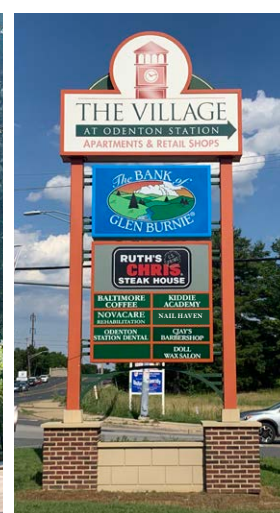


FOR LEASE



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 - \$5.16 psf (includes INS); RET - \$2.50 psf
- Co-Tenants**

2025 Demographics	1 mile	3 mile	5 miles
POPULATION	8,662	68,500	149,988
HOUSEHOLDS	3,950	25,520	55,261
AVG. HH INCOME	\$135,804	\$153,586	\$160,944
DAYTIME POPULATION	7,007	49,971	130,520
TRAFFIC COUNT	27,094 AADT (Annapolis Road)	66,433 AADT (Savage Road - Rt 32)	

segall GROUP

COMMERCIAL REAL ESTATE



TENANTS

1122 TOWN CENTER BLVD.

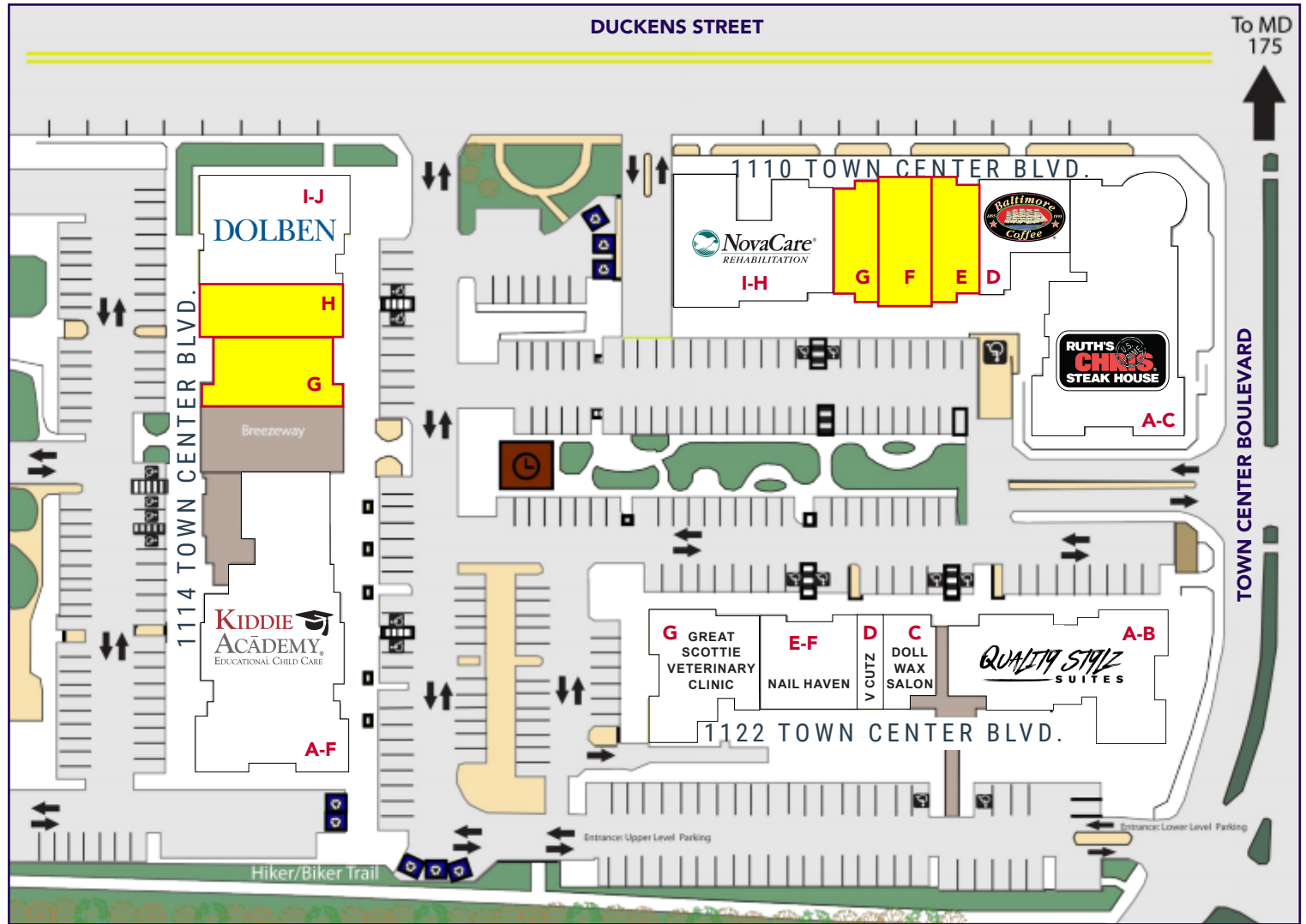
A-B	Quality Stylz Salon Suites	6,586
C	Doll Wax Salon	1,391
D	V Cutz	754
E-F	Nail Haven	2,610
G	Great Scottie Veterinary Clinic	3,571

