

LEASING OPPORTUNITY

EDGEWOOD PLAZA

2204-2250 HANSON ROAD, EDGEWOOD, MD 21040

2,800 SF SPACE FOR LEASE



PROPERTY FEATURES

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

Excellent co-tenancy mix and national and local retailers

Pre-eminent shopping center in the market

Easy access and great visibility

Ample free surface parking



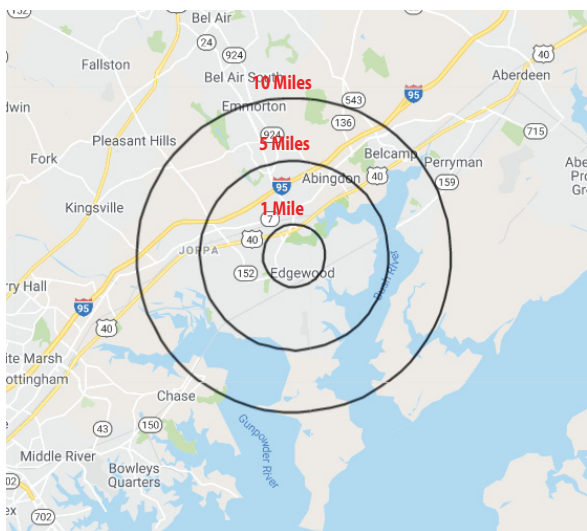
Sandmar Properties, LLC
14601 Pettit Way
Potomac, MD 20854

CONTACT:

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SITE PLAN



DEMOGRAPHIC HIGHLIGHTS

	Population	Avg. HH Income	Households
1 Mile	7,842	\$67,648	3,003
3 Miles	38,369	\$81,927	14,972
5 Miles	85,435	\$94,739	33,500



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