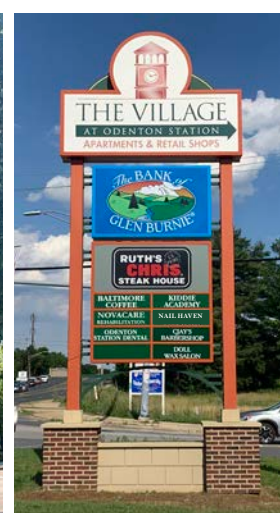


FOR LEASE Available Immediately



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**

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)	



TENANTS

1122 TOWN CENTER BLVD.

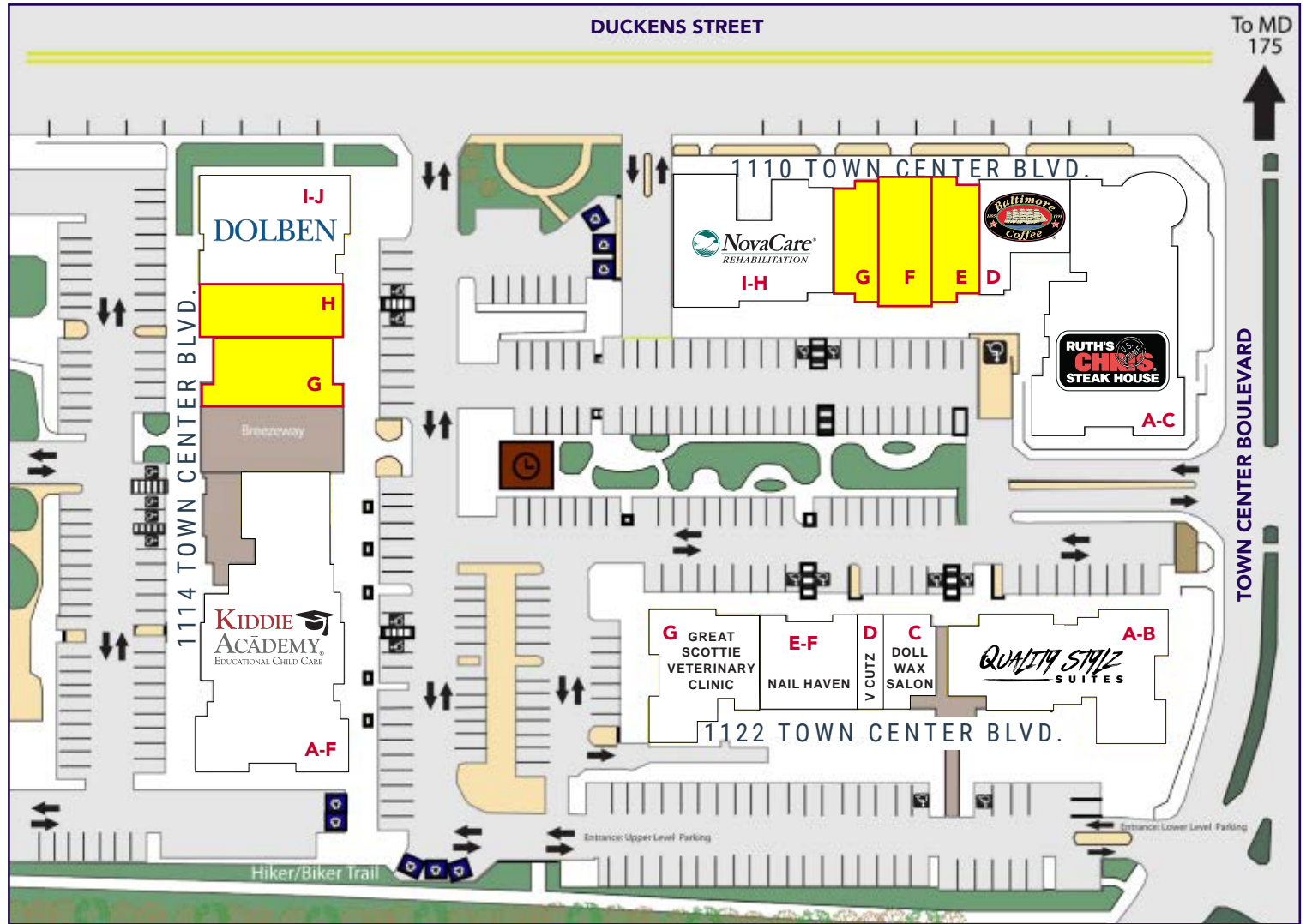
A-B	Quality Stylz Salon Suites	6,586
C	Doll Wax Salon	1,391
D	V Cutz	754
E-F	Nail Haven	2,610
G	Great Scottie Veterinary Clinic	3,571

