

FOR LEASE



8111 FORT SMALLWOOD RD, RIVIERA BEACH, MD 21226



+/-1,202 SF of End Cap Retail
Former Salon

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HIGHLIGHTS

- +/- 1,202 SF end-cap suite
- Prominent pylon signage included
- Strong frontage and visibility on Fort Smallwood Road
- Existing salon build-out in place
- Ample shared parking
- Ideal for salon, barbershop, spa, nail studio, medical/aesthetic, or general retail and service use

OFFERING



FOR LEASE

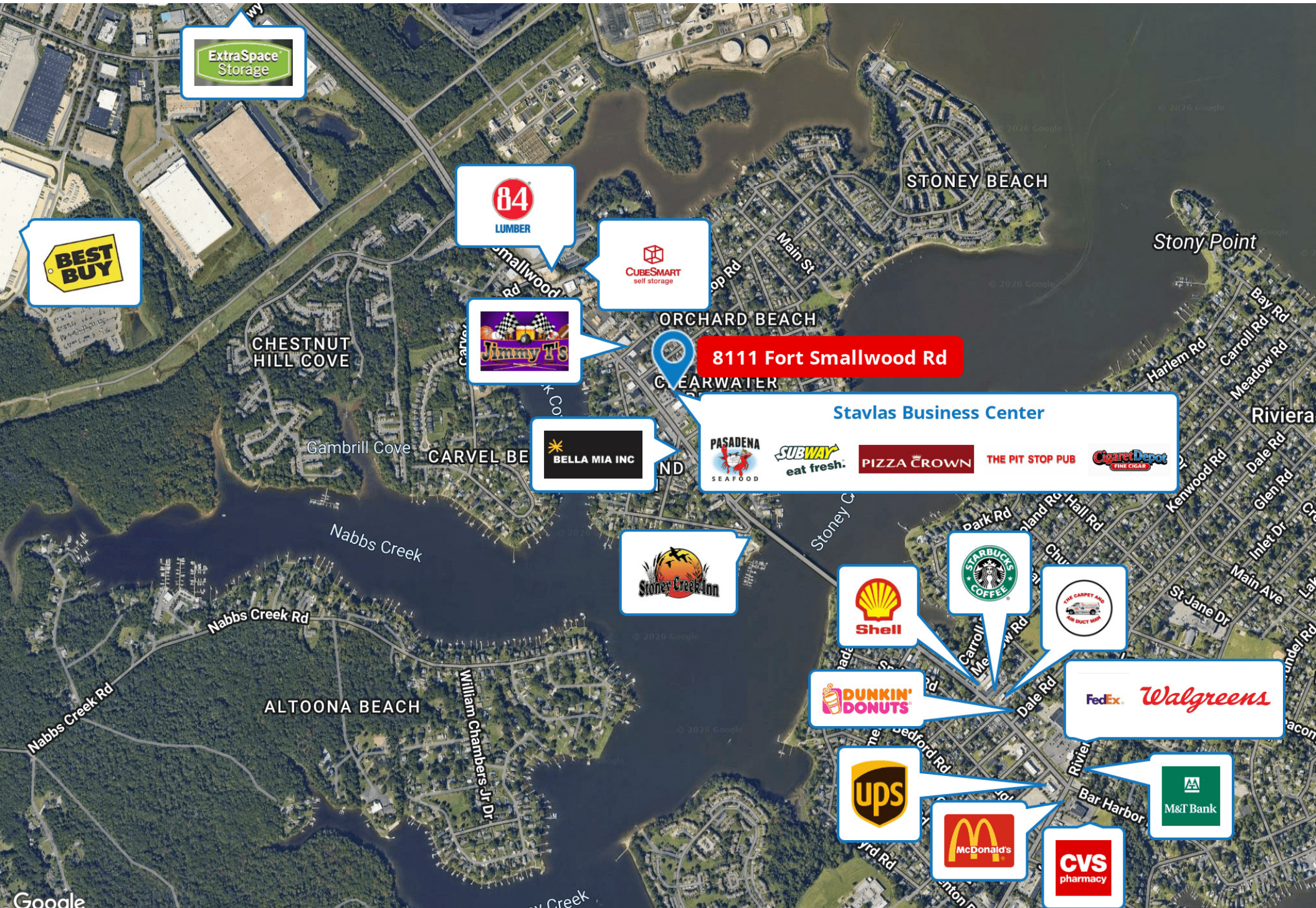
RETAIL PROPERTY

Price	\$23 SF/yr
Lease Type	NNN

SPACES	SPACE SIZE
Suite 8	1,202 SF



RETAILER MAP



ExtraSpace Storage

BEST BUY

84 LUMBER

CUBESMART self storage

Jimmy T's

BELLA MIA INC

Stoner Creek Inn

8111 Fort Smallwood Rd

Stavlas Business Center
PASADENA SEAFOOD
SUBWAY eat fresh.
PIZZA CROWN
THE PIT STOP PUB
Cigarette Depot FINE CIGARS

