

FOR LEASE

3255 SOLOMONS ISLAND ROAD
EDGEWATER, MD



+/-84,000 SF available for lease at The Marketplace
at South River Colony Shopping Center

Jones Lang LaSalle Americas,
Inc. License #: C0508577000



Large Block for Retail

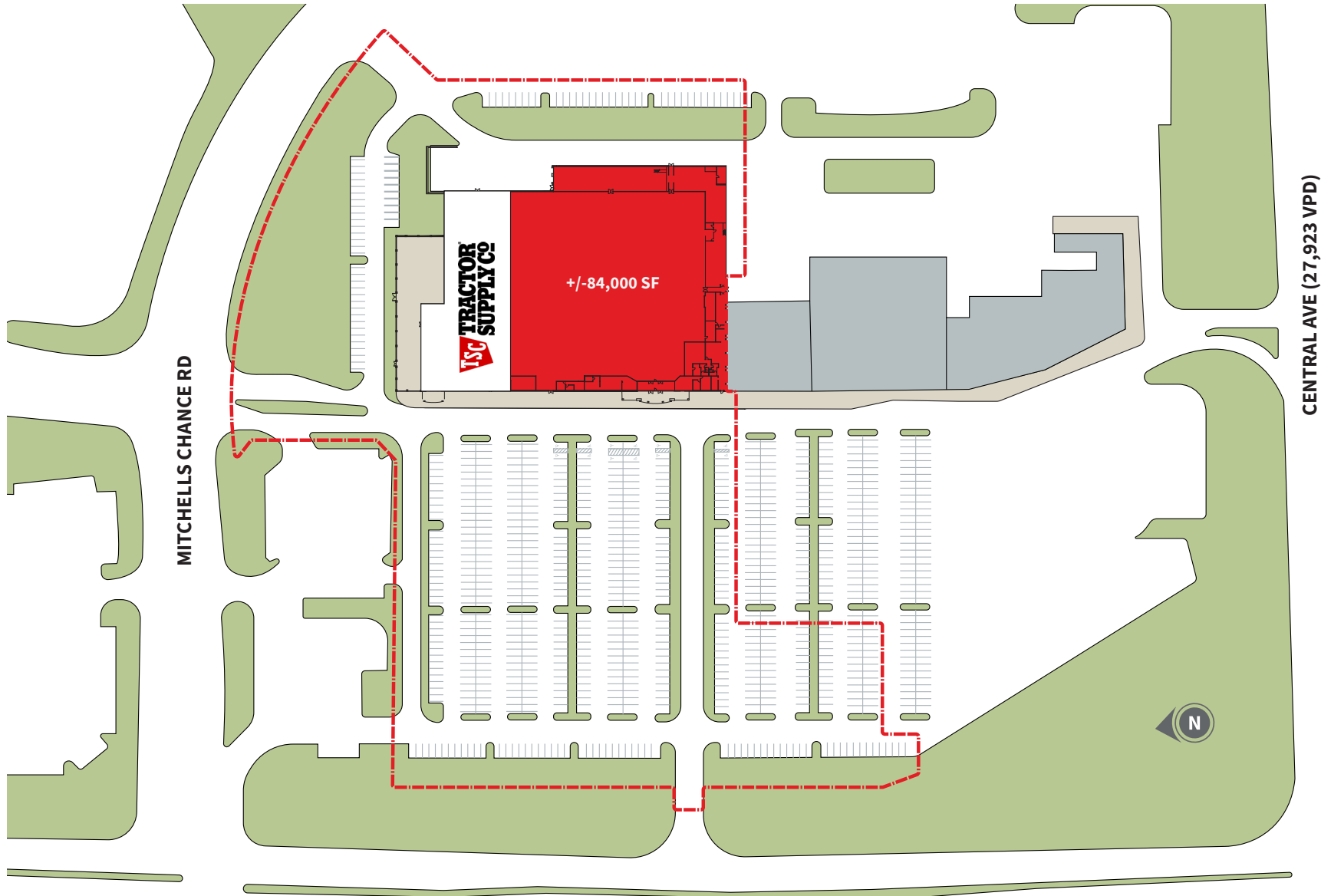
Ownership can offer up to ±84,000 SF of retail space – which could be demised – available for lease. The 117,162 square foot single-story building, formally a K-Mart box, is situated on 13.88 acres and is part of The Marketplace at South River Colony Shopping Center. The building is adjacent to Main 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.

Property features

- Built in 1995 as a K-Mart box
- Frontage on Solomons Island Road (Rt. 2), 41,860 VPD
- At the corner of Solomon's Island Road & Central Avenue
- Total Available – +/- 84,000 SF, can be demised
- Zoning – C-3, General Commercial
- Parking spaces – 622 spaces, 5.3/1,000 SF
- Located 5 miles from Annapolis, MD



+/-84,000 SF
AVAILABLE FOR LEASE



MITCHELL'S CHANCE RD

CENTRAL AVE (27,923 VPD)

SOLOMONS ISLAND RD (41,860 VPD)



Close up aerial



IDEALLY SITUATED ALONG
EDGEWATER'S MAIN
COMMERCIAL CORRIDOR

Demographics	1-Mile	3-Miles	5-Miles
Population & Households			
2022 Population	6,784	26,095	86,977
2022 Households	2,663	9,806	35,407
Incomes & Buying Power			
Average Household Income	\$144,708	\$180,448	\$163,322
Buying Power (\$ Billions)	\$0.4	\$1.8	\$5.8
Other			
Average Home Value	\$500,195	\$590,932	\$579,281
Education Attainment	40.5%	48.8%	49.9%
Average Age	43.4	47.0	43.7

←
WASHINGTON DC
20 MILES

→
ANNAPOLIS
5 MILES

**SOUTH RIVER
COLONY NEIGHBORHOOD**
AVERAGE HOME VALUE \$500,000

**MAIN STREET AT SOUTH
RIVER COLONY**
ALL AMERICAN STEAKHOUSE
Sola
CODENINJAS
The UPS Store



3255 SOLOMONS
ISLAND ROAD

TSC TRACTOR
SUPPLY CO
**AVAILABLE
+/-84,000 SF**



THE MARKETPLACE AT SOUTH RIVER COLONY
West Marine
SportClips
State Farm

CENTRAL AVENUE / COUNTY HIGHWAY 4 (27,923 VPD)



SOLOMONS ISLAND ROAD / COUNTY HIGHWAY 2 (41,860 VPD)

STEPNEYS LANE

Edgewater market aerial

3255
SOLOMONS
ISLAND ROAD

LEE AIRPORT
15,500 Annual
Passenger Flights



Walgreens



Wawa

EDGEWATER MARKETPLACE



SOUTH RIVER CROSSING



Edgewater Village Center



Main Street at South River Colony



South River Colony



South River High School

2,000 Students & Faculty
#1 High School Ranking in Anne Arundel
County / 17 High Schools
*Per US News
91st Percentile of Maryland High Schools
*Per US News

SOUTH RIVER



CONTACT THE RETAIL ADVISORY GROUP



Jeff Bach
Managing Director
jeff.bach@jll.com
T +1 443 931 3354
M +1 410 991 3930

Joe Botzler
Senior Vice President
joe.botzler@jll.com
T +1 443 452 1510
M +1 410 967 5945

Ana Henrich
Vice President
ana.henrich@jll.com
T +1 443 451 2619
M +1 443 465 4384

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2024 Jones Lang LaSalle IP, Inc. All rights reserved.

