

FOR LEASE Available Immediately



Shoppes at Crofton

1060 Crain Highway / Crofton, MD 21054

Overview

Multi-tenant retail opportunity situated in the US 301 median, with dual access, free-standing signage and excellent visibility from Crain Highway. In addition to local traffic, MD 3/US 301 acts as an alternate to I-95, carrying commuter and interstate traffic between Baltimore, Washington, Southern MD and Virginia. Crain Highway has the highest traffic count in the Baltimore Metropolitan area (60,332 AADT).

The Crofton submarket is the most important retail node in western Anne Arundel County, with four major shopping centers that include Wegman's, Target, Dick's, Regal Cinema, LA Fitness and many others. This is a unique opportunity in a tight retail corridor.

Quick Facts

Delivery	Immediate
Size	Fully Leased
Rental Rate	\$50.00 per square foot NNN
Parking	74 spaces

2021 Demographics	1 mile	3 miles	5 miles
POPULATION	15,096	54,497	99,883
HOUSEHOLDS	5,597	20,597	37,509
AVG. HH INCOME	\$144,528	\$141,133	\$138,336
DAYTIME POPULATION	3,146	13,422	33,657
TRAFFIC COUNT	60,332 AADT (Crain Highway)		

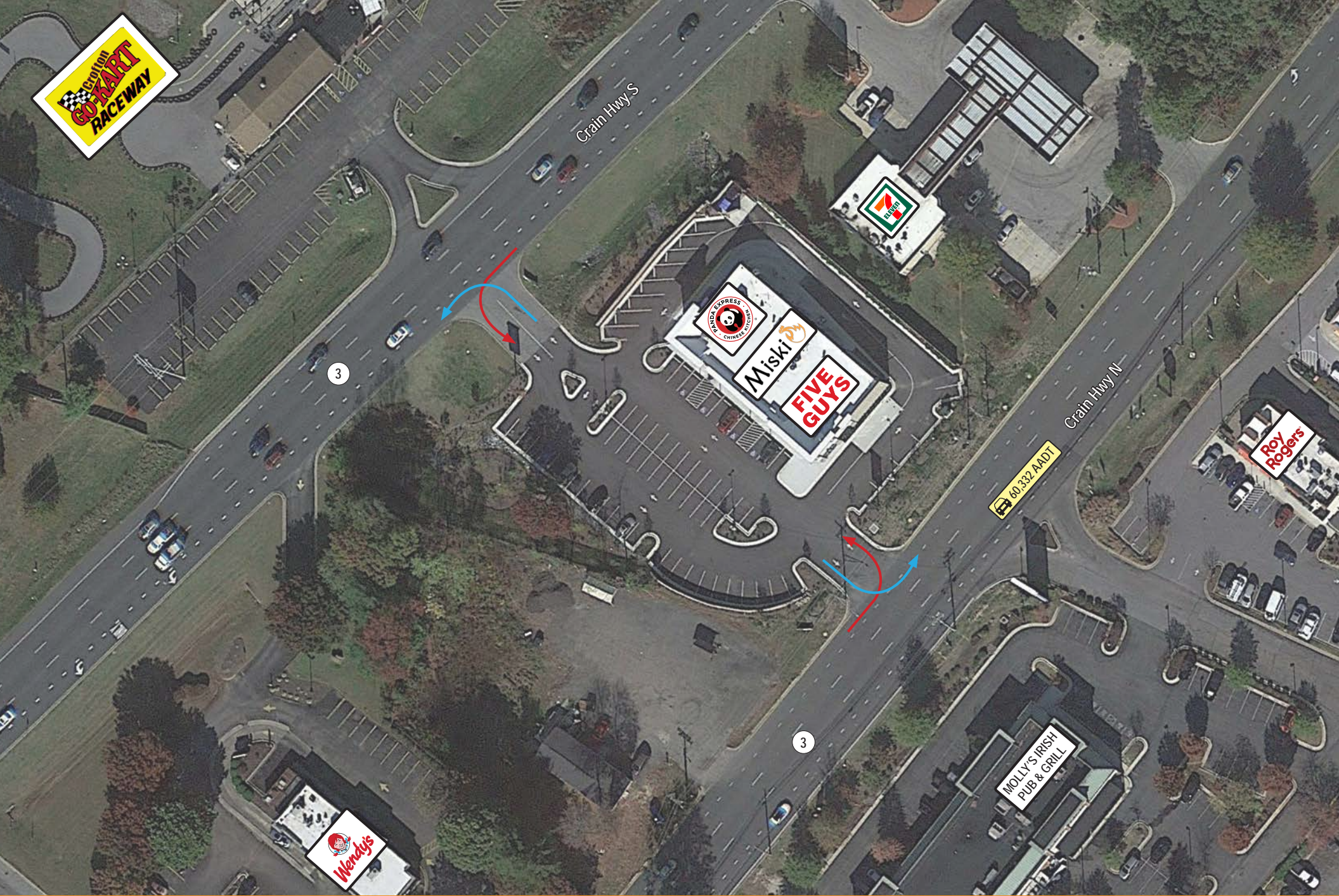
MARYLAND ROUTE 3 - CRAIN
HIGHWAY
(SOUTHBOUND LANES)
(PRINCIPAL ARTERIAL ROAD)



60,332 AADT

MARYLAND ROUTE 3 - CRAIN HIGHWAY
(NORTHBOUND LANES)
(PRINCIPAL ARTERIAL ROAD)







