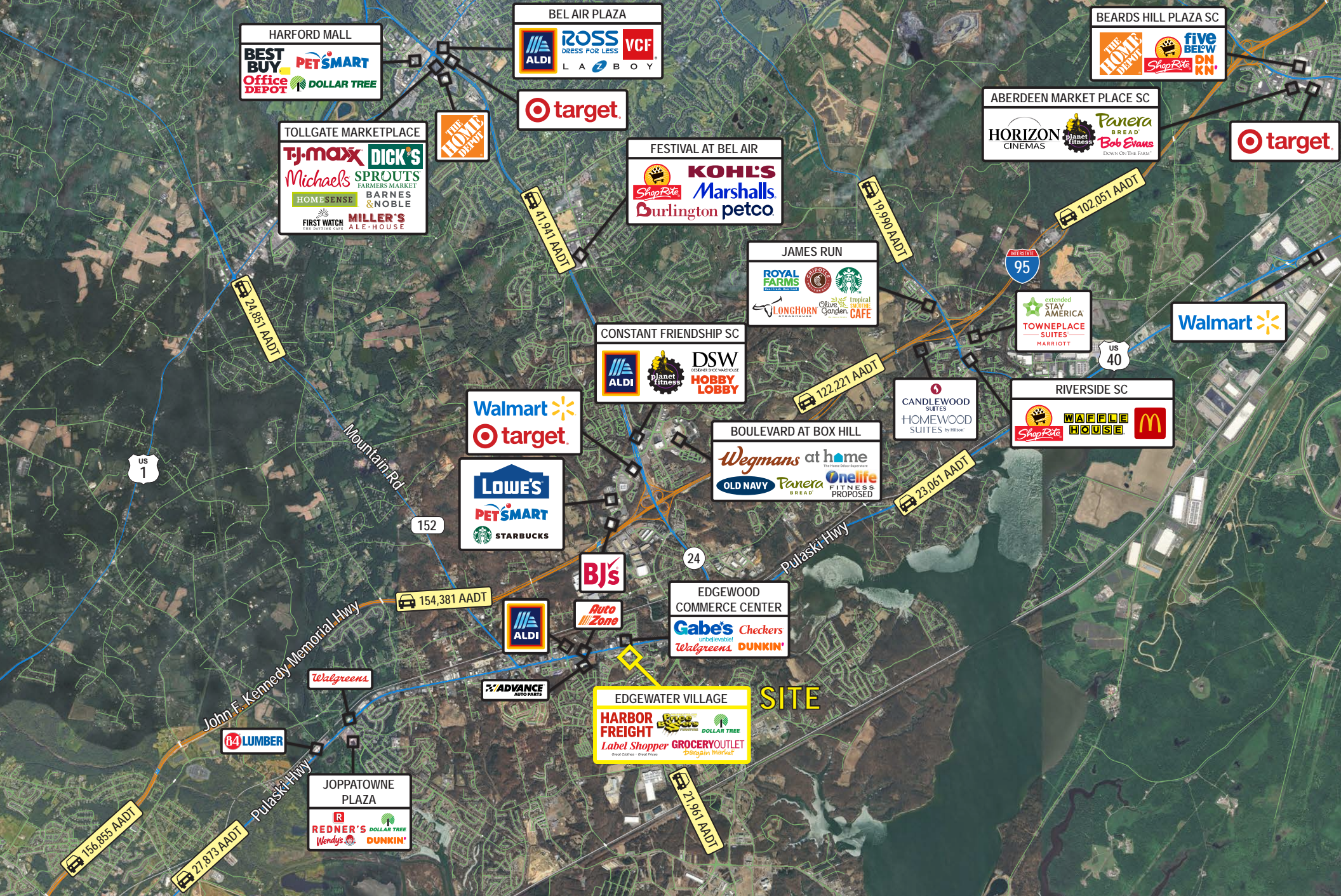
Site Plan







| RESIDENTIAL DEMOS (2025) | |
|--------------------------|--------|
| POPULATION | 32,115 |
| HOUSEHOLDS | 11,823 |



Interested? Contact:

