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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 - $3.97/sf (includes insurance); RE Taxes - $2.50/sf
Co-Tenants	Ruth's Chris Steak House, Kiddie Academy Educational Child Care, Baltimore Coffee, NovaCare Rehabilitation, Quality Stayz Suites

2023 Demographics	1 mile	3 mile	5 miles
POPULATION	8,781	67,531	145,400
HOUSEHOLDS	3,986	25,144	53,622
AVG. HH INCOME	$99,362	$118,427	$123,147
DAYTIME POPULATION	4,521	63,502	126,678
TRAFFIC COUNT	27,094 AADT (Annapolis Road)	66,433 AADT (Savage Road - Rt 32)	

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Center Photos

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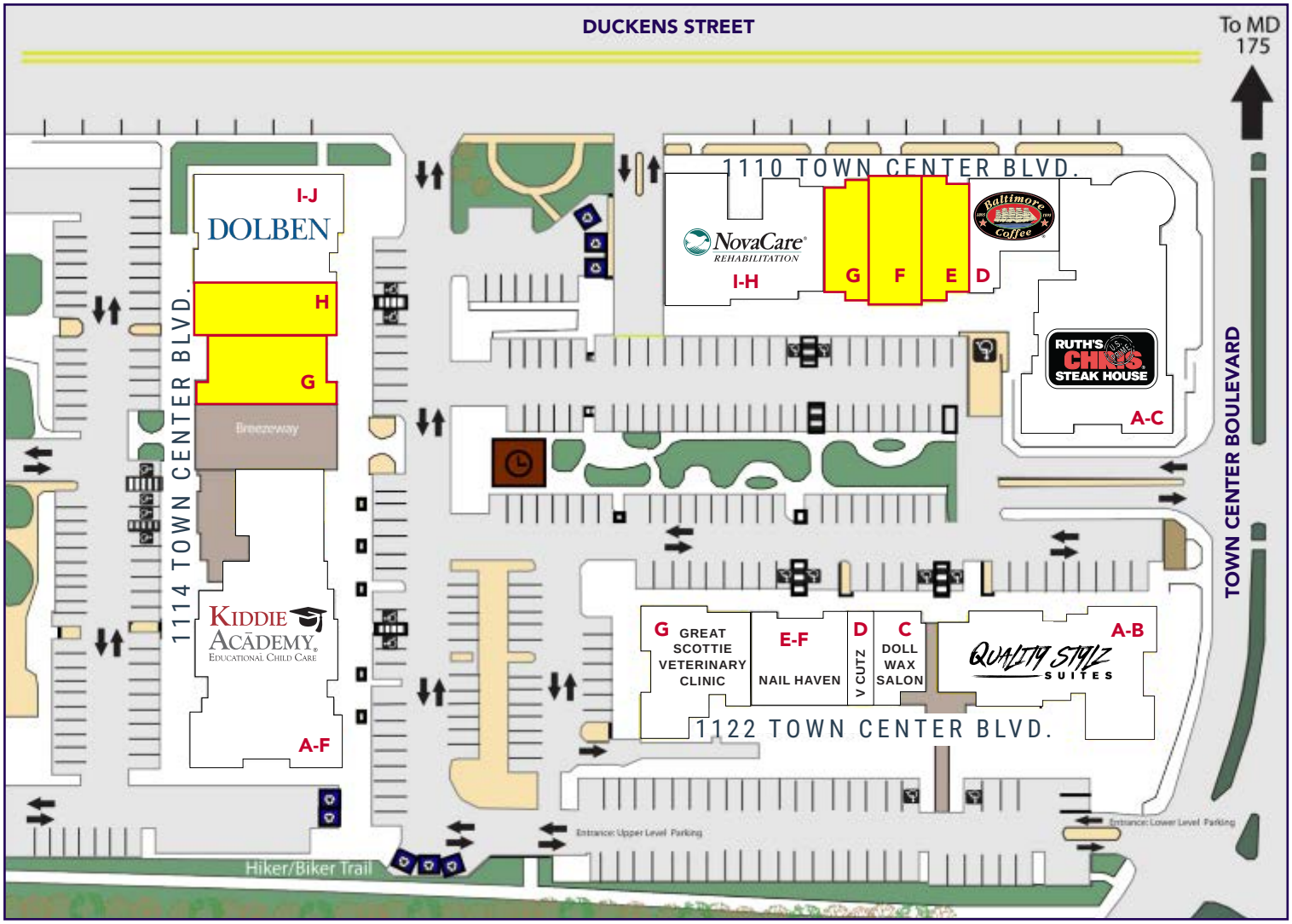
TENANTS

