



klnb

AVAILABLE
33,828 SF

TSC TRACTOR
SUPPLY CO

DILL
DINKERS
PICKLEBALL

planet
fitness

33,828 SF AVAILABLE
FOR LEASE AT THE
MARKETPLACE AT
SOUTH RIVER COLONY
SHOPPING CENTER

FOR LEASE

3255 SOLOMONS ISLAND ROAD

Edgewater, MD 21037 • Anne Arundel County



RETAIL FOR LEASE

3255 SOLOMONS ISLAND RD

Edgewater, MD 21037 • Anne Arundel County

- Ownership can offer up to 33,828 SF of prime retail space available for lease.
- The 117,162 square foot single-story building, formally a K-Mart box, is situated on 13.88 acres and is part of The Marketplace at South River Colony Shopping Center.
- The building is adjacent to Main Street at South River Colony and benefits from its proximity to nearby destination retailers such as Weis Markets, West Marine, The Greene Turtle, and several more full and quick-service restaurant establishments that draw a combined 1.1 million annual customers.



NEARBY RETAILERS

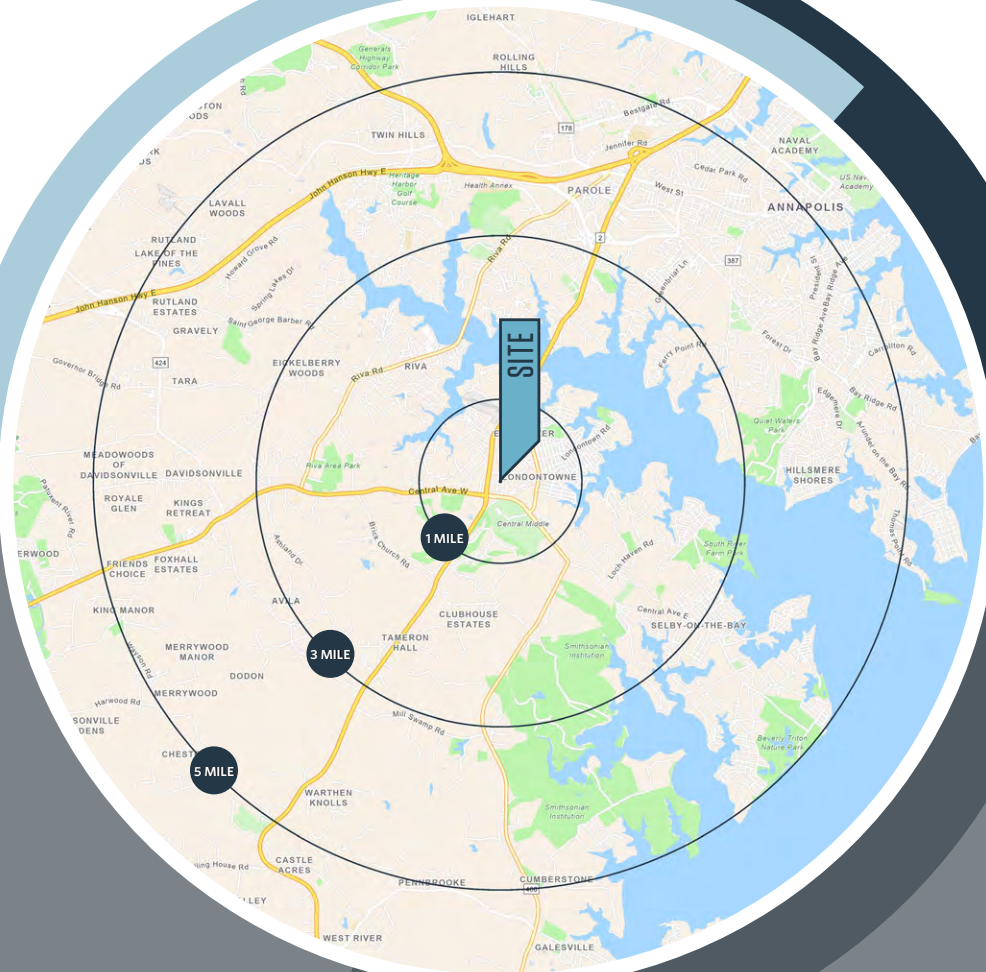


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3255 SOLOMONS ISLAND RD • PROPERTY HIGHLIGHTS