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

ODENTON VOLUNTEER FIRE COMPANY

ODENTON COMMERCE CENTRE

State Farm

The BANK of GLEN BURNIE

Town Center Blvd

Duckens St

2,704 SF

2,700 SF

NovaCare REHABILITATION

1,769 SF

1,838 SF

1,755 SF

Baltimore Coffee

RUTH'S CHRIS STEAK HOUSE

KIDDIE ACADEMY EDUCATIONAL CHILD CARE

NAIL HAVEN

QUALITY STYLZ SUITES

THE VILLAGE AT ODENTON STATION

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

MARC ODENTON STATION

Odenton Rd

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
- Starbucks
- Giant
- UNITED STATES POSTAL SERVICE
- Advantech Auto Parts
- The UPS Store
- NAVY FEDERAL Credit Union
- H&R BLOCK
- SUBWAY
- goodwill
- popeyes
- FRESENIUS MEDICAL CARE

32

16,764 AADT

50,363 AADT

51,703 AADT

27,094 AADT

175

66,433 AADT

Telegraph Road

Patient Freeway

32

12,791 AADT

26,764 AADT

170

Piney Orchard Parkway

Annapolis Road

Walgreens

ACE

7-Eleven

ACADEMY CROSSING
Domino's
Edward Jones

PAPA JOHN'S

DQ

McDonald's

Patient First
Neighborhood Medical Centers

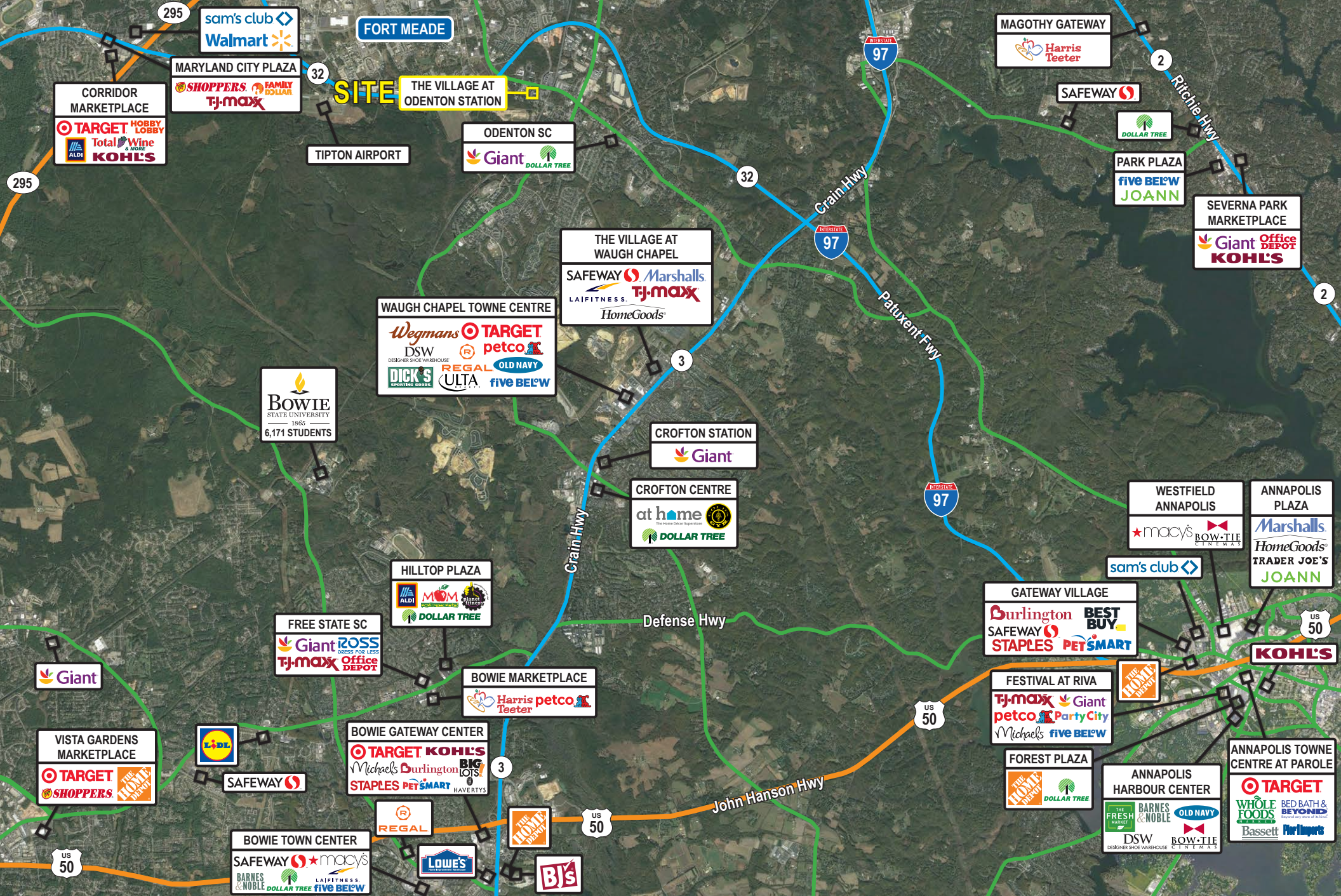
JOHNS HOPKINS
Anne Arundel
Medical Center

