

FOR LEASE

1950+/- SF | 3250+/- SF | 1250+/- SF
Also, a Retail Pad Site

All Storefronts

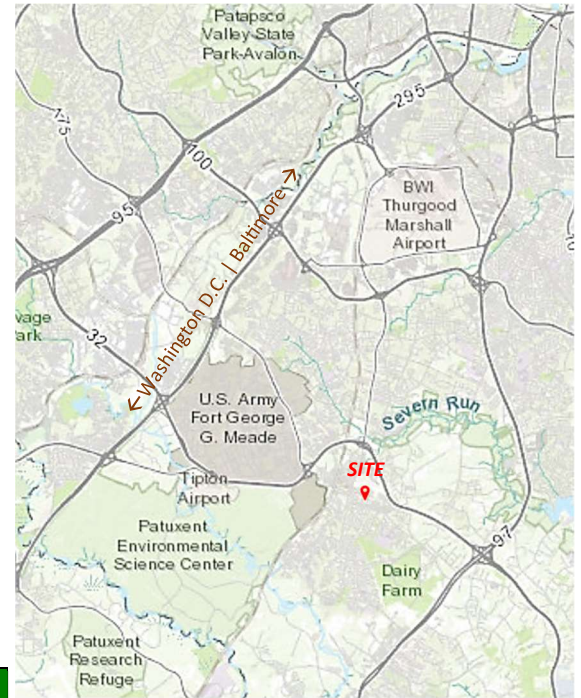


Odenton Medical and Retail Center

1215 Annapolis Road, Odenton, Maryland 21113

Property Highlights

- All building retail and office space is storefront single door entrance.
- PAD SITE is ready for Use and Occupancy Permit App w/Construction.
- Large space for storefront signage, plus space on pylon sign
- Plenty of Parking. ~169 surface parking spaces
- Conveniently located in the Odenton Town Center
- Great Visibility from Annapolis Road
- Quick Access to Route 32, 175, Route 3, I-97, and BW Parkway
- ~1 mile from the MARC commuter train - Odenton Station
- ~ 3 miles from Fort Meade, the U.S. Cyber Command and NSA
- SHA Average Auto Daily Traffic (AADT) on Annapolis Road ~14,200
- SHA AADT on Piney Orchard Pkwy or Telegraph Road ~23,869
- Full-service rated Asian restaurant on premises.



Demographics	1 Mile	3 Miles	5 Miles
~ Population	6,700	6,400	98,284
~ Avg. Household Income	\$115,645	\$97,109	\$104,383
~ Daytime Employment	5,000	29,150	32,900

CALL FOR YOUR TOUR TODAY!
(301) 892-1131



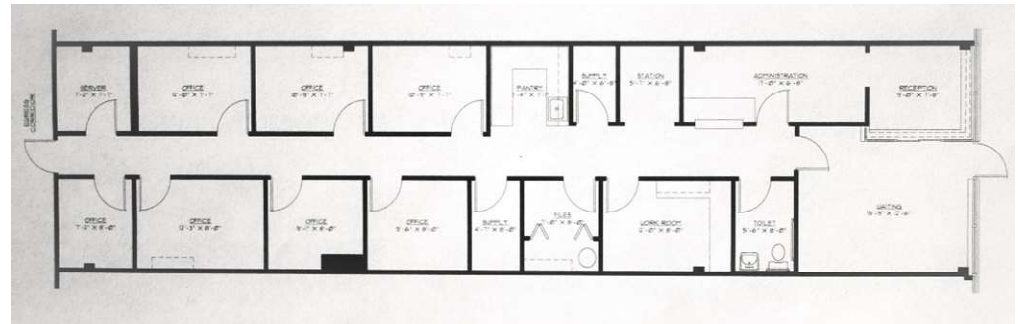
Susan Vogel, Principal
susan@turtletownre.com

FOR LEASE

- Storefront Retail/Office
- Retail Pad Site



Immediately Available Spaces



Odenton Town Center, a 1,620-acre fast growing community in Anne Arundel County Maryland, is home to The Odenton Medical Center, an incredibly accessible central Maryland location managed by the Mariner RE Services. The building provides second floor elevator access & meets all ADA requirements. The surrounding area is abundant with dining and shopping amenities right on busy Annapolis Road. Awesome!

Suite 104: (see floorplan) is a surprisingly affordable built-out 1950 +/- RSF storefront space boasting seven offices, a waiting room, administration center, reception area, 2 supply rooms, a kitchenette, a workroom, and a restroom. The utility room has space for a washer and dryer as well as plenty of file storage. Minimally needs paint and flooring.

PAD SITE: ~ 16,250 SF located directly on Annapolis Road. Civil engineering and site work is complete. Ready for Tenant Permitting, and Construction for Use and Occupancy.