Available Space

- Total Available: 33,828 SF
- Frontage on Solomons Island Road (Rt. 2)
- Zoning: C-3, General Commercial
- Parking Spaces: 622 spaces, 5.3/1,000 SF
- Located 5 miles from Annapolis, MD

2025 Demographics

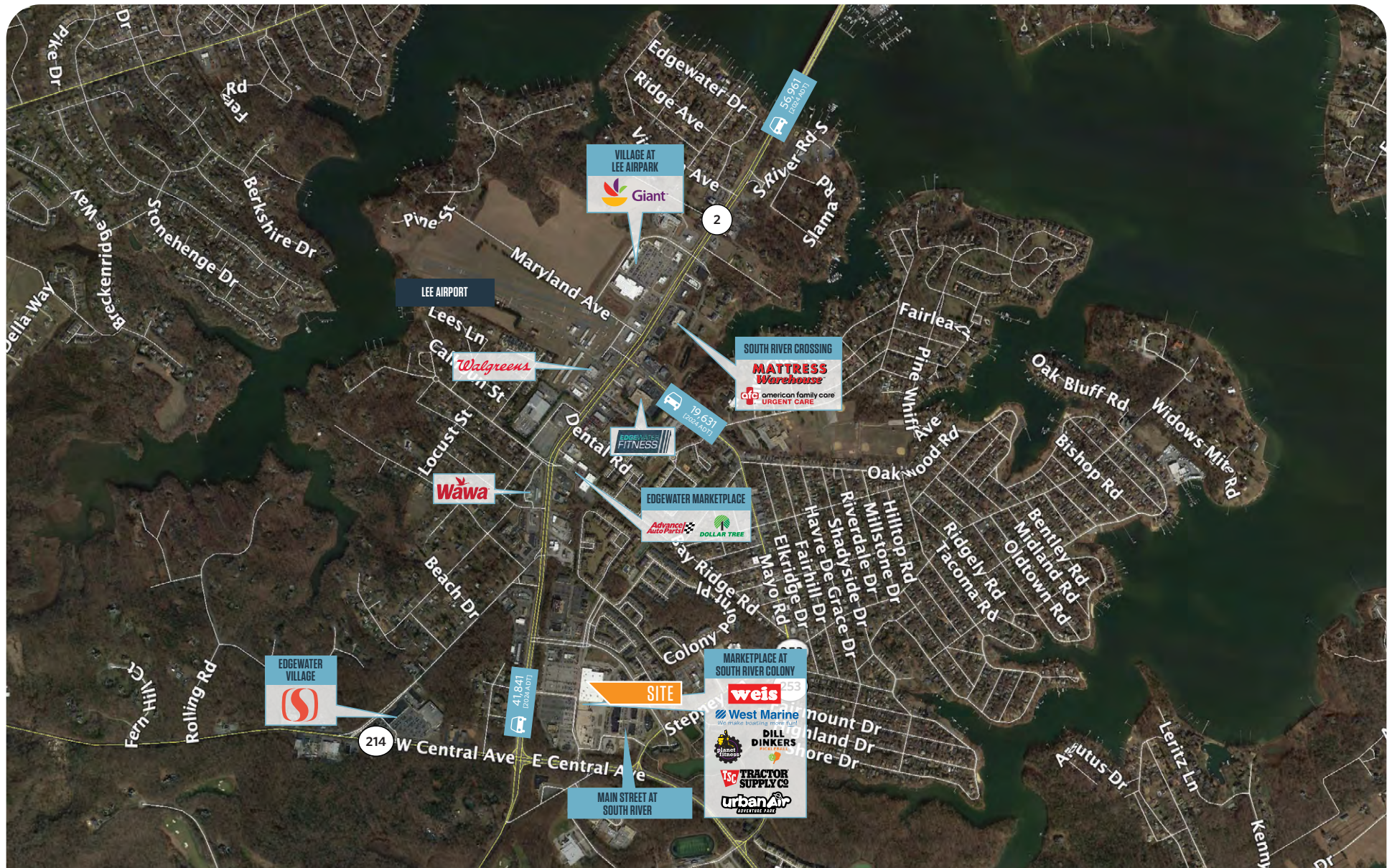
	1 Mile	3 Miles	5 Miles
 Population	7,213	26,149	87,074
 Daytime Population	7,527	23,471	112,692
 Households	2,864	9,890	35,655
 Average HH Income	\$149,016	\$191,423	\$168,028

