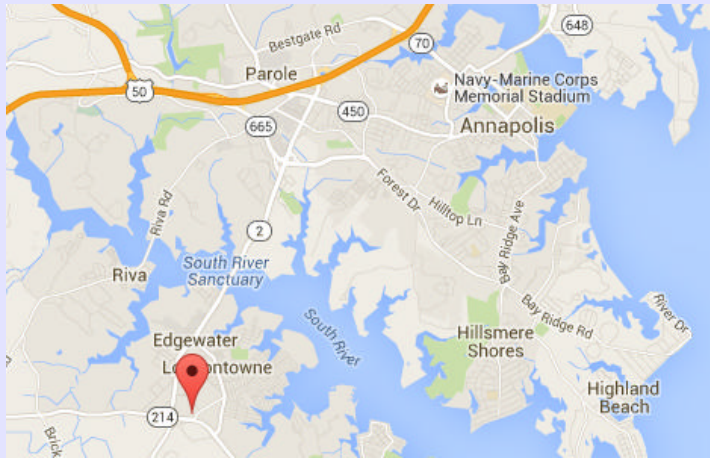


RETAIL/ OFFICE LAND SALE

110 E. CENTRAL AVE.
EDGEWATER, MARYLAND 21037
SOUTH RIVER COLONY PLANNED MIXED USE CENTER



AVAILABLE: 1.41 ACRES, RETAIL, OFFICE OR RESTAURANT PAD, ZONED C3

TRAFFIC COUNT: CENTRAL AVE. 24,971 ADT; RT. 2 20,163 ADT

PRICING: \$1,350,000 OR LEASE \$125,000/ YR.

Demographics:	1 mile	2 mile	3 mile
Population:	7,018	13,783	25,622
Households	2,723	5,311	9,935
Average HH Income	\$121,664	\$131,748	\$140,746



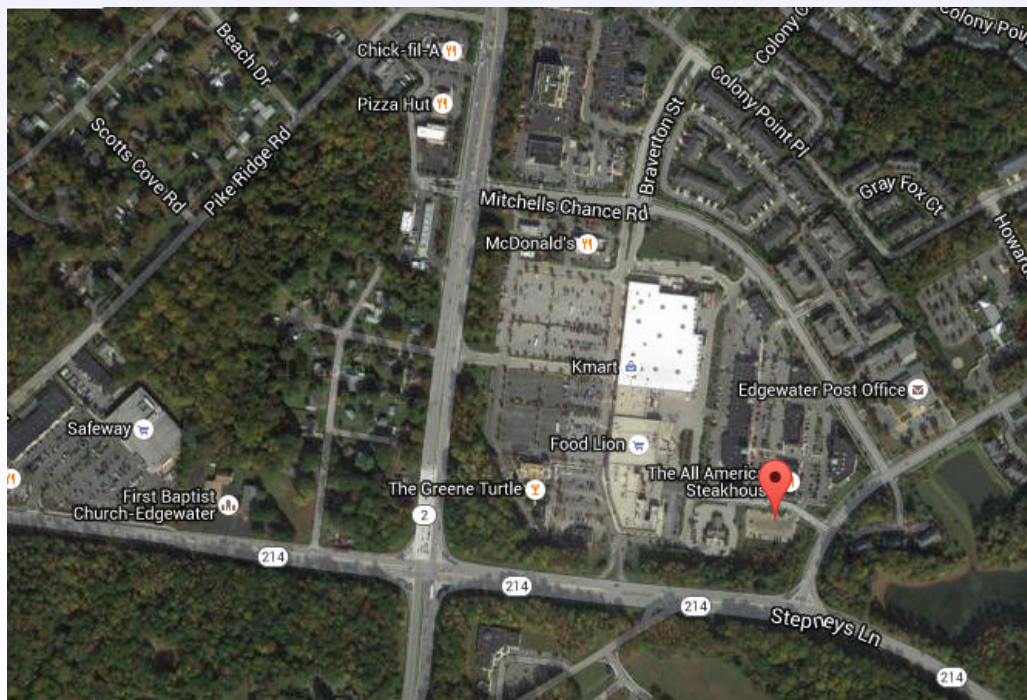
Brokerage Services by:



CONTACT

William Steffey, CRE, CCIM
443-332-6383 direct
410-703-6553 (cell)
bsteffey@reliablecompanies.net

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