

AVAILABLE

1405 ANNAPOLIS RD, ODENTON, MD 21113



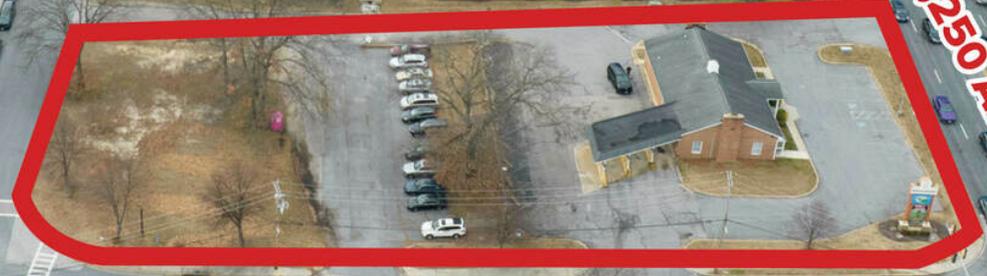
Prop. Hotel Multi Family



Annapolis Rd

Odenton Junction 122
Prop. Townhouses

28,250 ADT



Town Center Blvd



Retail



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HIGHLIGHTS

- Odenton Town Center growth market
- Signalized corner Town Center Blvd
- Adjacent to MARC and its proposed mixed use development project: 585 multifamily units, 30,000 square feet of retail 180,000 square feet of public amenity space. 1,100-space commuter parking garage
- 27,000 ADT traffic count
- Proposed Pad sites
- Close to Ft. Meade/ Cyber Command/ NSA



OFFERING



AVAILABLE RETAIL PROPERTY

Size	1.5 Acres
Price	Negotiable
Potential sale/ Ground lease/build-to-suit	

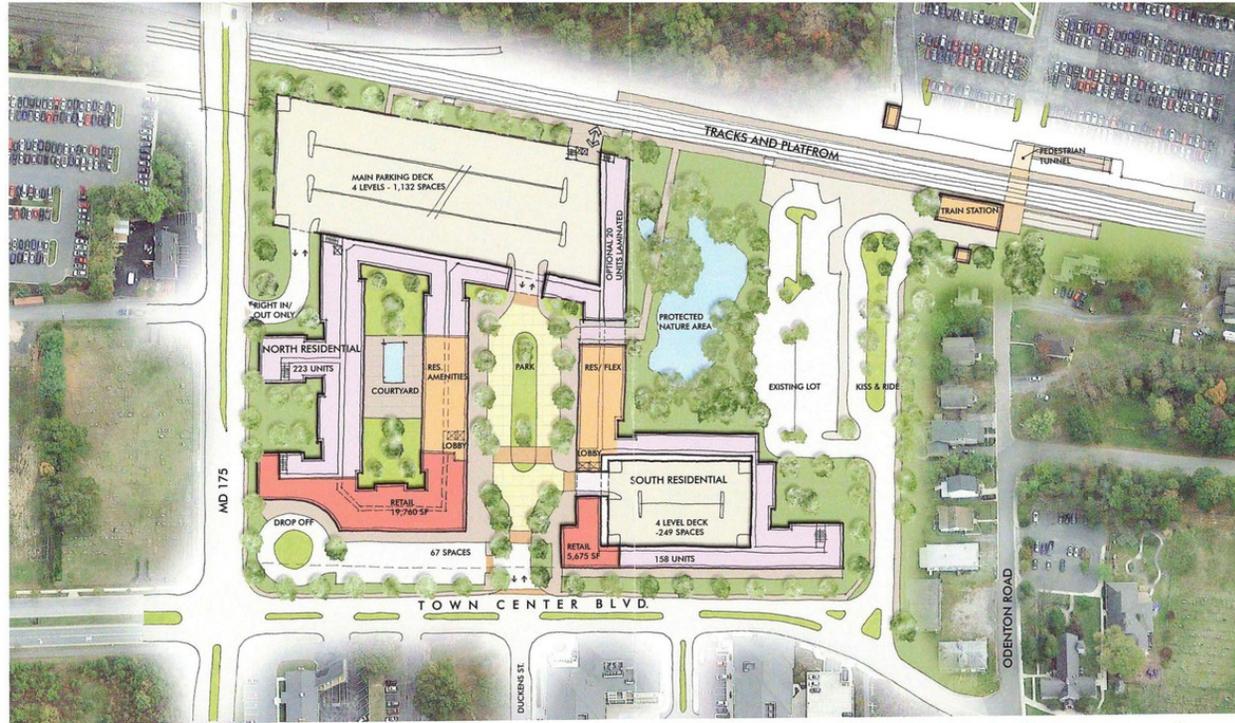
SPACES	SPACE SIZE
1405 Annapolis Rd	2,680 SF



SMALL TAX MAP



ODENTON MARC STATION PROPOSED TOD DEVELOPMENT



Site Plan

Odenton Town Center

April 22, 2015



MARC-Penn Line: Weekday service from Penn Station in Baltimore to Union Station Washington DC with 25 stops all day North and south-bound.

Average weekday ridership is 1,401 and the station also has a private shuttle operated for NSA employees. In addition Central regional Transit runs two connection routes in Anne Arundel County. There is 1,977 existing surface parking spaces.