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



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Site Plan

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Property Aerial

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Market Aerial

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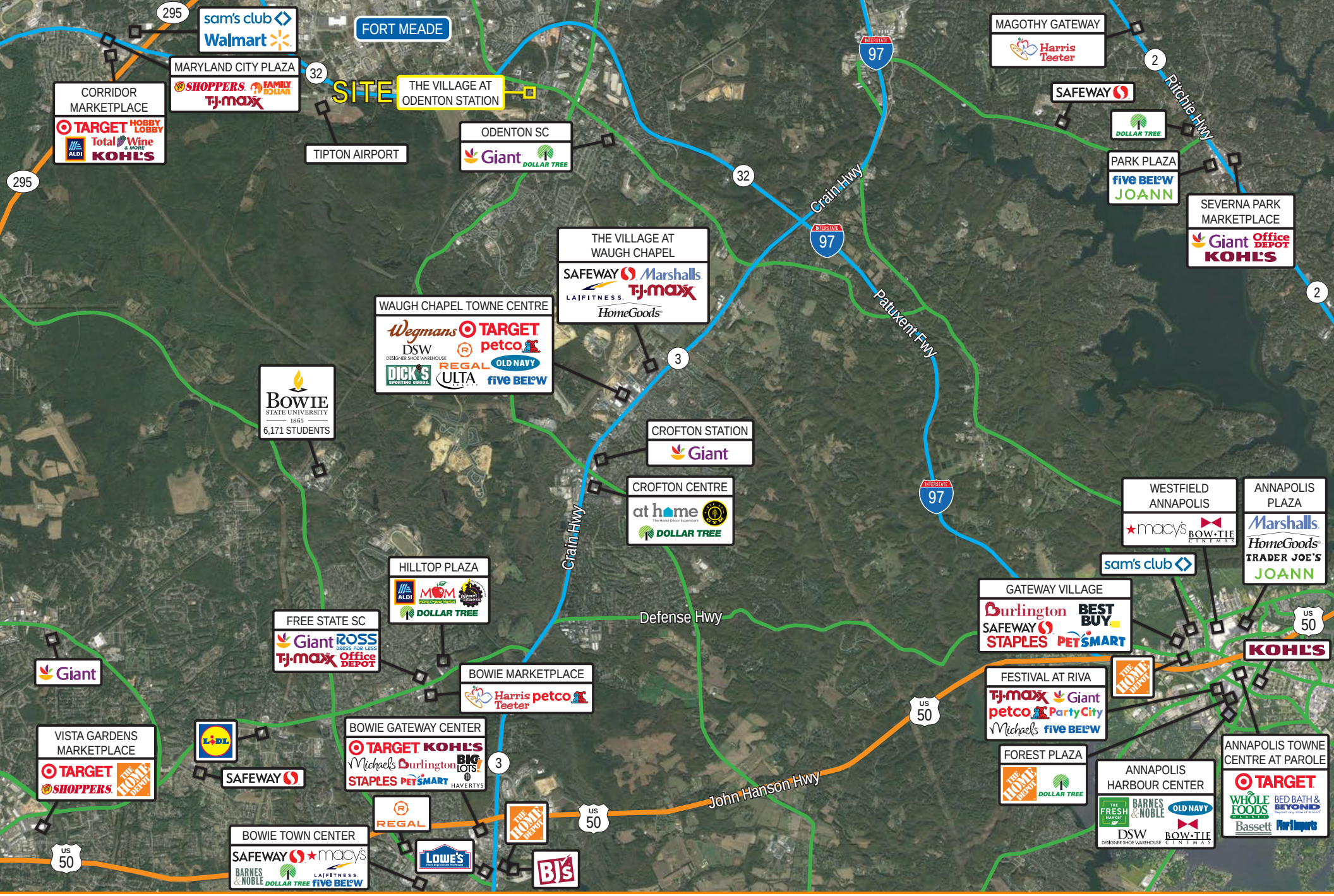