THE VILLAGE AT WAUGH CHAPEL

SAFeway TJ-maxx LAIFITNESS
 HomeGoods Marshalls Walgreens MOD KUNG TEA
 PIVOT PHYSICAL THERAPY dressbarn GNC SMOOTHIE KING Applebees
 M&T Bank Capital One Bank BURGER KING NAVY FEDERAL Bank of America Arby's
 COLD STONE Hallmark FIREHOUSE SUBS Hair cuttery
 Wild Bob's Unbranded Hair Shop FOUNDED BY FRIENDS Chick-fil-A FRISCO GameStop

MAIN STREET AT WAUGH CHAPEL

McDonald's Pizza BENTO'S
 7-ELEVEN IHOP

WAUGH CHAPEL TOWNE CENTRE

Wegmans DSW Target OLD NAVY
 REGAL target BED BATH & BEYOND
 petco T-Mobile AT&T five BEL'W
 ULTA Starbucks Nando's LOFT
 the Vitamin Shoppe Red Robin QDOBA crumbl PNC DICK'S
 Visionworks SportClips COAL FIRE

MISSION BBQ OUTBACK
 MICROTTEL BURGER KING
 BY WYNDHAM sleep number

SITE

1060 CRAIN HWY
 FIVE GUYS
 Miski

DUNKIN' BR Roy Rogers
 Wendy's

DuroZone
 Popeye's TACO BELL
 ROYAL FARMS
 McDonald's

CARVER SQUARE

The UPS Store
 VOCCELLI FLOWERS

PRINCESS SC

BLUE DOLPHIN SEAFOOD BAR & GRILL
 ZIPS

CROFTON STATION

Giant TRUIST SUBWAY
 BOY CH pure barre


CROFTON CENTER

Sola LA TOILET TJ
 DOLLAR TREE at home Checkers pandora

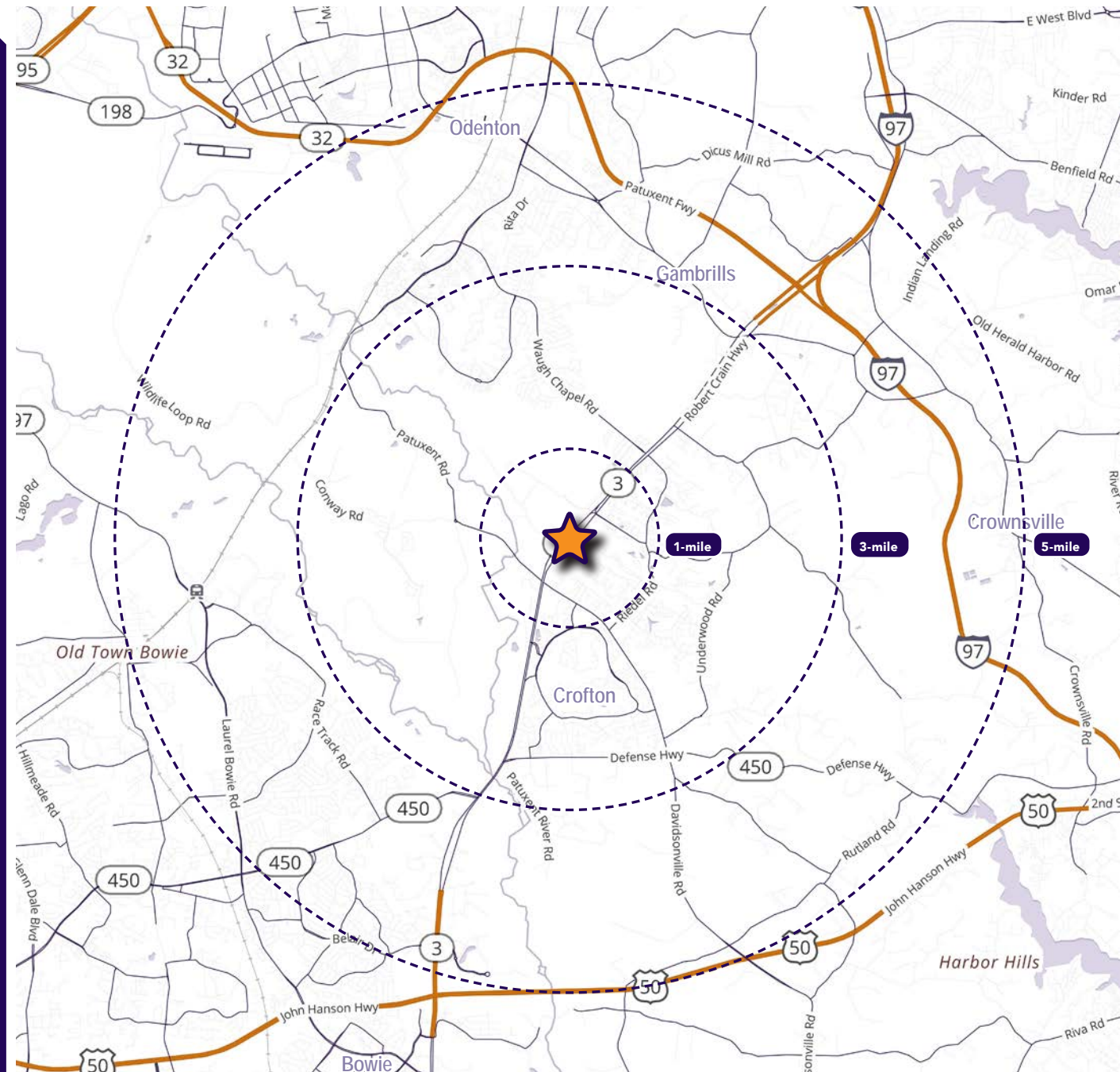
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