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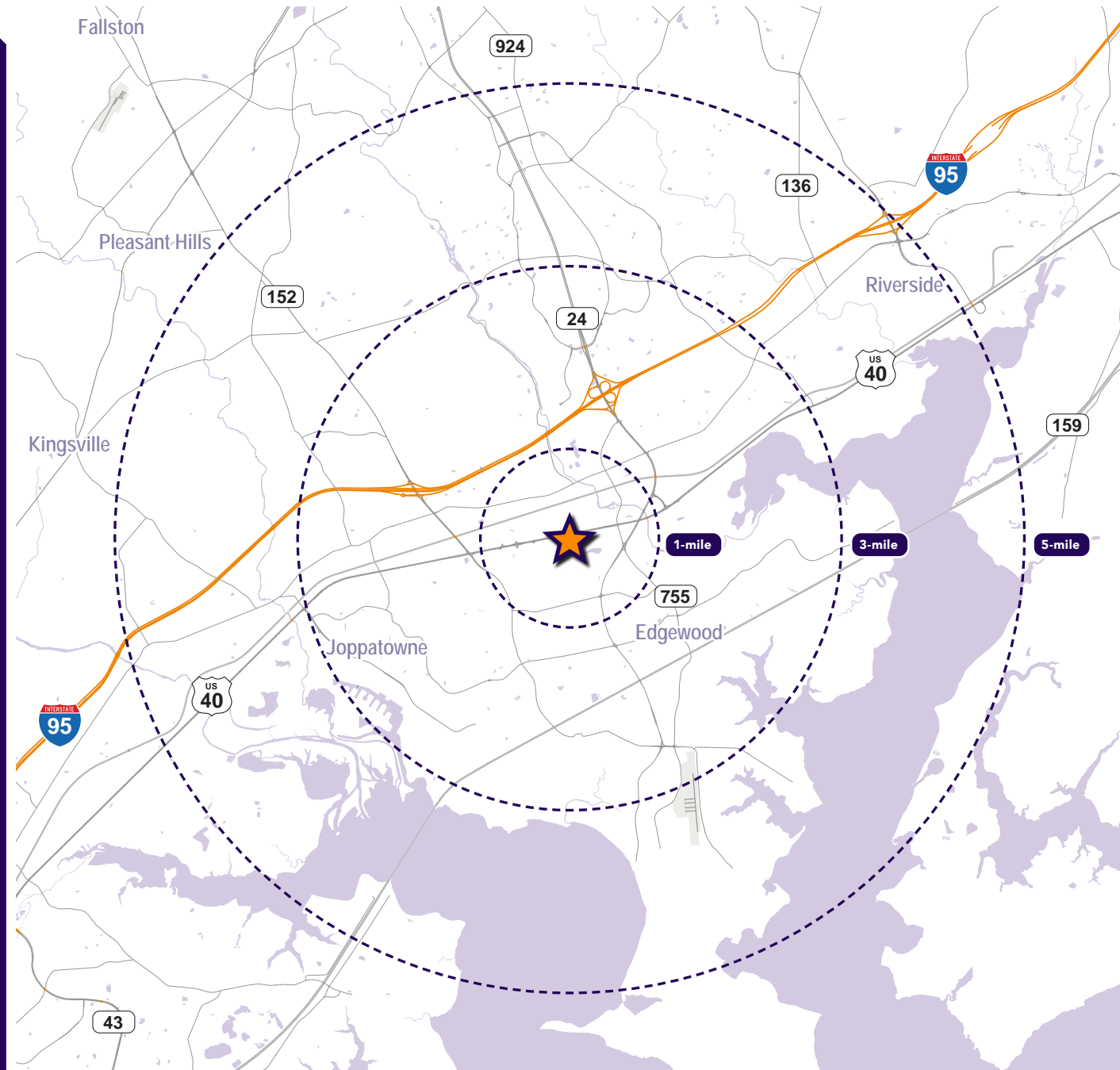
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