

For Lease

3222 Solomons Island Road, Edgewater, MD 21037

Highlights

Free-standing restaurant or redevelopment opportunity located near the intersection of Solomons Island Road and Chance Road. The property offers excellent access and visibility and includes pylon signage. Landlord will also consider ground lease or build-to-suit opportunities here.

- **Size:** 5,232 square foot existing building
- **Redevelopment:** Drive-thru potential or endcap w/drive-thru potential if demised.
- **Frontage:** 105' on Solomons Island Road
- **Asking Rate:** Please Inquire
- **Taxes:** 2021- \$4,686.22
- **Zoning:** C3 & R2 (General Commercial & Residential District)

Demographics

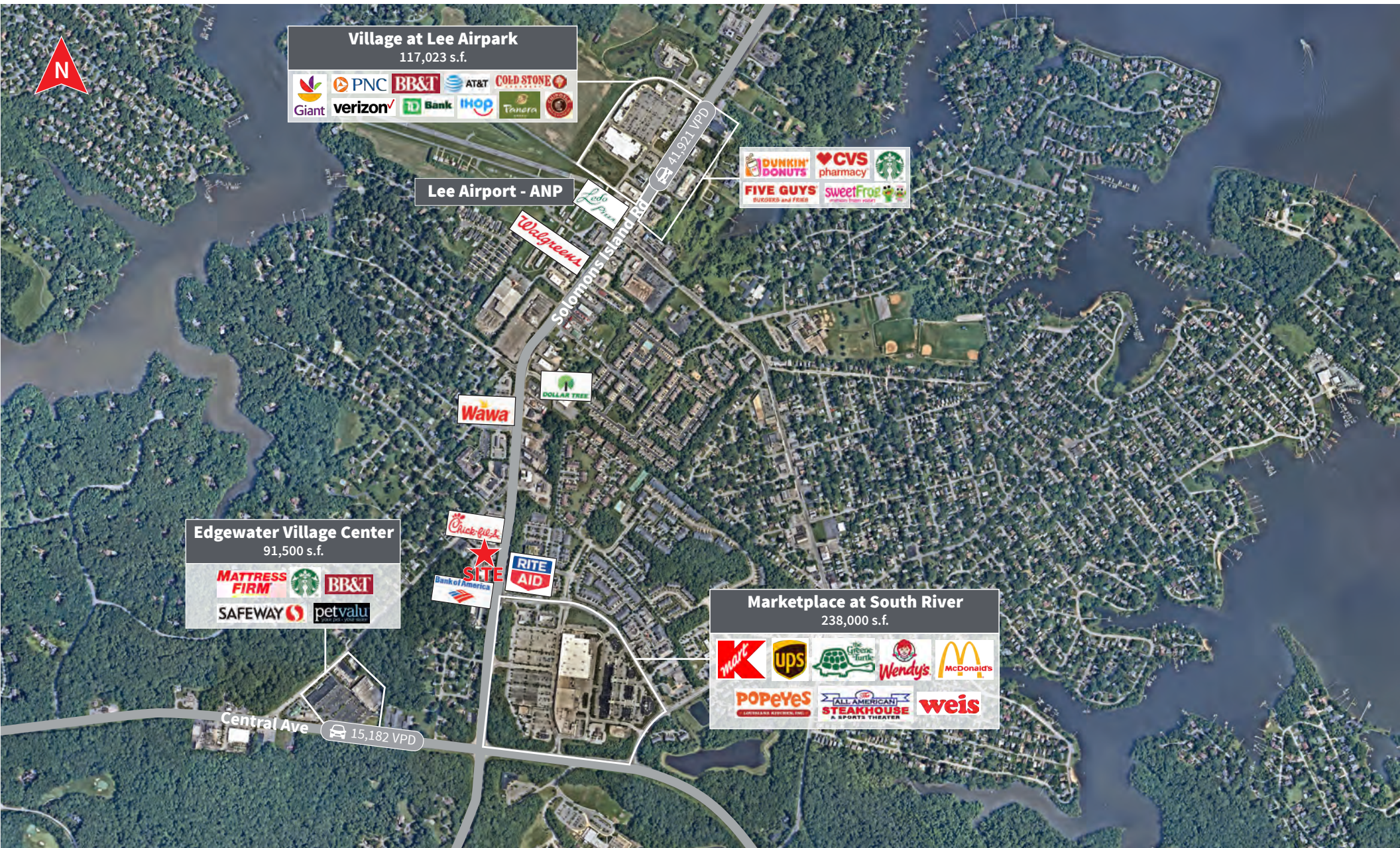
	1 mi	3 mi	5 mi
Population	6,204	25,819	85,532
Average HH Income	\$119,294	\$147,415	\$127,307
Households	2,392	9,866	34,359
Employees	3,688	12,619	67,629
Median Age	42.2	46.6	43.0

