

**FOR LEASE**



5 PARK PLACE UNIT 524, ANNAPOLIS, MD 21401

**PRIME RETAIL &  
DRIVE-THRU  
OPPORTUNITY –  
PINEY ORCHARD  
VILLAGE CENTER**

8759 Piney Orchard Pkwy  
Odenton, MD 21113



**Presented By:**

**Scott Douglas**

Principal Broker

301.655.8253

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# FOR LEASE NEW RETAIL DEVELOPMENT

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## OFFERING SUMMARY

Available SF: 1,481 - 1,681 SF

Lease Rate: Negotiable

Lot Size: 1.09 Acres

Year Built: 1999

Building Size: 5,320

Zoning: C3

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## PROPERTY OVERVIEW

Position your business in one of Odenton's most desirable and high-traffic commercial corridors. Located at the primary entrance to Piney Orchard Village Center, this padsite delivers exceptional visibility, strong daily traffic counts, and immediate access to the thriving Piney Orchard community.

The center enjoys consistent foot and vehicle traffic generated by Food Lion, fitness operators, wellness services, and a diverse mix of daily-needs tenants. Two versatile units are currently available for lease:

### AVAILABLE SPACES

Unit A – 1,681 SF + Drive-Thru

Unit C – 1,481 SF

## PROPERTY HIGHLIGHTS

- High-visibility location at the entrance of Piney Orchard Village Center; delivers 3rd Quarter of 2026
- Ideal for retail, medical, service, boutique, wellness, and office uses with dense, affluent, family-oriented demographics
- Piney Orchard corridor, minutes to Fort Meade, NSA, and major employment hubs; strong daily traffic and convenient access along the Route 175, anchored by Food Lion with strong complementary tenant mix
- Delivers 3rd Quarter of 2026
- Join Children's Dentistry of Odenton

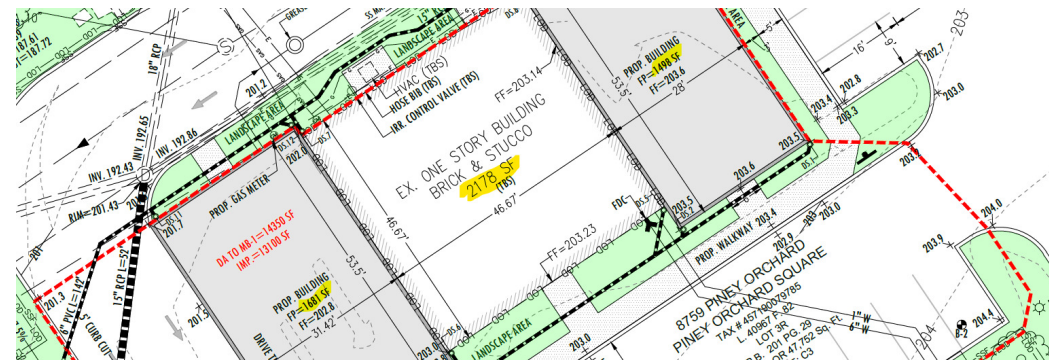
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## ARCHITECTURE DESIGN PLANNING INTER