CVS
pharmacy

7-Eleven

Ritas

Pizza Hut



Interested? Contact:

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☎ 410.753.3948

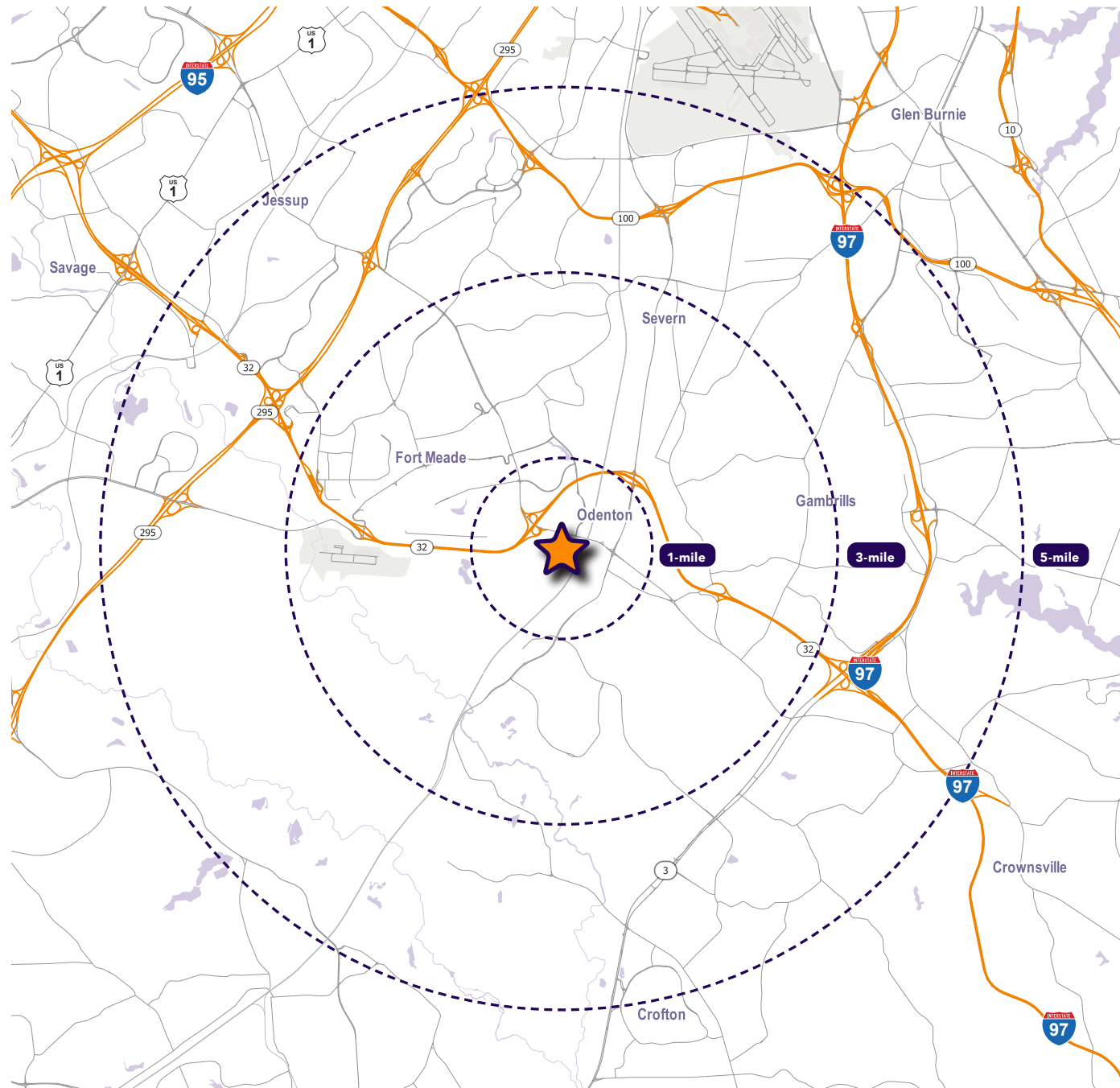
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