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





Annapolis Rd

27,094 AADT

175

Town Center Blvd

Duckens St

Odenton Rd

THE VILLAGE AT ODENTON STATION

2,704 SF
2,700 SF

1,769 SF
1,838 SF
1,755 SF

ODENTON VOLUNTEER
FIRE COMPANY

ODENTON
COMMERCE
CENTRE

State Farm

The BANK of
GLEN BURWIE

NovaCare
REHABILITATION

Baltimore
Coffee

RUTH'S
CRISP
STEAK HOUSE

MARC
ODENTON
PARKING LOT
AVG. DAILY
PASSENGERS:
2,658

KIDDIE ACADEMY,
EDUCATIONAL CHILD CARE

NAIL
HAVEN

QUALITY STYLZ
SUITES

MARC
ODENTON STATION

EPIPHANY
EPISCOPAL
CHURCH



SITE

THE VILLAGE AT ODENTON STATION

- RUTH'S CHRIS STEAK HOUSE
- Baltimore Coffee
- KIDDIE ACADEMY, EDUCATIONAL CHILD CARE
- NovaCare REHABILITATION NAIL HAVEN

BALDWIN
212 UNITS

FLATS 170
AT ACADEMY YARD
369 UNITS

MARC
ODENTON STATION
AVG. DAILY PASSENGERS: 2,658

ODENTON SHOPPING CENTER

- DOLLAR TREE
- FIVE GUYS BURGERS and FRIES
- Giant
- UNITED STATES POSTAL SERVICE
- Advance! Auto Parts
- The UPS Store
- NAVY FEDERAL Credit Union
- STARBUCKS
- H&R BLOCK
- SUBWAY
- goodwill
- popeves
- FRESENIUS MEDICAL CARE

