

**RETAIL, RESTAURANT & BANQUET HALL
AVAILABLE FOR LEASE**

LANDON CROSSING

3401 URBANA PIKE, FREDERICK, MD



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HISTORIC LANDON HOUSE

The Landon House is a historic home located at Urbana, Frederick County, Maryland and is rich with history. The house is said to have originally stood on the Rappahannock River near Fredericksburg, Virginia, and moved to its present location in 1846. This historic piece of property contains 5.75 acres of Village Center zoned land and is an ideal location for retail and office.

Situated along Urbana Pike and Fingerboard Road, the Landon House has traffic counts upwards of 13,500 cars per day. The property is in Southern Frederick County, Maryland and is just minutes away from Montgomery County, Maryland.

The Urbana area was first settled in 1730 and is home to the historic Landon House, which was built in 1754 in Virginia along the Rappahannock River and relocated to Urbana in the 1840s. Urbana has some of the highest quality ratings for elementary, middle, and high schools in Maryland. The population is very diverse and was named "The 2009 Best Selling Community in Maryland". The community is close to the I-270 technology corridor.



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HIGHLIGHTS

- Ground lease & build-to-suit opportunities
- Prime locations off of I-270 (85,274 VPD)

AVAILABILITY

BUILDING A 9,400 SF (RETAIL / OFFICE)

- + First Floor: 4,700 SF
- + Second Floor: 4,700 SF

BUILDING B 9,400 SF (RETAIL / OFFICE)

- + First Floor: 4,700 SF
- + Second Floor: 4,700 SF

BUILDING C LEASED

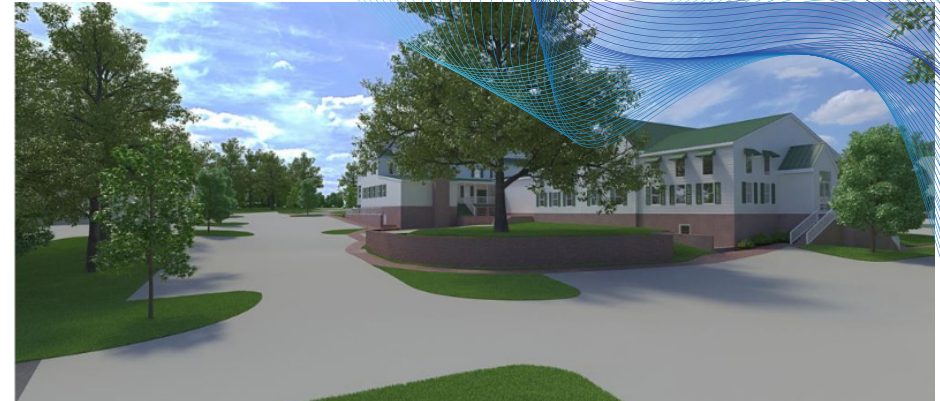
- +  KIDDIE
ACADEMY

BUILDING D 17,323 SF (RETAIL / OFFICE / SPECIAL EVENT SPACE)

- + Existing Landon House (12,162 SF)
- + First Floor: 4,669 SF
- + Second Floor: 2,824 SF
- + Lower Level: 4,669 SF
- + Second Floor Banquet Hall Addition: 5,161 SF

