

FOR LEASE

AT LEASE

AVAILABLE
4,000 SF

Riviera Beach SC

8487-8491 Fort Smallwood Road / Pasadena, MD 21122






Overview

Riviera Beach Shopping Center is a grocery-anchored community shopping center located on Fort Smallwood Road (14,870 AADT) and Riviera Drive. The property is the dominant retail center serving a trade area of single-family housing with average household incomes exceeding \$136,000. An available 4,000 square foot space with ample parking is an excellent opportunity for medical, retail or service users seeking to serve this Northern Anne Arundel County waterfront community.

Quick Facts

- Availability: Immediate
- Size: 4,000 square feet
- Rental Rate: TBD
- Net Charges: TBD
- Co-tenants: **Geresbeck's**, *Walgreens*,  M&T Bank



2025 Demographics	1 mile	3 miles	5 miles
 POPULATION	10,799	50,299	103,537
 HOUSEHOLDS	4,121	18,354	38,356
 AVG. HH INCOME	\$136,820	\$153,345	\$151,718
 DAYTIME POPULATION	6,884	33,608	76,389
 TRAFFIC COUNT	14,870 AADT (Fort Smallwood Road)	7,545 AADT (Riviera Drive)	



SPACE	TENANT	SIZE (SF)
11A	At Lease	2,000
11B	Available	4,000
1	Geresbeck's Food Market	37,931
9	Walgreens	9,934
5	M&T Bank	3,150
7	Red Tiger BBQ	1,650
3	Showcase of Floors	1,700

Site Plan

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Interested? Contact:

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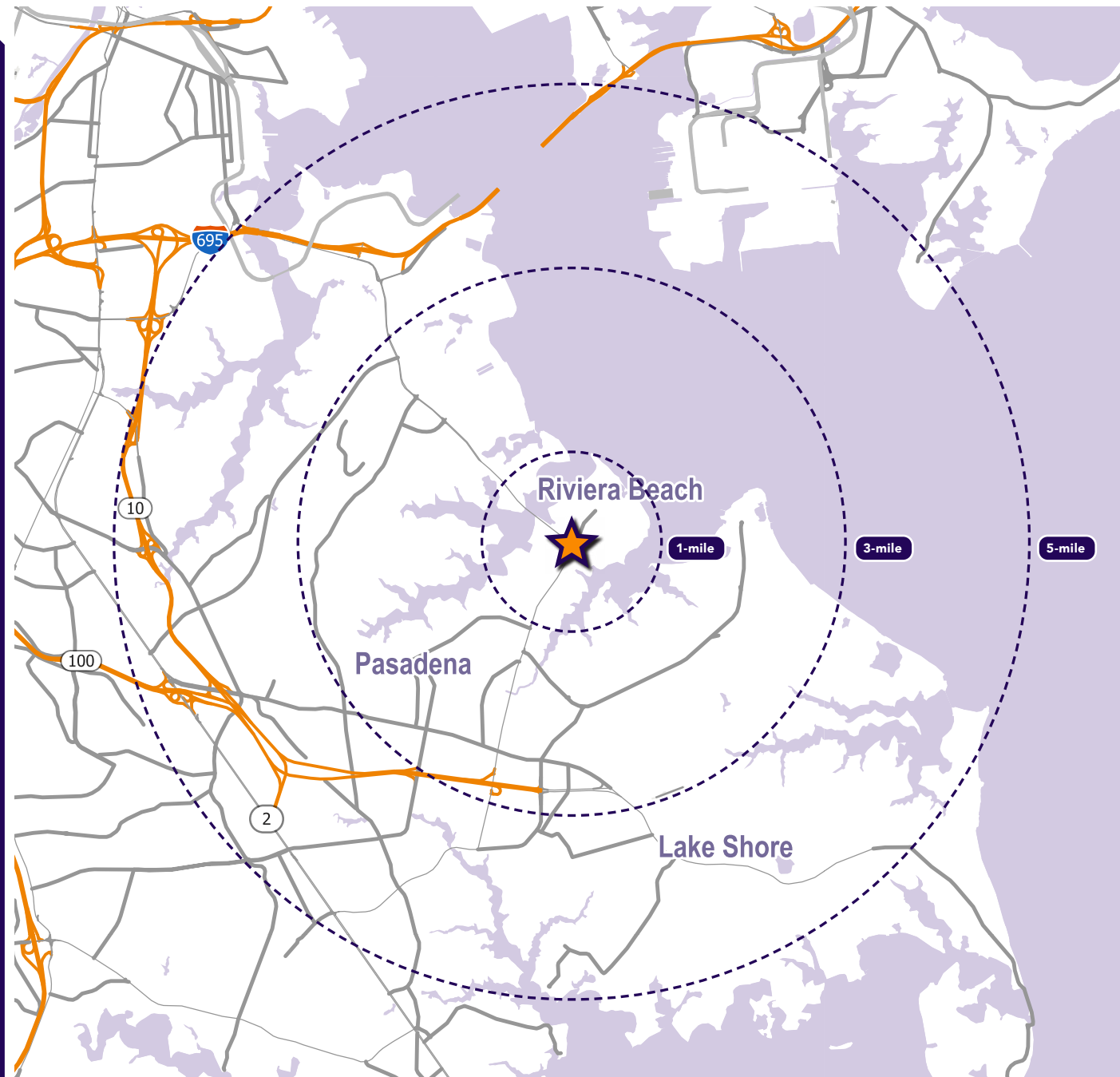
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