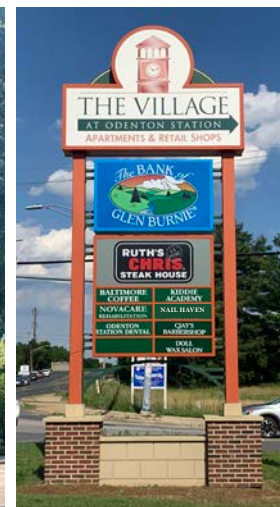


FOR LEASE Available Immediately



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COMMERCIAL REAL ESTATE



The Village at Odenton Station

1110 Town Center Boulevard, Odenton, MD 21113

Overview

Located just off the intersection of Annapolis Road (Rte. 175) & Town Center Boulevard, Village at Odenton Station consists of 235 luxury apartment units and 57,000 square feet of first floor retail. The property is located opposite to the MARC Rail Station, which boards 3,000 passengers daily. Odenton Station has immediate access to MD Routes 175, 32, and 170. The site draws from a wide demographic, including Fort Meade. The town center's retail component features Ruth's Chris, Baltimore Coffee & Tea and Kiddie Academy.

Quick Facts

Availability	Immediate
Size	1,755 – 5,404 square feet of first floor retail (divisible)
Rental Rate	Negotiable
Net Charges	CAM - \$4.40 psf (includes INS); RET - \$2.50 psf
Co-Tenants	    

2024 Demographics	1 mile	3 miles	5 miles
 POPULATION	8,508	67,319	147,249
 HOUSEHOLDS	3,899	25,083	54,311
 AVG. HH INCOME	\$124,931	\$140,976	\$148,142
 DAYTIME POPULATION	7,007	49,971	130,520
 TRAFFIC COUNT	27,094 AADT (Annapolis Road)	66,433 AADT (Savage Road - Rt 32)	



TENANTS

1122 TOWN CENTER BLVD.

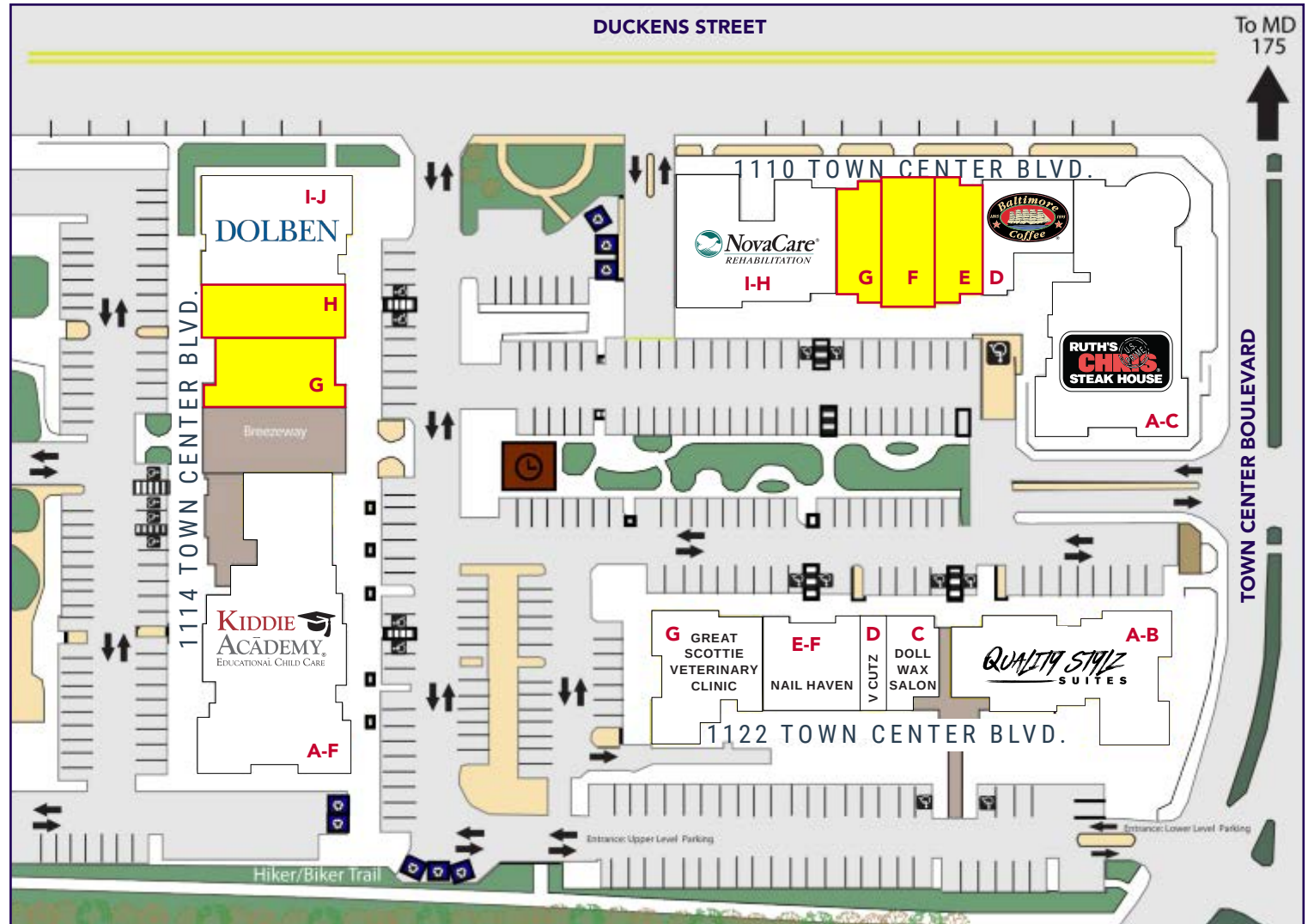
A-B	Quality Stylz Salon Suites	6,586
C	Doll Wax Salon	1,391
D	V Cutz	754
E-F	Nail Haven	2,610
G	Great Scottie Veterinary Clinic	3,571