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Regional Aerial

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Interested? Contact:

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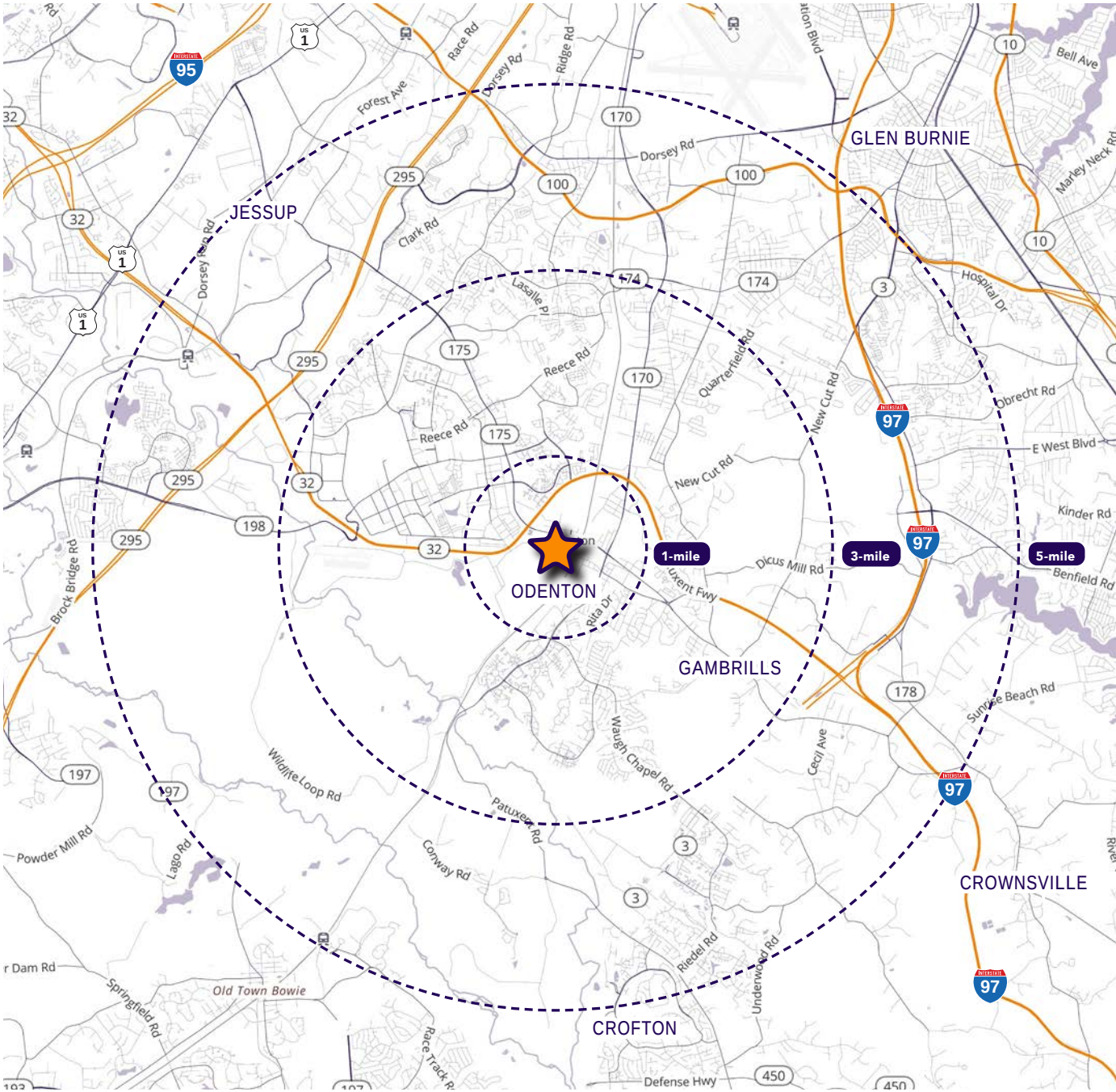

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