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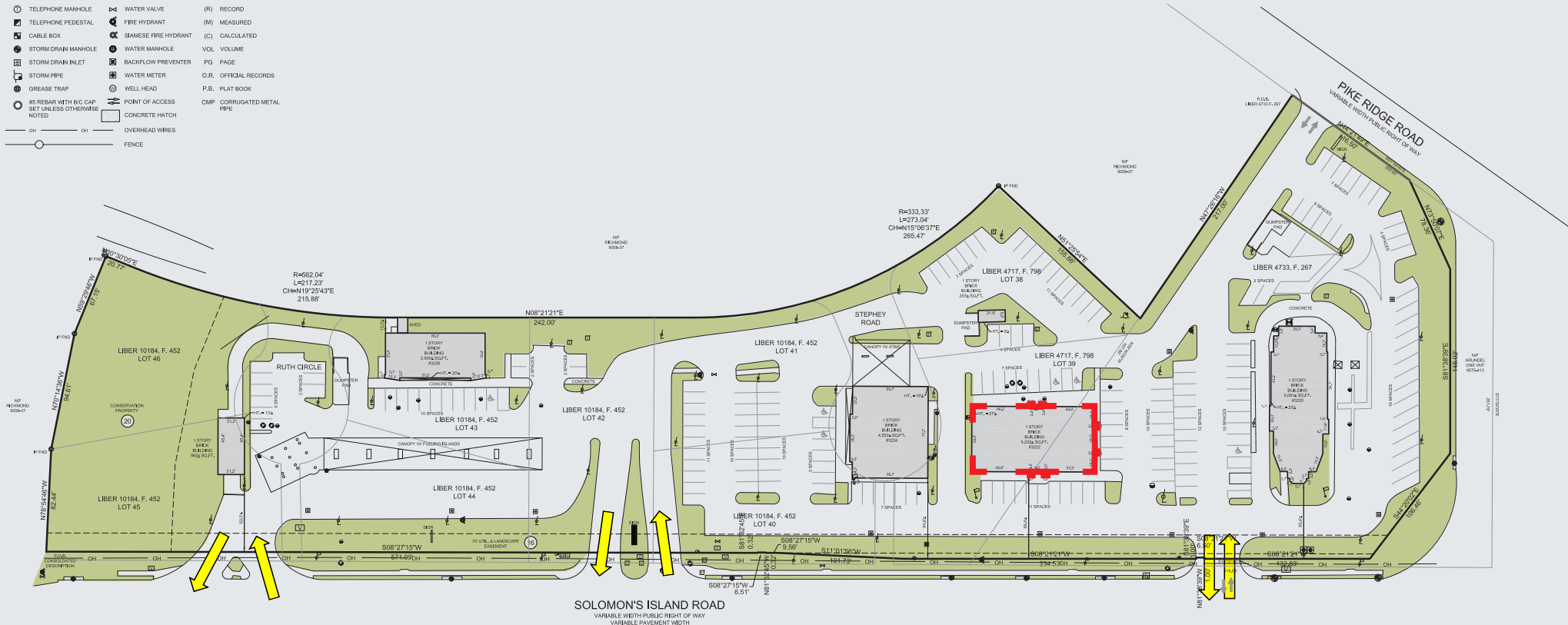
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Site plan