BUILDING E LEASED

- +  SAGE
CAKERY
- +  PAPA JOHN'S



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MARKET AERIAL

RESIDENTIAL



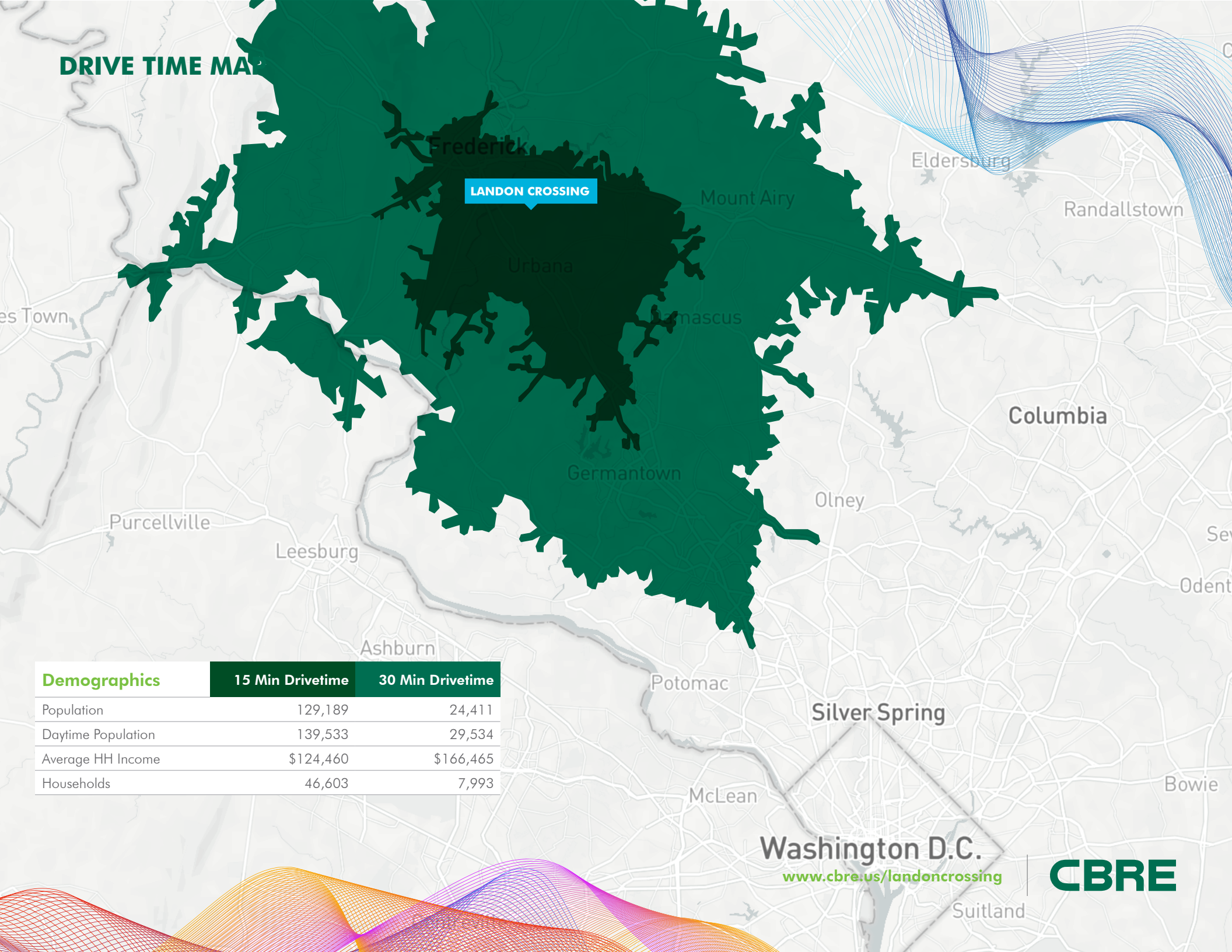
SURROUNDING DEVELOPMENT

- 130 Apartments
- 300 Townhomes adjacent to the site
- Kite Pharma building construction and expected to open in 2021 with several employee operation and lab
- Dense residential pull and close proximity to 3 large schools

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DRIVE TIME MAP



LONDON CROSSING

Demographics	15 Min Drivetime	30 Min Drivetime
Population	129,189	24,411
Daytime Population	139,533	29,534
Average HH Income	\$124,460	\$166,465
Households	46,603	7,993

Washington D.C.
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SITE PLAN



BUILDING D

2,824-17,222 SF

Historic Landon House
Retail/Restaurants/Banquet Hall

BUILDING B

UP TO 9,400 SF AVAILABLE

Built-to-Suit; Ground Lease Opportunities

BUILDING A

UP TO 9,400 SF AVAILABLE

Built-to-Suit; Ground Lease Opportunities

CONTACT US

Michael Zacharia

Executive Vice President
+1 703 905 0268
michael.zacharia@cbre.com

Lance LJ Marine

Senior Vice President
+1 703 905 0331
lance.marine@cbre.com

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