

FOR LEASE

AVAILABLE
6,000 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 6,000 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	6,000 square feet (demisable)
Rental Rate	TBD
Net Charges	TBD
Co-tenants	  



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)	

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COMMERCIAL REAL ESTATE



SPACE	TENANT	SIZE (SF)
11	Available	6,000
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







Interested? Contact:

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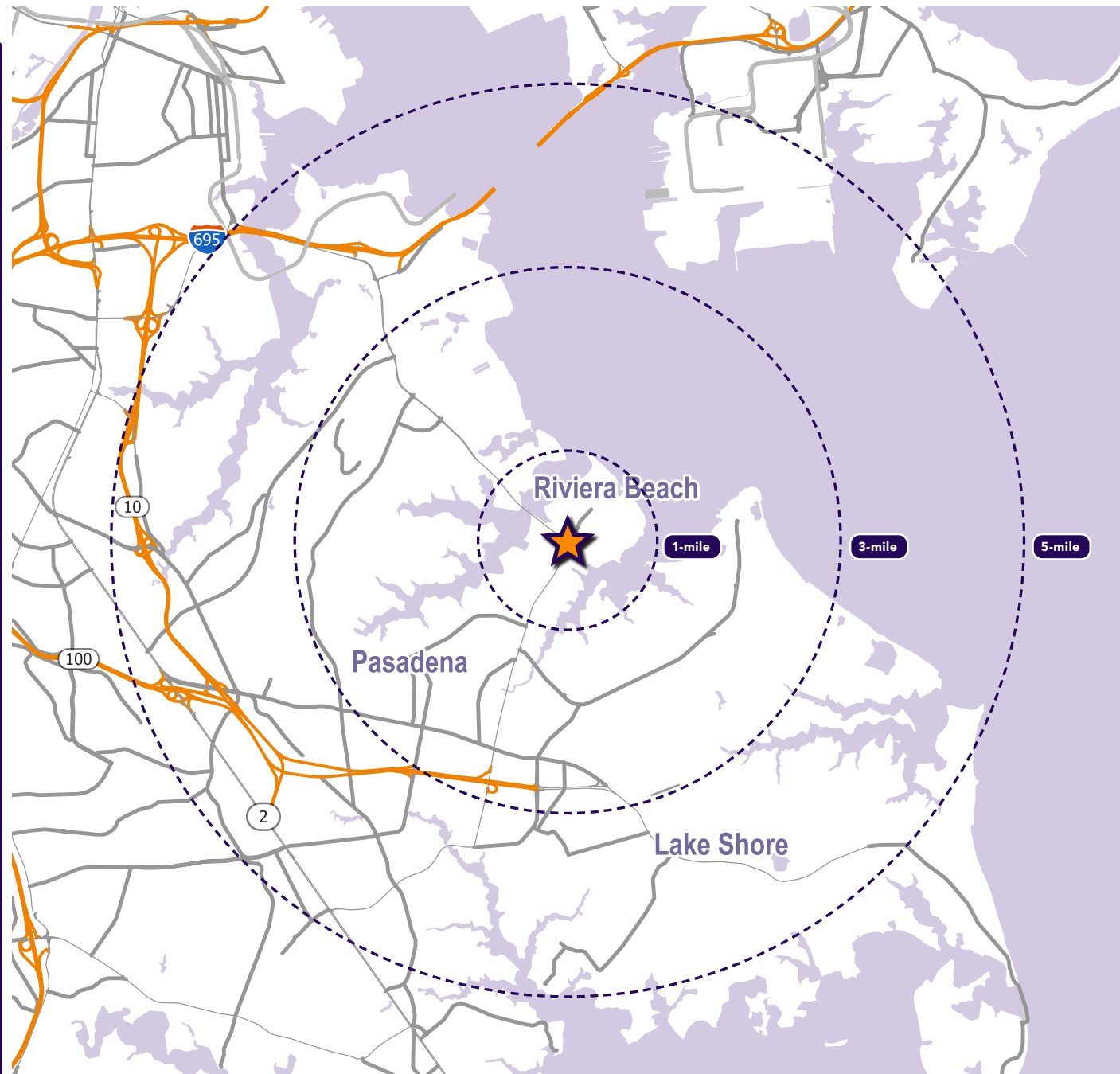
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