



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



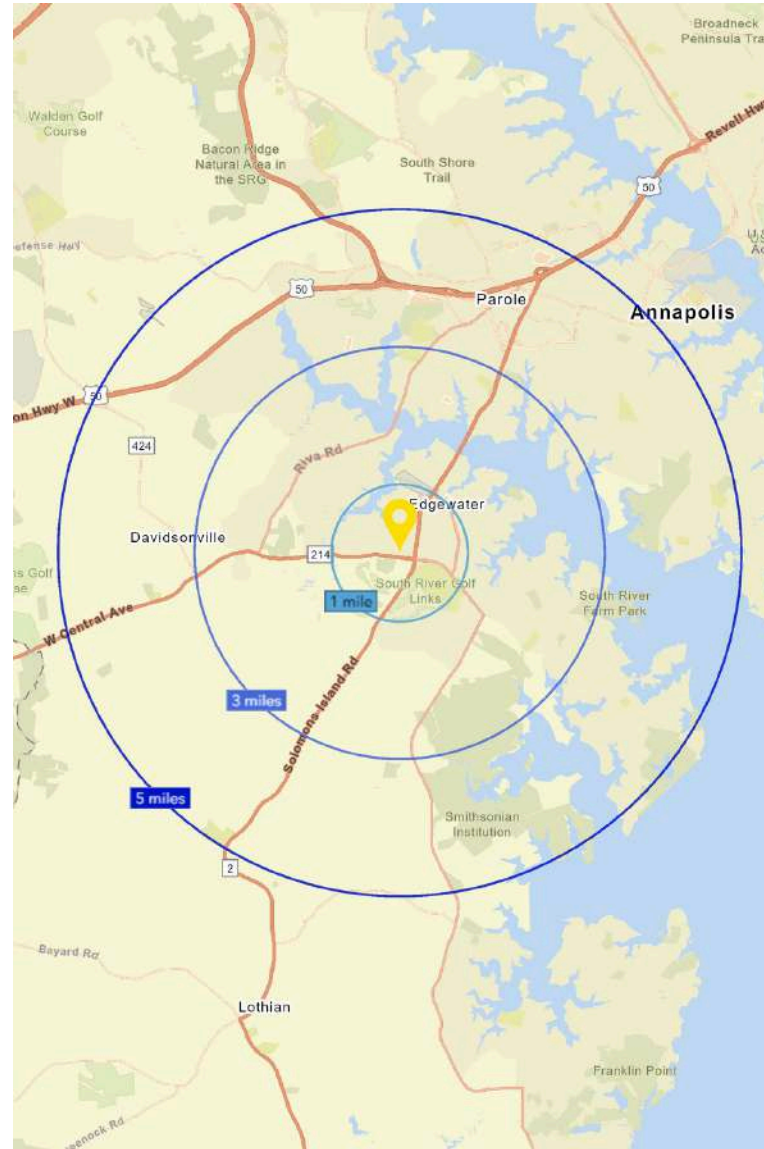
PROPERTY OVERVIEW

EDGEWATER VILLAGE CENTER

Daily Traffic Count

West Central Ave

14,622 AADT



Within 5 Miles

30,352
Households

75,694
Population

\$168,479
Average HH
Income

103,597
Daytime
Population

MARKET MAP

EDGEWATER VILLAGE CENTER



AVAILABILITY

EDGEWATER VILLAGE CENTER



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