Suites 107 & 203: ~ 3,250 SF & 1250 SF Office Storefronts currently built out as beautiful medical office with private offices. Nov 1, 2024.

Anne Arundel Gastroenterology Associates, P.A.

"Courteous and efficient staff."

Amore Nail Salon

"Nice and clean place."

Avie Oral Surgery Group

"Friendly staff and very nice Doctor"

Hong Kong Gourmet Restaurant

"So good - very tasty and flavorful"

Textures Hair salon

"Very clean and professional establishment."

Children's Dentistry at Odenton

"Great staff and dentistry services!"

Blended Kutz Barbershop

"They are very accommodating."

High Definition Hair Design

"Absolutely THE BEST hair services in a lovely new shop!!!"

Kid Connections Therapy

"an excellent and experienced SLP!"

Total Health Care - Odenton Health Care

"Everybody here is always so welcoming!"

Winnard Robert G DDS – Orthodontist

"I am glad to know this place and the staff."

Odenton Family Dental Care - Dr. Mark J. Gasbara

"Excellent service, knowledgeable and courteous staff."

VLS Makeup Artistry

"Loved my make-up 💖 very talented!!!!"

Leisure Design Barbering

"He not only corrected the cut, but he gave me superb service."

Quantum Law, LLC

"Responded quickly to my requests with information that put my mind at ease."

Horizon Wellness Services, LLC

"Welcome to the newest tenant"

* Google Review Snapshot spring 2023

JOIN OUR LIST OF UPSCALE HIGHLY RATED* TENANTS AT ODENTON MEDICAL CENTER!

1215 ANNAPOLIS ROAD

ODENTON MARYLAND 21113

CALL FOR LEASING:

SUSAN VOGEL

Turtle Town Real Estate, LLC

760 Crandell Road, #102

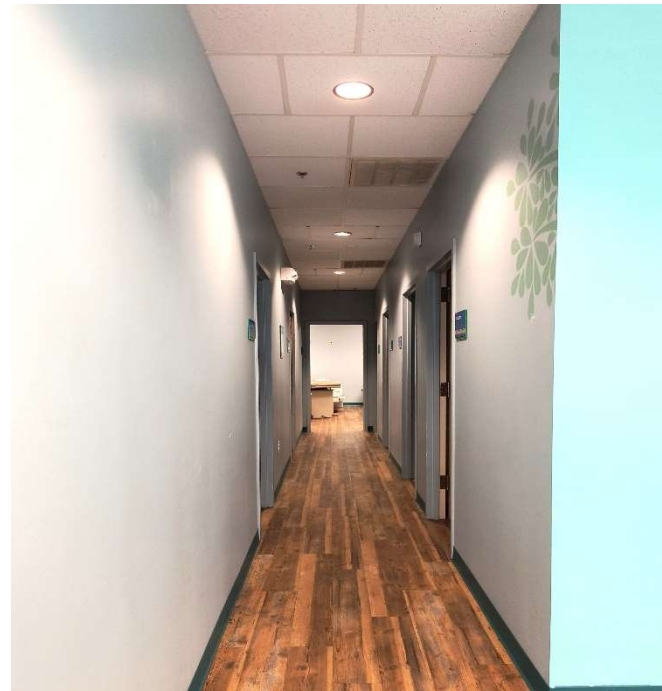
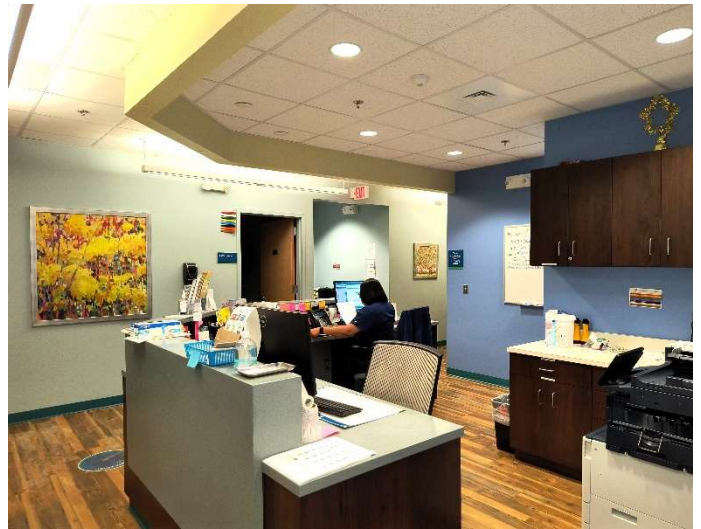
West River, MD 20778

(301) 892-1131



CLOCKWISE FROM RIGHT:

- ❖ Suite 107 Nurse Station
- ❖ Available PAD SITE on property
- ❖ Location of Property within the Odenton Town Center boundary
- ❖ Suite 203 equals 1,250 SF
- ❖ Current 104 Storefront + Sign



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