

VILLAGE SQUARE AT URBANA

FREDERICK COUNTY



JBG SMITH



PROPERTY OVERVIEW

Beautifully designed first-class new retail development at the primary access point into the Villages of Urbana. Well thought out and appointed architecture, ample surface parking, with incredible visibility and signage opportunity. Be at the gateway of the highly successful residential development, with daytime employee base to include Fannie Mae, Kite Pharmaceutical, and Legal & General America.

LOCATION

Urbana, MD Phase 2 anticipated delivery is Q4 2024 | Join Chipotle, Panera Bread, The UPS Store, Tropical Smoothie, Starbucks and others.

SPACE AVAILABLE

New first-class retail development with spaces from 1,355 – 3,557 SF of street level suites.

GROSS LEASABLE AREA

38,126 sf.

DEMOGRAPHICS

RADIUS	HH INCOME	POPULATION
1 mile:	\$152,139	3,505
3 mile:	\$150,140	13,701
5 mile:	\$146,477	24,170

TRAFFIC COUNT

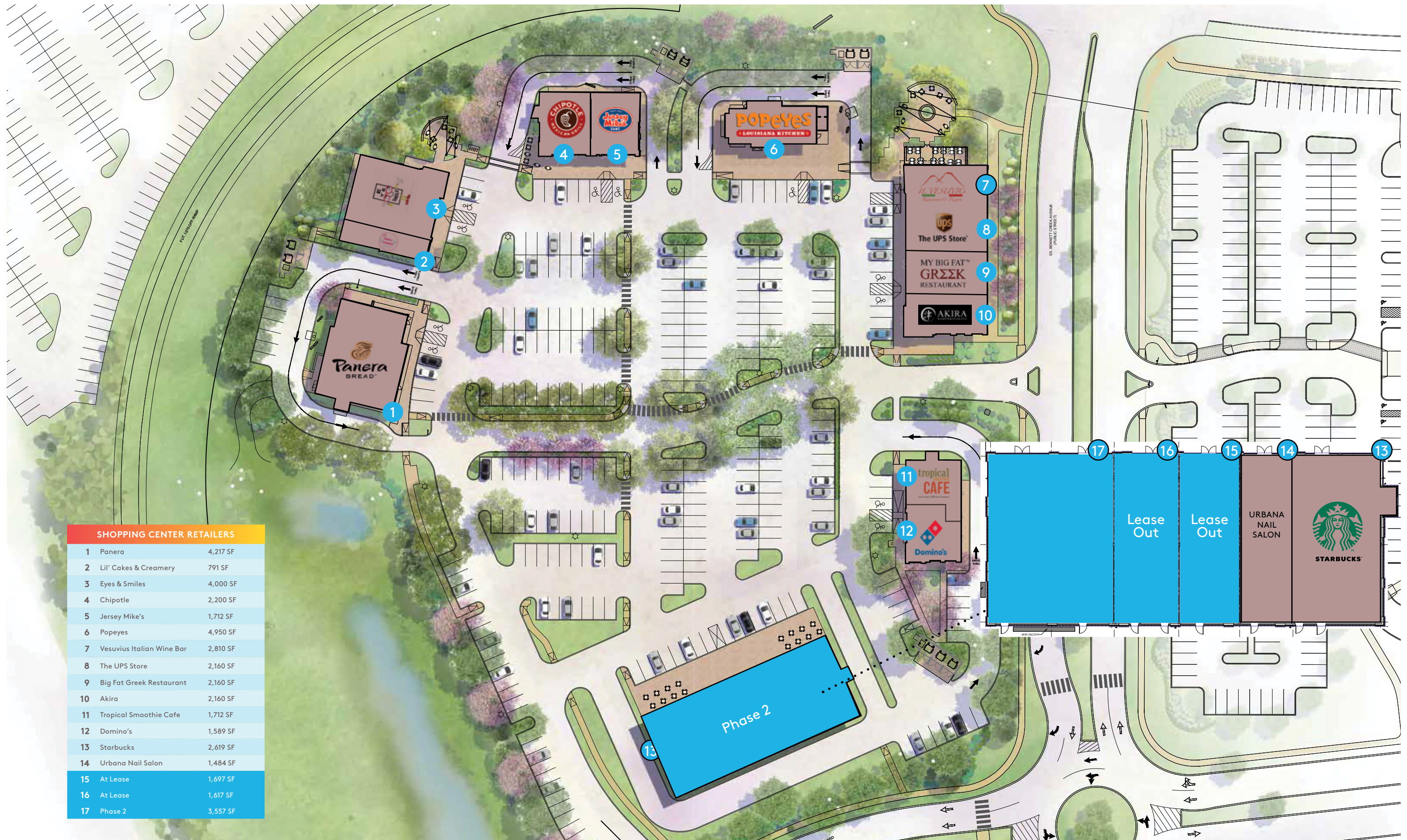
72,630 vehicles daily on I-270

CONTACT

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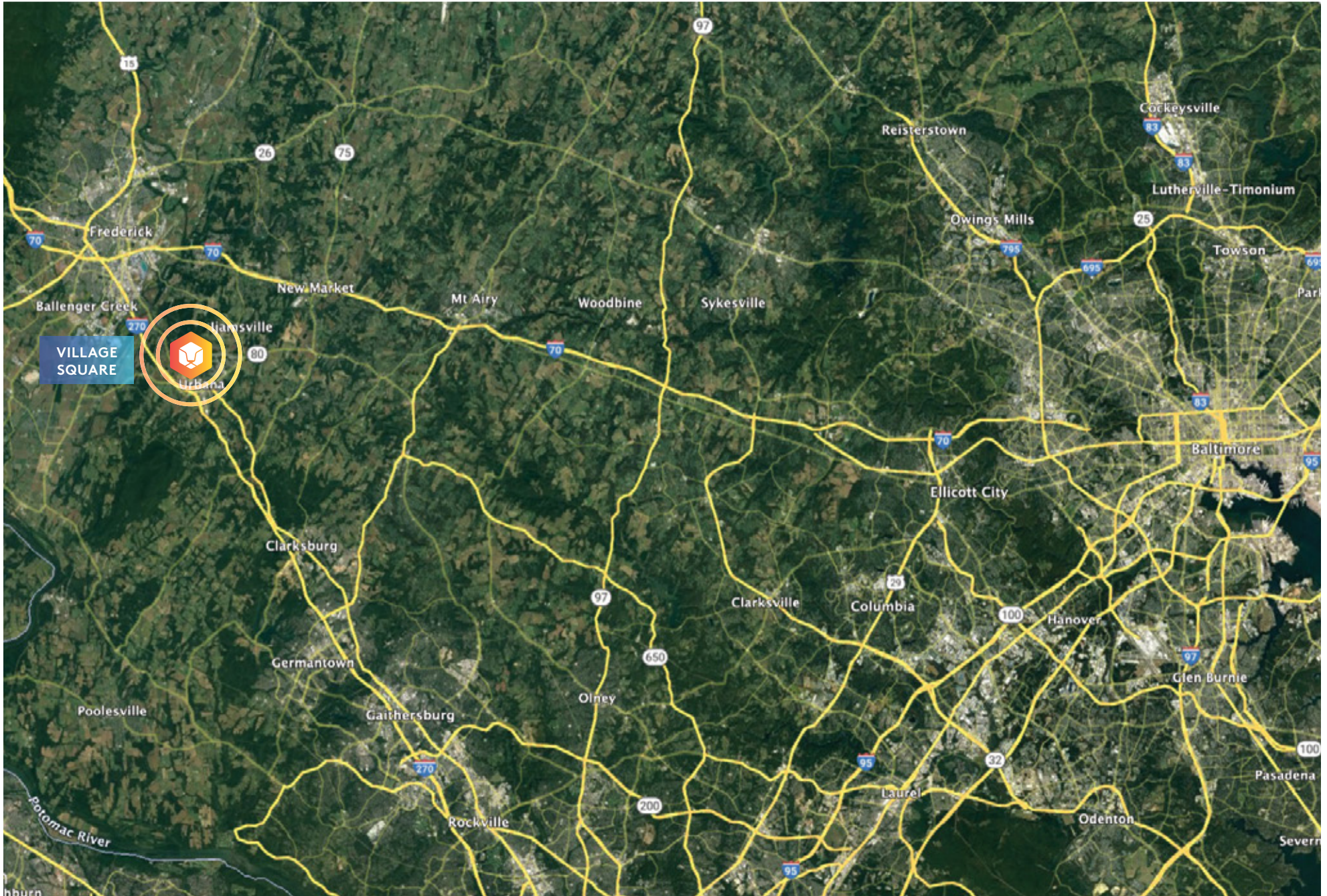
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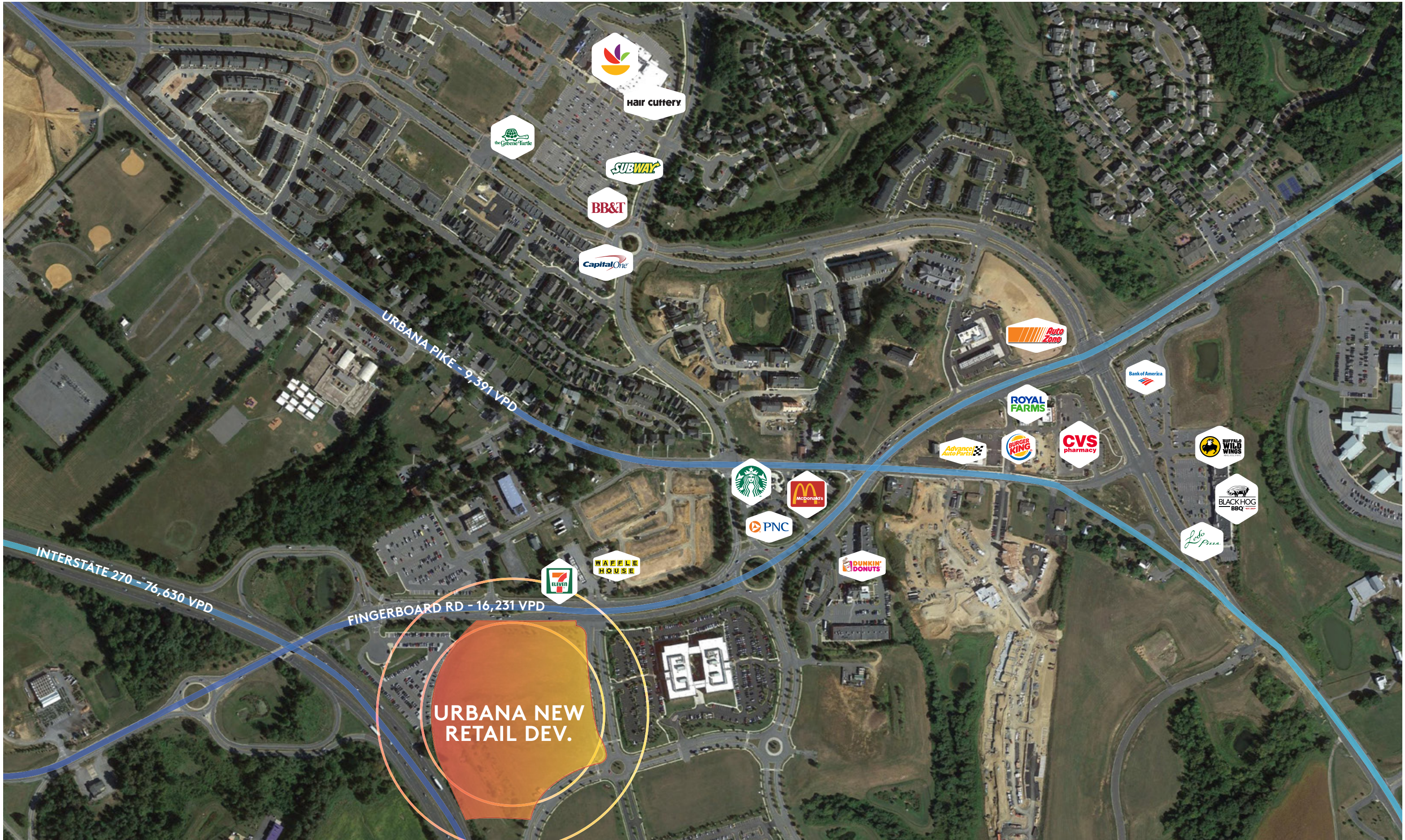