Shell

STARBUCKS COFFEE

THE CARPET AND THE DUCT MAN

DUNKIN' DONUTS

FedEx Walgreens

ups

McDonald's

CVS pharmacy

M&T Bank

DEMOGRAPHICS



2025 SUMMARY

	1 MILE	3 MILES	5 MILES
Population	7,574	47,455	106,611
Households	2,883	17,335	40,855
Average Household Size	2.6	2.7	2.6
Average Age	41.0	38.8	39.6
Average Household Income	\$122,107	\$139,798	\$131,305



106,611

Population



2.6

Average HH Size



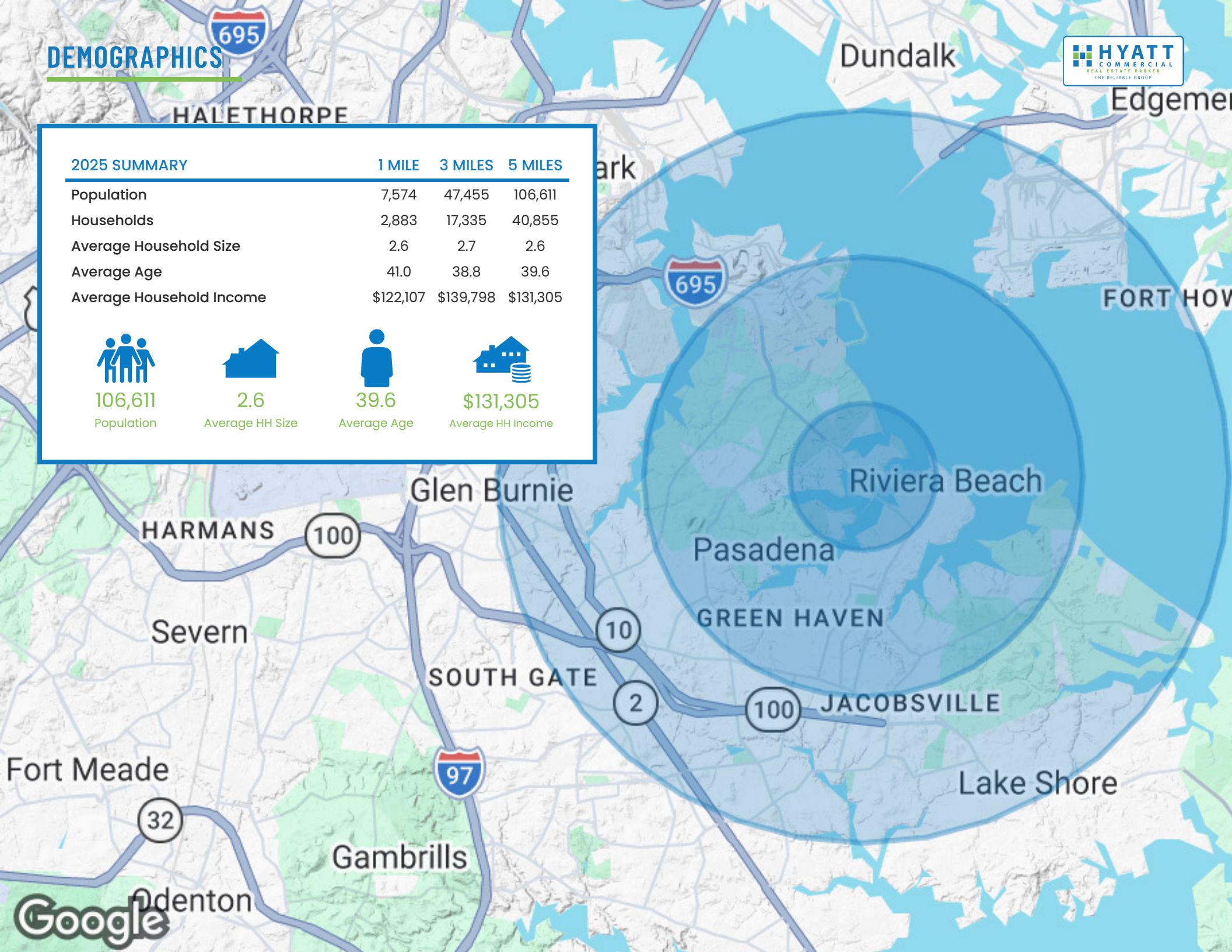
39.6

Average Age



\$131,305

Average HH Income





CONTACT

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