32

16,764 AADT

50,363 AADT

51,703 AADT

27,094 AADT

175

Telegraph Road

170

Patient Freeway

32

66,433 AADT

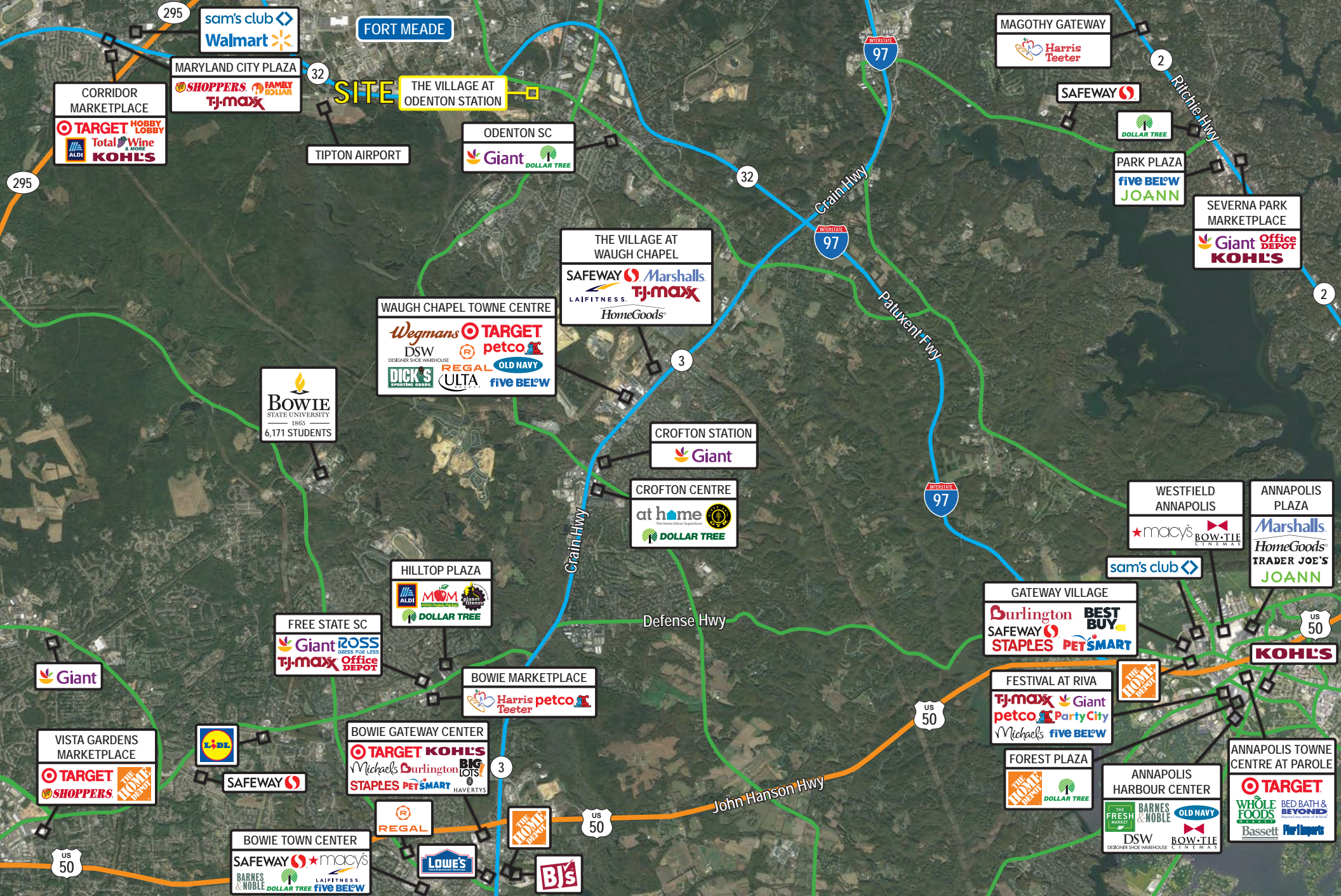
26,764 AADT

12,791 AADT

170

Piney Orchard Parkway


Annapolis Road




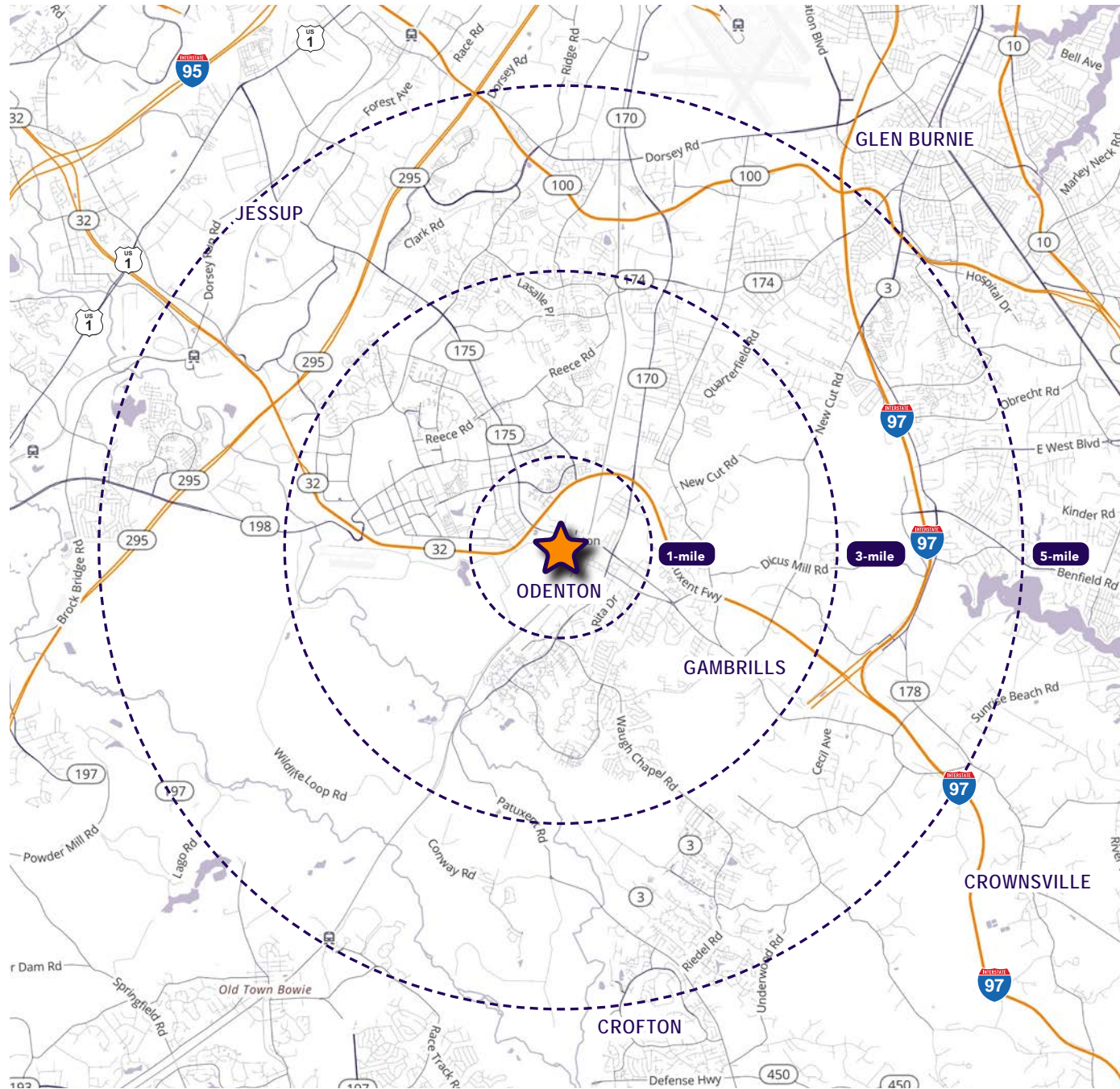
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