

1,800 SF Prime Retail Available

## DEFENSE HWY & CRAIN HWY (RT.3) RETAIL CENTER

2165-2167 Defense Highway, Crofton , MD 21114

CapStar  
Commercial Realty



### OFFERING SUMMARY

Available Space: 1,800 SF - 2169 Defense  
1,800 SF - 2173 Defense

Lease Rate: Contact Broker for Rate

Parking: plenty of parking  
42 total, front and rear

Signage: Storefront & Entrance Pylon

Zoning: C3 - Anne Arundel County

### LOCATION OVERVIEW

- On Defense Hwy, just off the busy intersection of Crain Hwy (Rt. 3) and Defense Hwy (Rt. 450).
- 80,000 vehicles passing Rt. 3 daily, the highest traffic count in the Baltimore Metropolitan Area.
- In addition to local traffic, Rt. 450 carries commuters between Baltimore, Washington, & Annapolis.
- Located in rapidly growing Crofton community in the western Anne Arundel County.

### PROPERTY HIGHLIGHTS

- Excellent visibility on Defense Highway.
- Well-established neighborhood center, anchored by Rita's Italian Ice.
- Suites feature front and rear entrances.
- Abundant parking immediate in the front & rear.
- Close proximity to a variety of major retailers, medical offices, and schools.

CapStar Commercial Realty  
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438 N. Frederick Avenue, #450  
Gaithersburg, MD 20877

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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Floor plans, site plans and other graphic representations of this property have been reduced and reproduced, and are not necessarily to scale. All information should be verified prior to purchase or lease.

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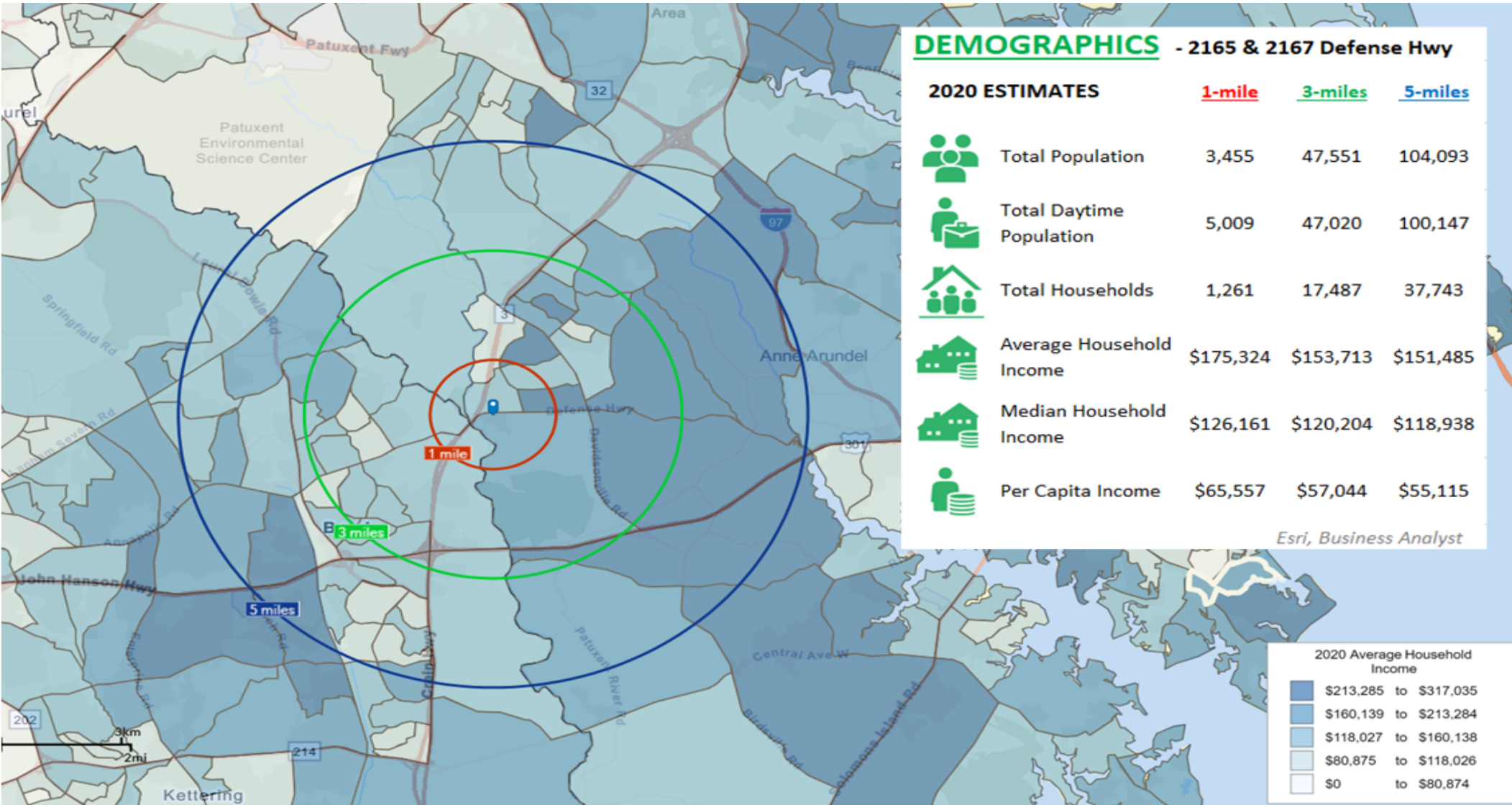
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### DEMOGRAPHICS - 2165 & 2167 Defense Hwy

2020 ESTIMATES	1-mile	3-miles	5-miles
Total Population	3,455	47,551	104,093
Total Daytime Population	5,009	47,020	100,147
Total Households	1,261	17,487	37,743
Average Household Income	\$175,324	\$153,713	\$151,485
Median Household Income	\$126,161	\$120,204	\$118,938
Per Capita Income	\$65,557	\$57,044	\$55,115

Esri, Business Analyst

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