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

Traffic Counts | 2024

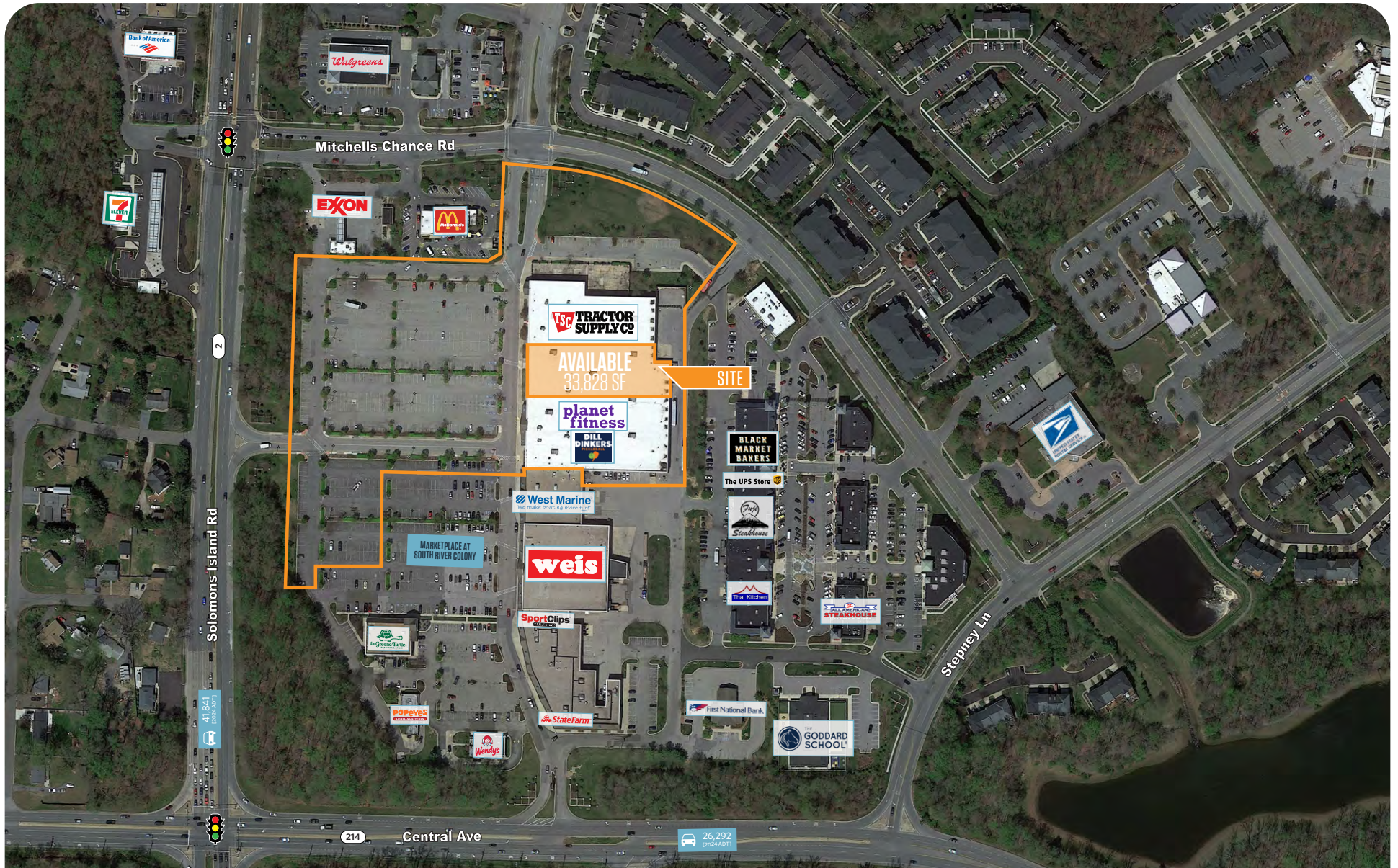
Solomons Island Road	41,841 ADT
Central Ave	26,292 ADT

3255 SOLOMONS ISLAND RD • MARKET AERIAL



3255 SOLOMONS ISLAND RD • CLOSE-UP AERIAL

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