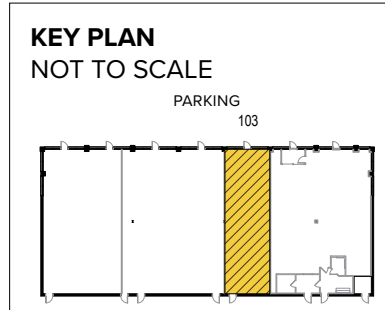


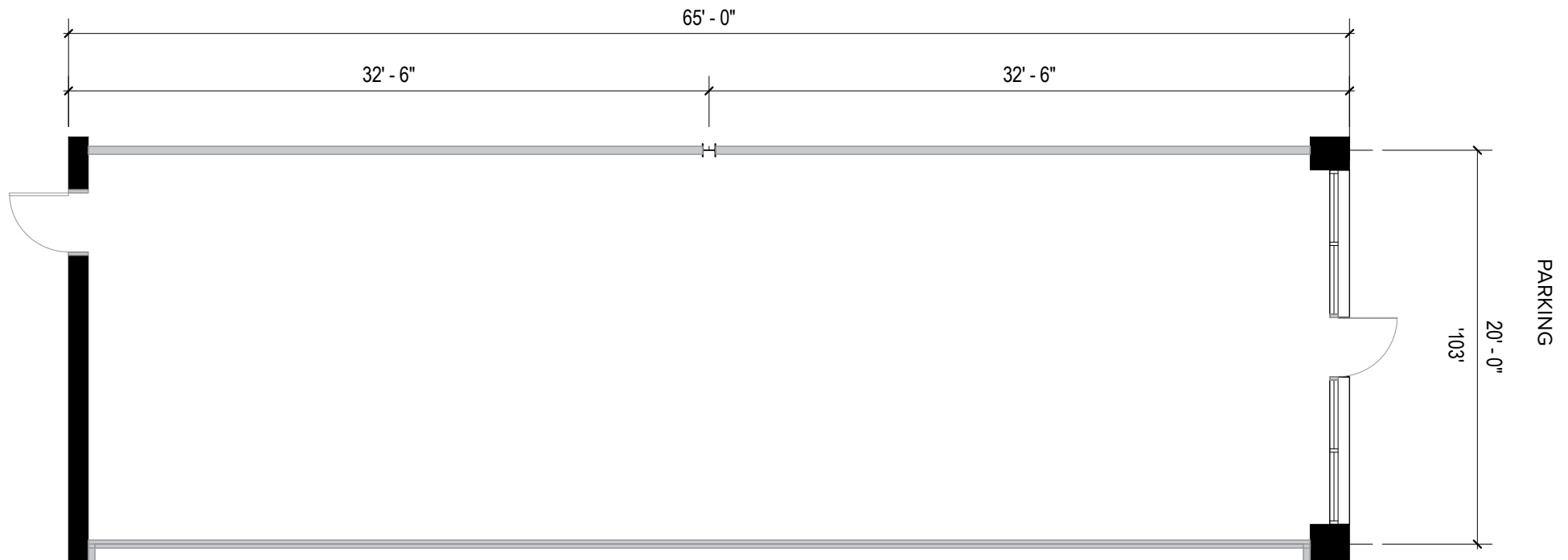


TOTAL SF AVAILABLE:
1,311 SF

*Join Ledo Pizza, Pivot PT,
Olive & Sesame Restaurant
& Mutiny Pirate Bar & Grill*



Note: This space plan is subject to existing field conditions. This drawing is proprietary and the exclusive property of St. John Properties, inc. Any duplications, distribution, or other unauthorized use is strictly prohibited.



About Magothy Beach Plaza

- ▶ Prime retail space facing Route 100 at busy intersection with Magothy Beach Road.
- ▶ Up to 1,311 square feet available now!
- ▶ Join Ledo's Pizza, Tower Federal Credit Union, Mutiny Pirate Bar, Pivot Physical Therapy and more!
- ▶ Adjacent to Lakeshore Plaza, a 143,550 square foot neighborhood retail center.



25 Magothy Beach Road

| | | |
|----------------|----------------------------|----------|
| Suite 101 | Tower Federal Credit Union | 2,100 SF |
| Suite 102 | AVAILABLE | 1,209 SF |
| Suite 103 | AVAILABLE | 1,214 SF |
| Suite 104 | Edward Jones | 1,214 SF |
| Suites 105-107 | Passion Asian Bistro | 3,563 SF |

31 Magothy Beach Road

| | | |
|------------------|------------------------|----------|
| Suites 101 - 102 | Purity Nail Spa | 2,869 SF |
| Suite 103 | AVAILABLE | 1,311 SF |
| Suites 104-105 | Pivot Physical Therapy | 2,948 SF |
| Suites 106-107 | Ledo's Pizza | 2,308 SF |

33 Magothy Beach Road

| | | |
|----------------|----------------------------|----------|
| Suites 100-101 | Mutiny Pirate Bar & Grille | 2,282 SF |
| Suites 102-103 | Wise Care Urgent Care | 2,702 SF |
| Suite 104 | Pasadena Eyecare | 1,208 SF |
| Suites 105-107 | Sherwin Williams | 3,708 SF |

Traffic count (MDOT)

MD Rt. 100 at Mountain Road: 26,221 vehicles per day

Demographics

| | 1 Mile | 3 Miles | 5 Miles |
|-----------------------|-----------|-----------|-----------|
| Population | 6,687 | 58,644 | 130,540 |
| Avg. Household Income | \$118,298 | \$142,555 | \$149,116 |



For more information on Magothy Beach Plaza, visit: sjpi.com/magothybeach



Distances to:

- Annapolis, MD (Downtown) 14 miles
- Baltimore, MD (Downtown) 17 miles
- BWI Airport 14 miles
- Interstate 95 17 miles
- Interstate 97 8.5 miles
- Interstate 695 (Baltimore Beltway) 8 miles
- Washington, D.C. (Downtown) 41 miles



Scan with your mobile device to take a virtual tour, download floor plans and more!

Contact Us

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About St. John Properties

St. John Properties, Inc. is one of the nation's largest and most successful privately held commercial real estate firms. Founded in 1971, the vertically-integrated company develops, owns and manages office, flex/research and development, warehouse, retail and residential space nationwide.

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