Selected Team Proposes to Develop a Dynamic Destination With More Than 500 New Housing Units, Retail and Public Amenities



A preliminary rendering of transit-oriented development at Odenton MARC station.

The Homes for America-Questar Properties joint venture will bring that vision to life on the west side of the Odenton MARC Station, proposing:

585 multifamily units — including 130 affordable, 20 workforce and 435 market-rate homes. More than 30,000 square feet of retail.

More than 180,000 square feet of public amenity space.

Integrated pedestrian and bicycle pathways that substantially improve access to the MARC Station and surrounding community.

The development will be supported by the construction of a new 1,100-space commuter parking garage

RETAILER MAP



866 unit Approved apartment project at Seven Oaks

1405 Annapolis RD

ACADEMY JUNCTION

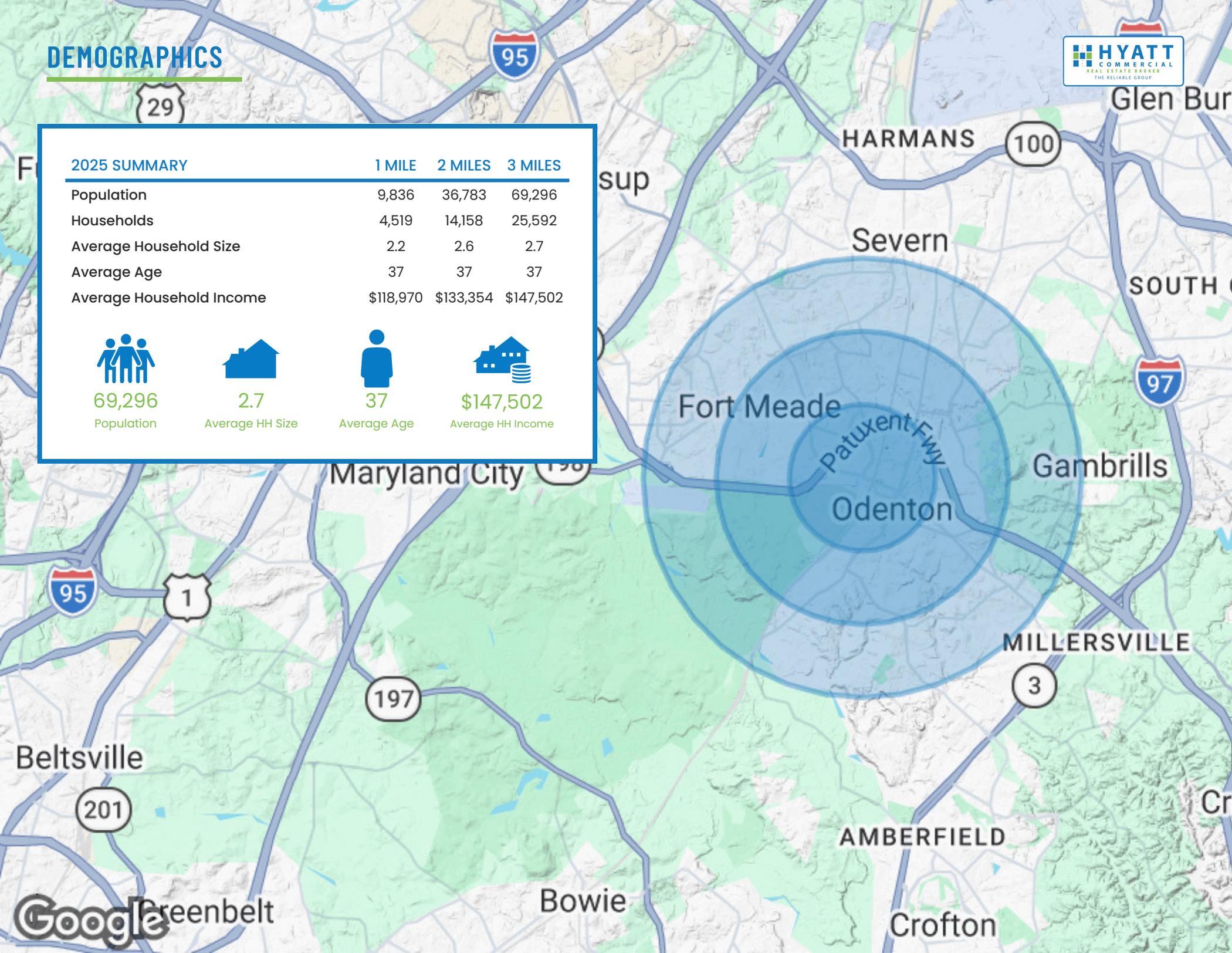
Odenton Shopping Center

DEMOGRAPHICS



2025 SUMMARY	1 MILE	2 MILES	3 MILES
Population	9,836	36,783	69,296
Households	4,519	14,158	25,592
Average Household Size	2.2	2.6	2.7
Average Age	37	37	37
Average Household Income	\$118,970	\$133,354	\$147,502

 69,296 Population	 2.7 Average HH Size	 37 Average Age	 \$147,502 Average HH Income
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Prop. Hotel Multi Family



Annapolis Rd

Odenton Junction 1
Prop. Townhouse

28,250 ADT



Town Center Blvd



CONTACT

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