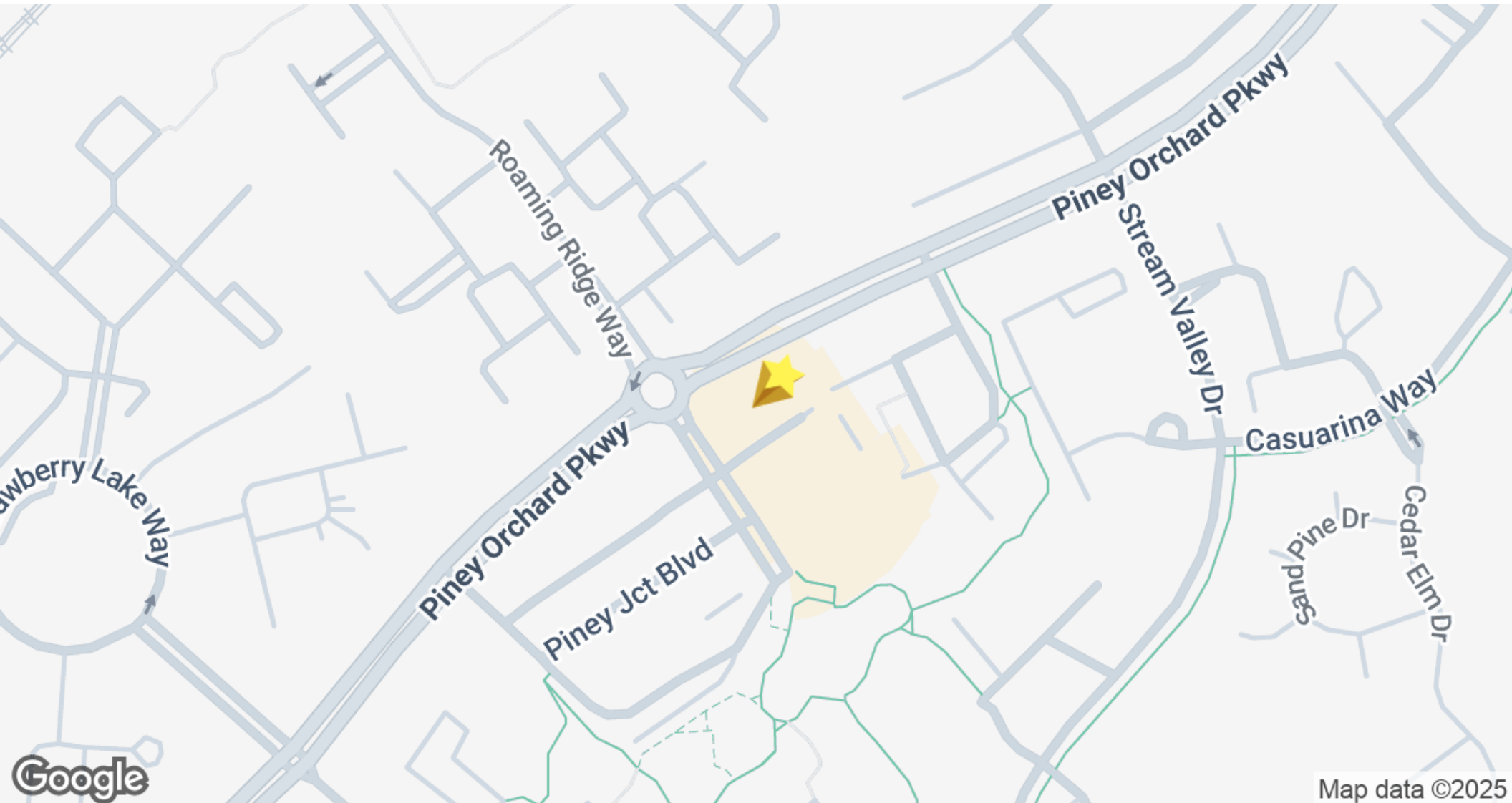
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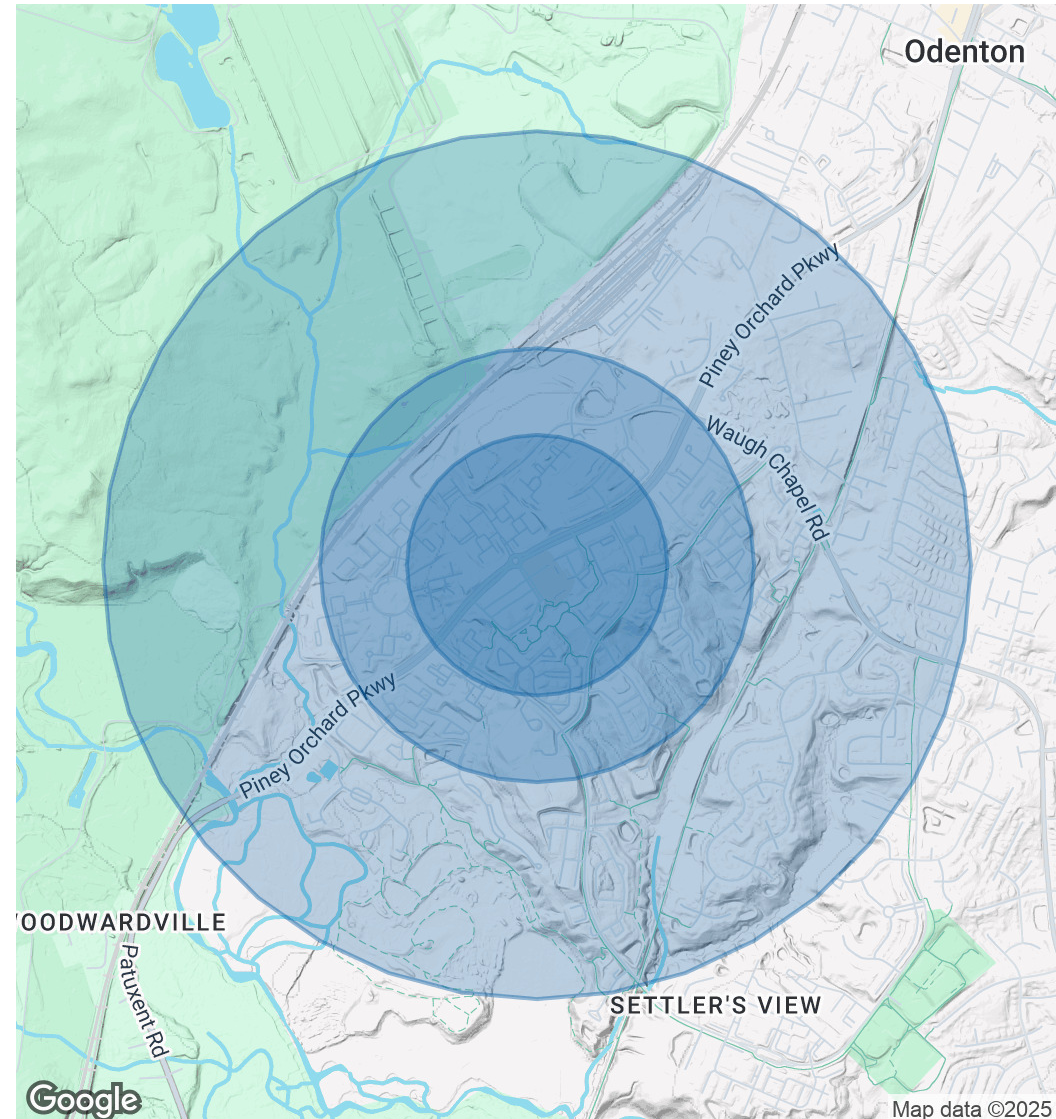
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,604	5,574	11,648
Average Age	40	40	39
Average Age (Male)	38	38	37
Average Age (Female)	42	42	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,267	2,549	4,810
# of Persons per HH	2.1	2.2	2.4
Average HH Income	\$128,306	\$136,297	\$148,560
Average House Value	\$393,165	\$414,179	\$436,739

Demographics data derived from AlphaMap



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