

# LISTED BOTH FOR SALE AND FOR LEASE

4731 MOUNTAIN RD | PASADENA, MD 21122



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\*Interested parties should independently verify the information within as there may be some variance in the details provided.

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# EXECUTIVE SUMMARY

4731 MOUNTAIN RD | PASADENA, MD 21122



## THE OFFERING

This property is being offered for the first time in over 24 years! This well-established gas station and convenience store (currently under the Shell brand) is available in a high-density residential area. The very visible location and ease of access makes it the perfect spot to fill up the boat's tank before heading to one of the many waterways located in the area. The tanks have recently been upgraded and all equipment conveys.

## PROPERTY OVERVIEW

|                       |                        |
|-----------------------|------------------------|
| <b>Type:</b>          | Retail Service Station |
| <b>Building Size:</b> | 1,200 SF               |
| <b>Year Built:</b>    | 1945                   |
| <b>Lot Size:</b>      | 12,986 SF              |
| <b>Zoning:</b>        | C4                     |
| <b>Sale Price:</b>    | \$1,400,000            |
| <b>Lease Price:</b>   | \$6,400/month          |

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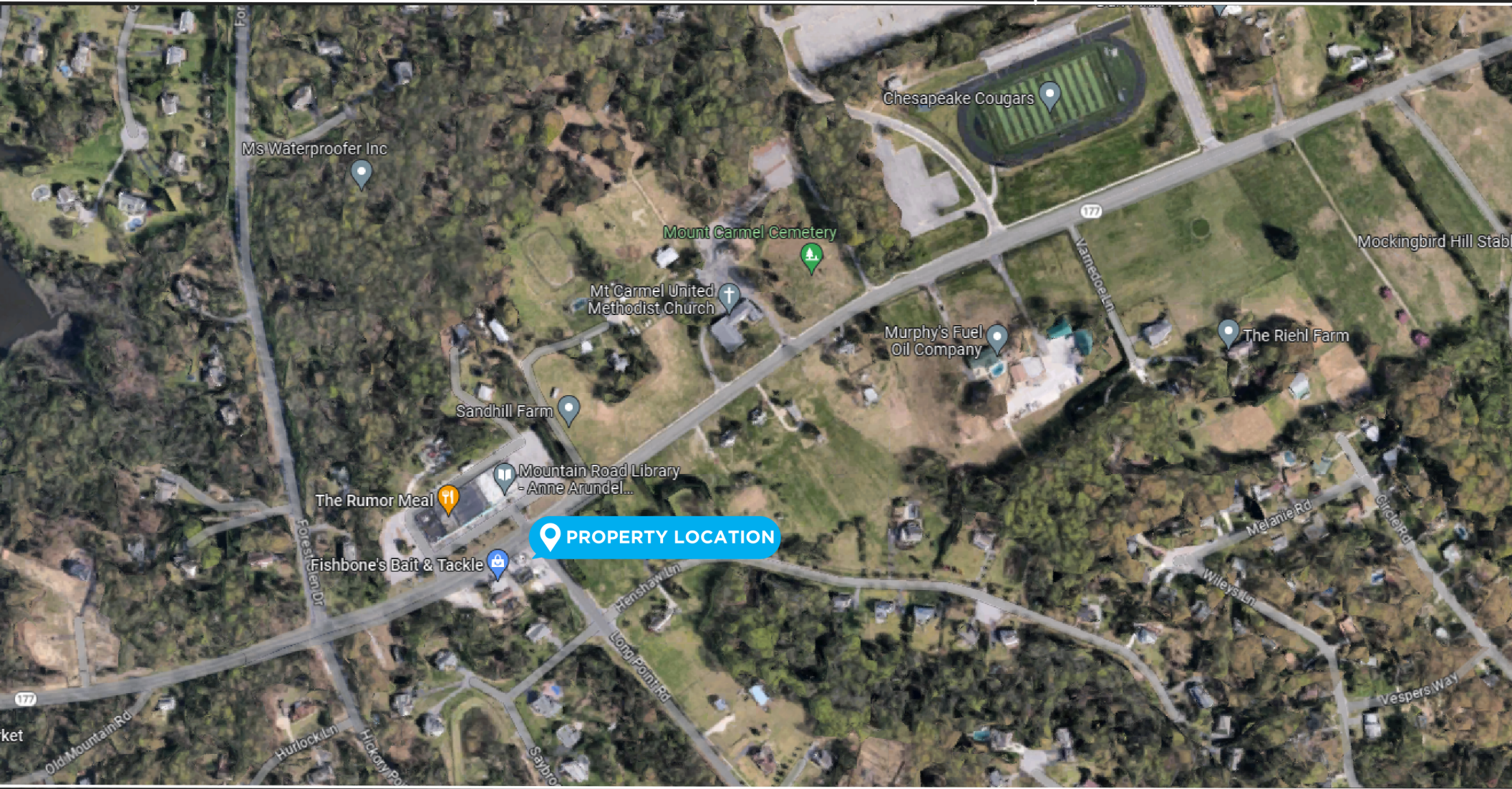
# AERIAL

4731 MOUNTAIN RD | PASADENA, MD 21122



# LOCAL AERIAL

4731 MOUNTAIN RD | PASADENA, MD 21122



# DEMOGRAPHICS

4731 MOUNTAIN RD | PASADENA, MD 21122



## TOTAL POPULATION

**5,297**  
1 Mile

**90,207**  
5 Mile

**300,671**  
10 Mile



## EDUCATION (COLLEGE+)

**33%**  
1 Mile

**39%**  
5 Mile

**38%**  
10 Mile



## DAYTIME EMPLOYMENT

**733**  
1 Mile

**18,481**  
5 Mile

**140,298**  
10 Mile



## MEDIAN AGE

**44.7**  
1 Mile

**40.5**  
5 Mile

**39.3**  
10 Mile



## AVERAGE HH INCOME

**\$136,230**  
1 Mile

**\$139,091**  
5 Mile

**\$127,952**  
10 Mile



## AVERAGE HH SIZE

**2.8**  
1 Mile

**2.8**  
5 Mile

**2.6**  
10 Mile