1114 TOWN CENTER BLVD.

A-F	Kiddie Academy	10,654
G	Available	2,700
H	Available	2,704
I-J	Dolben Co. Offices	4,308

1110 TOWN CENTER BLVD.

A-C	Ruth's Chris Steak House	8,600
D	Baltimore Coffee & Tea	2,442
E	Available	1,755
F	Available	1,838
G	Available	1,769
I-H	NovaCare Rehabilitation	5,520







64,000+ EMPLOYEES

175

SEVEN OAKS SC



1502 ANNAPOLIS RD



170

25,141 AADT

Telegraph Rd

170

FLATS 170
AT ACADEMY YARD
369 UNITS

ACADEMY YARD
SPROUTS
FARMERS MARKET
PROPOSED



32

67,980 AADT

SITE

THE VILLAGE AT
ODENTON STATION



MARC
ODENTON STATION
AVG. DAILY
PASSENGERS: 2,984



ACADEMY
CROSSING
Domino's
Edward Jones



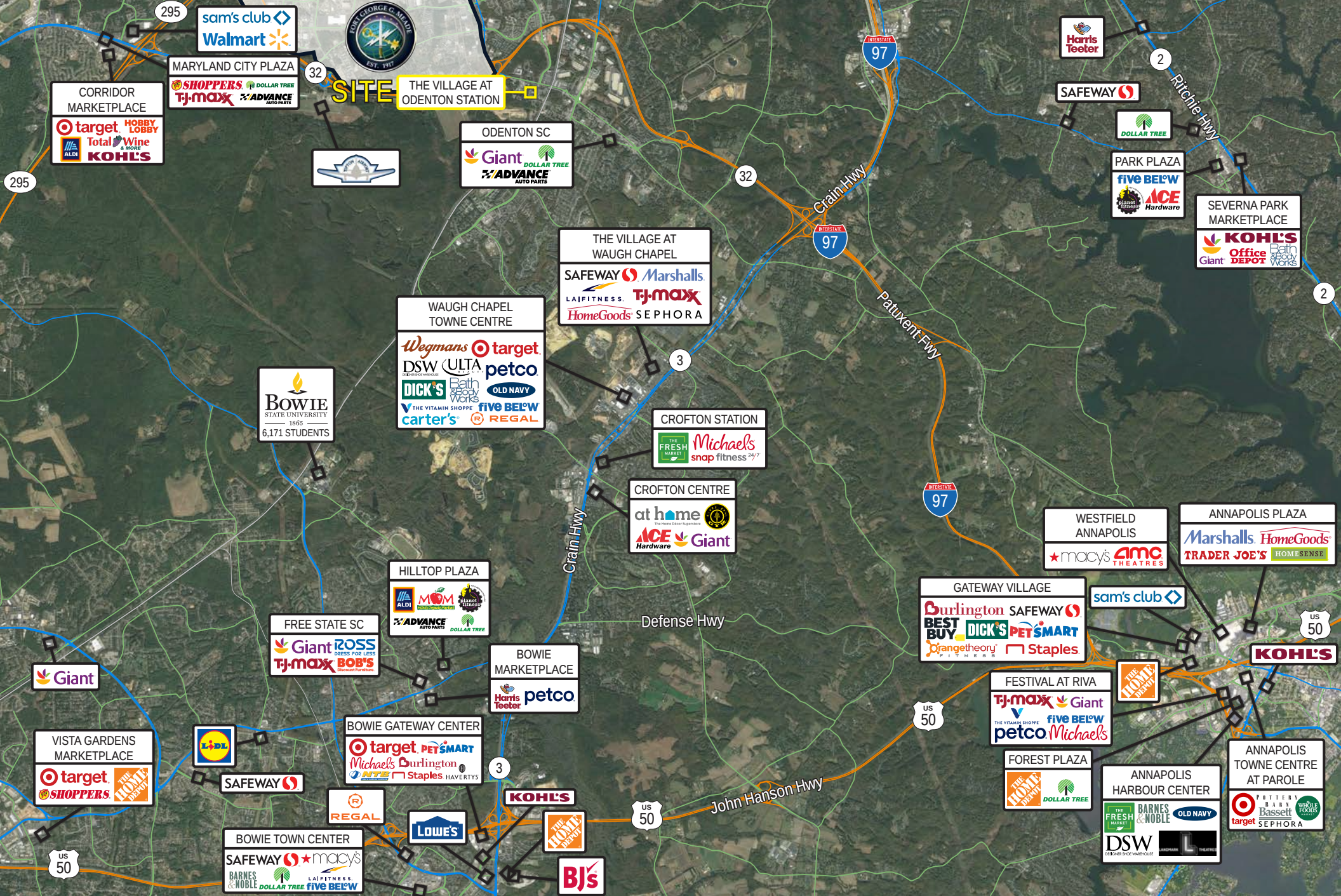
32

Annapolis Rd

48,920 AADT

175

3



Interested? Contact:

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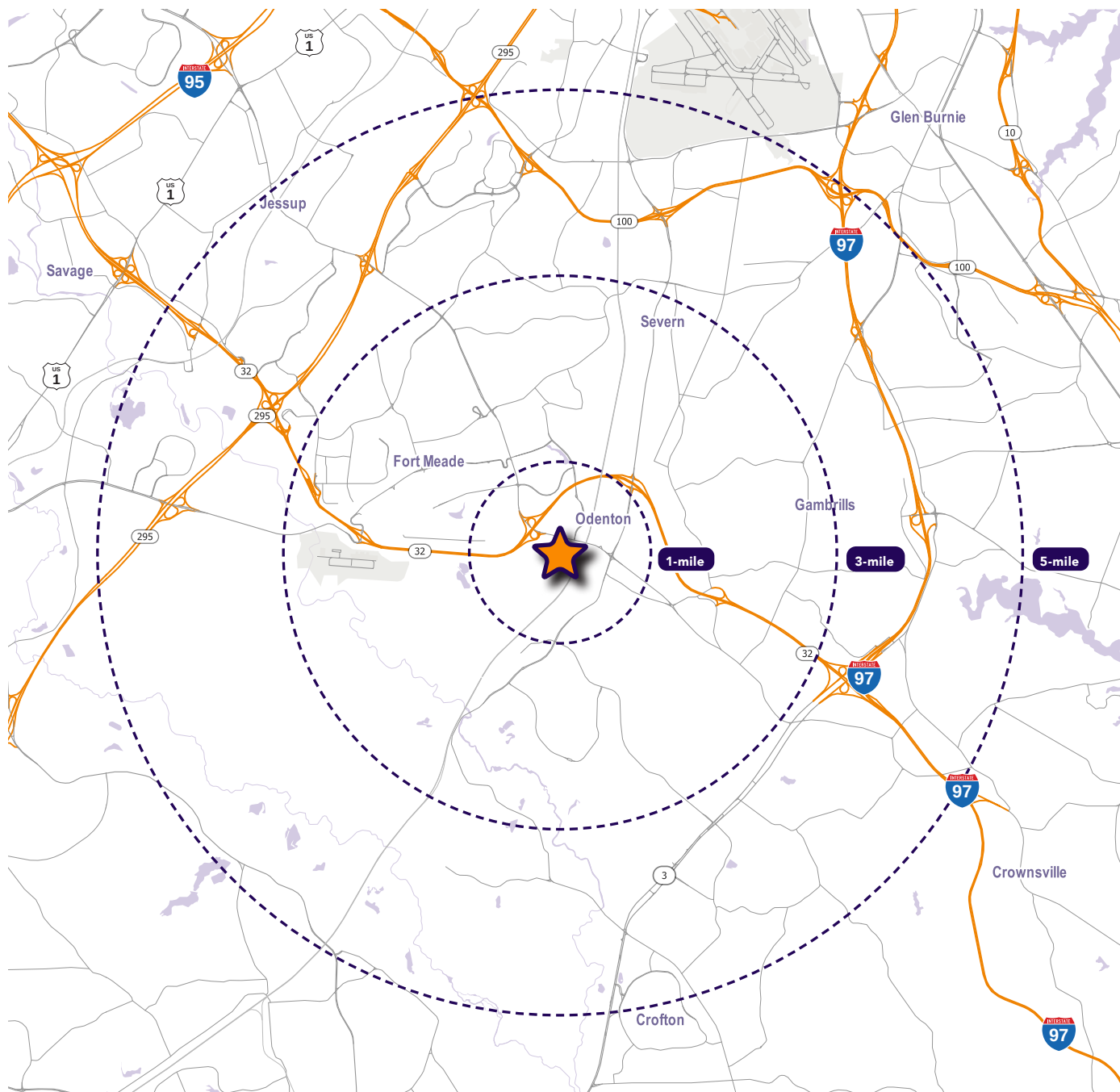
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