

Your New Location Awaits



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



SHERWIN
WILLIAMS.

PET
SUPPLIES
PLUS.

PROPERTY OVERVIEW

Daily Traffic Count
West Central Ave

14,622 AADT



Within 5 Miles

29,125
Households

74,633
Population

101,881
Daytime
Population

\$128,078
Average
HH Income

MARKET ANALYSIS



AVAILABILITY



Future Availability

Rental Unit	Space Available
56	1,600 SF
58	1,600 SF
64	1,600 SF
74	2,900 SF
Future PAD	4,100 SF