



# EDGEWATER VILLAGE CENTER

52 West Central Ave.  
Edgewater, MD 21037

- Total of 91,500 SF of retail space
- Anchored by a 55,000 SF Safeway
- Excellent visibility at the signalized intersection of MD-214 and Pike Ridge Rd in Anne Arundel County
- 4,100 SF pad opportunity along Rt. 214

SAFeway 

Edgewater  
Liquors



PET  
SUPPLIES  
PLUS

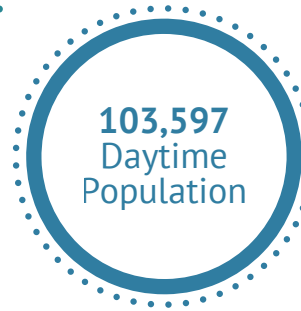
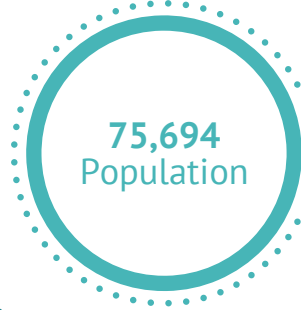
# PROPERTY OVERVIEW

Daily Traffic Count  
West Central Ave

14,622 AADT



Within 5 Miles



# MARKET MAP

## EDGEWATER VILLAGE CENTER



# AVAILABILITY



## Future Availability

Unit	Space Available
Space 56	1,600 SF
Space 58	1,600 SF
Space 64	1,600 SF
Pad Site	4,100 SF