FOR SALE / LEASE



205-225 VILLAGE CENTER DRIVE, LUSBY, MD 20657

#/-1AC

#/- 1 AC

+/-1AC



Retail Pads Available

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LOCATION DESCRIPTION

Located in the heart of Lusby Town Center, these newly available parcels sit adjacent to Lusby Center, which is a neighborhood shopping centered anchored by Weis Market, along with being across the street from Lusby Hills Shopping Center, which is anchored by Giant Food. These parcels service the largest single family community within Calvert County, Chesapeake Ranch Estates, along with Cove Point Park, Chesapeake Hills Golf Course and quick access to Solomons Island Rd. The property sits next to a proposed 275+ unit multifamily project and the zoning has recently adopted the ability to permit drive-thru retail services.

HIGHLIGHTS

- Subject Pad Sites positioned between two Grocery Anchored Shopping Centers
- Village Commercial District Zoning Lusby Town Center Calvert County
- Adjacent to PROPOSED +275 unit Apartment Complex
- NEW ZONING LAWS PERMIT DRIVE-THRU RETAIL

OFFERING



FOR SALE / LEASE

LAND

Total Size	3.02 Acres		
Price	Subject to Offer / Negotiable		
SPACES	PARCEL SIZE		
205 Village Center	1.02 Acres		
215 Village Center Drive	1 Acres		
225 Village Center Drive	1 Acres		





RETAILER MAP





DEMOGRAPHICS

Mutual Consent



2024 SUMMARY	1 MILE	3 MILES	5 MILES
Population	2,856	18,745	24,740
Households	1,084	6,955	9,179
Average Household Size	2.6	2.7	2.7
Average Age	40	42	42
Average Household Income	\$115,519	\$145,702	\$153,005



Population







be Leonard

2.7 42
Average HH Size Average Age

\$153,005

Average HH Income









Lusby

DOWELL

Solomons

California



PATUXENT RIVER

HOLLYWOOD

Leonardtown









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