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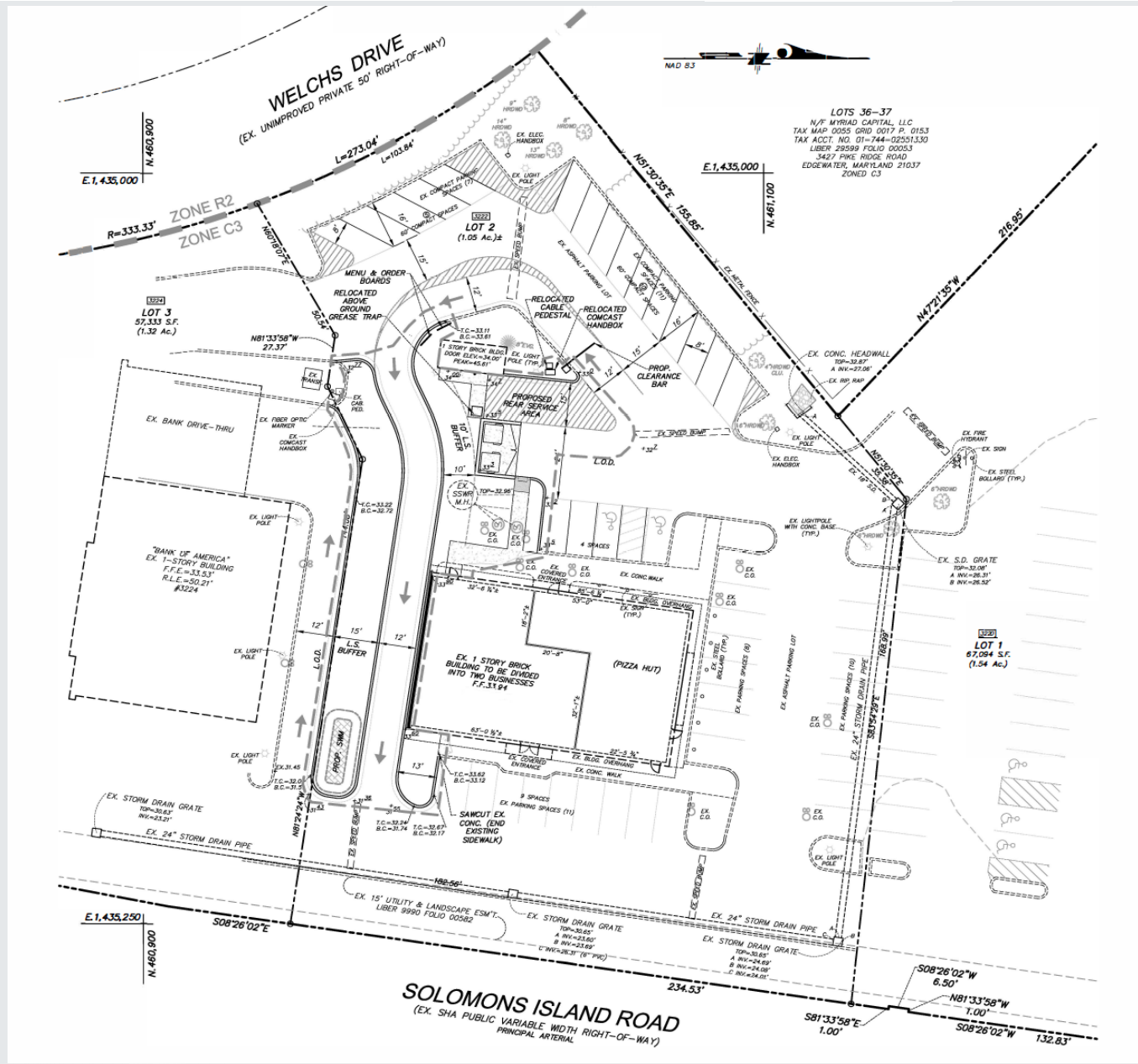
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Conceptual Site plan



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