SHOPPING CENTER RETAILERS		
1	Panera	4,217 SF
2	Lil' Cakes & Creamery	791 SF
3	Eyes & Smiles	4,000 SF
4	Chipotle	2,200 SF
5	Jersey Mike's	1,712 SF
6	Popeyes	4,950 SF
7	Vesuvius Italian Wine Bar	2,810 SF
8	The UPS Store	2,160 SF
9	Big Fat Greek Restaurant	2,160 SF
10	Akira	2,160 SF
11	Tropical Smoothie Cafe	1,712 SF
12	Domino's	1,589 SF
13	Starbucks	2,619 SF
14	Urbana Nail Salon	1,484 SF
15	At Lease	1,697 SF
16	At Lease	1,617 SF
17	Phase 2	3,557 SF

VILLAGE SQUARE AT URBANA / AERIAL





URBANA NEW
RETAIL DEV.

Hair Cuttery

SUBWAY

BB&T

Capital One

URBANA PIKE - 9,391 VPD

Auto Zone

Bank of America

ROYAL FARMS

Advance Auto Parts

BURGER KING

CVS pharmacy

BUFFALO WILD WINGS

BLACK HOG BBQ

Lido Pizzeria

Starbucks

McDonald's

PNC

DUNKIN' DONUTS

Waffle House

7-Eleven

FINGERBOARD RD - 16,231 VPD

INTERSTATE 270 - 76,630 VPD