

# ARMORY SQUARE

MD ROUTE 2/4 & DARES BEACH ROAD – PRINCE FREDERICK, MARYLAND

## PADS, IN-LINE AND MEDICAL OFFICE SPACE AVAILABLE FOR LEASE

### PROPERTY OVERVIEW

- >> New Commercial Development in affluent Calvert County, Maryland  
Consistently recognized as one of the nation's wealthiest counties
- >> Strategic positioning along Calvert's main retail corridor and business district
- >> Centrally located between CalvertHealth and Calvert County Municipal Government Offices and Courts
- >> Excellent visibility and access from MD Route 2/4 – Solomons Island Road (44,000+ ADT)
- >> High barrier to entry due to very limited commercial zoning within market

### DEMOGRAPHICS

	3 MILE	5 MILES	10 MILES
Population	10,776	23,507	64,233
Average Household Income	\$120,385	\$131,926	\$124,937
Average Daily Traffic (ADT)	MD 2/4 Solomons Island RD ADT 44,000+ MD 402 Dares Beach RD ADT 8,500+		

### AREA TENANTS



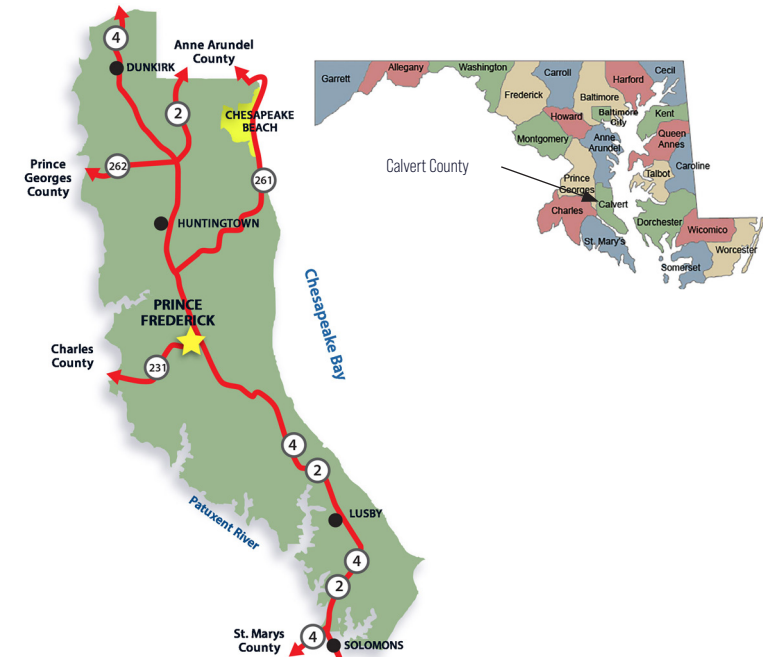
Calvert County Municipal Government Offices and Courts



# INSIDE

Commercial Real Estate Companies

WASHINGTON, D.C. | [insidecrecos.com](http://insidecrecos.com)



CONTACT | 202.536.5400



Anchors	Square Feet
Aldi	19,000
Ace Hardware	
Dash In	

Tenant/Building 1	Square Feet
First Watch	3,800
Always Ice Cream	1,200

Tenant/Building 2	Square Feet
Quick Hibachi	1,600
Available	4,100
Foster's Grille	2,700

Tenant/ Building 3	Square Feet
Jersey Mike's	1,500
Hangry Joe's	1,500
Available	5,400

Tenant/ Building 4	Square Feet
Michaels	15,894
Available (retail)	2,200
Available	1,200
Available (retail)	2,200
Available (restaurant)	2,231

# ARMORY SQUARE PRINCE FREDERICK, MD



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