



ROSENTHAL

EDGEWOOD PLAZA

701-705 Edgewood Rd & 2204-2250 Hanson Rd, Edgewood, MD

www.rosenthalproperties.com

NEW LISTING



PROPERTY FEATURES:

- .52 ACRE PAD SITE WITH 1,870 SF BLDG FOR LEASE
- Pre-eminent shopping center in the market
- Easy access and great visibility
- Excellent co-tenancy mix and national and local retailers
- Less than half a mile to the main entrance to Aberdeen Proving Grounds with over 16,000 employees and contractors
- Less than one mile to MARC Commuter Train Park & Ride - Edgewood Station
- Ample free surface parking

	Population	Avg HH Income	Daytime Population
1 Mile	10,484	\$67,176	2,442
3 Miles	36,601	\$72,373	12,159
5 Miles	85,737	\$84,759	22,695



CONTACT

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UNIT	SQ FT	TENANT
701	1,870	AVAILABLE
705	2,520	Wash n Fold Express
2204	2,240	Dental Care
2206	5,320	Triple Crown Martial Arts
2216-A	10,000	Dollar General
2216-B	2,818	Channel of Grace
2216-C	3,523	Beauty 7
2216-E	1,612	Nail Salon

UNIT	SQ FT	TENANT
2224	1,800	Cleaners
2226	1,800	Deli & Spirits
2228	1,800	Metro PCS
2230	1,400	Little Caesar's Pizza
2244-A	1,878	Subway
2244-B	1,474	Chinese Restaurant
2244-C	3,000	Best Choice Driving School
2250	33,000	Food Lion

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