

FOR LEASE Available Immediately



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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 – 9,712 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	   

2021 Demographics	1 mile	3 mile	5 miles
 POPULATION	8,028	64,895	137,957
 HOUSEHOLDS	3,278	23,687	50,091
 AVG. HH INCOME	\$110,752	\$124,757	\$131,049
 DAYTIME POPULATION	7,322	60,978	135,453
 TRAFFIC COUNT	28,181 AADT (Annapolis Road)	69,120 AADT (Savage Road - Rt 32)	



TENANTS

1122 TOWN CENTER BLVD.

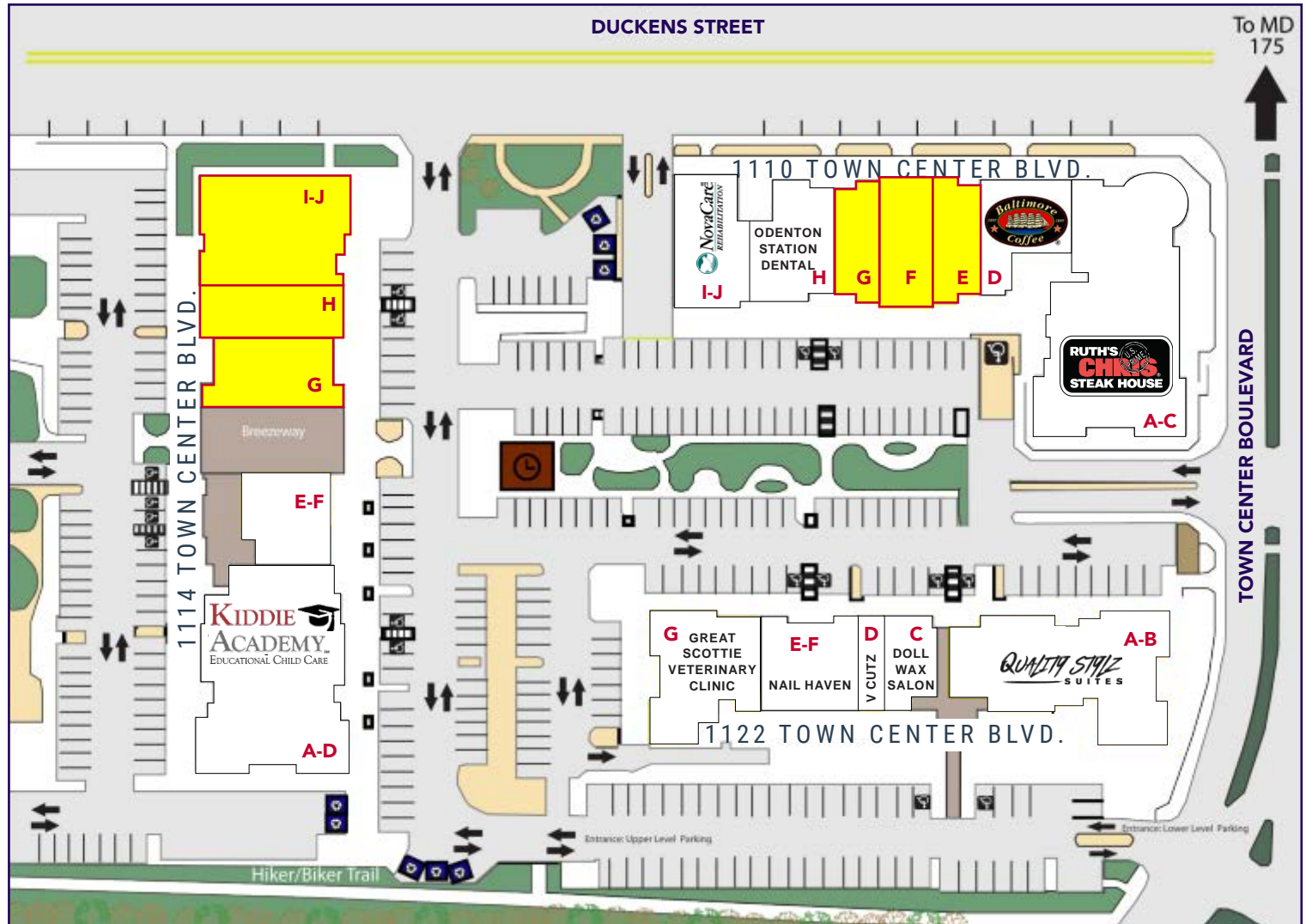
A-B	Quality Stylz Salon Suites	6,586
C	Doll Wax Salon	1,391
D	V Cutz	754
E-F	Nail Haven	2,610
G	Great Scottie Veterinary Clinic	3,571

1114 TOWN CENTER BLVD.

A-D	Kiddie Academy	8,428
E-F	AT LEASE	2,226
G	Available	2,700
H	Available	2,704
I-J	Available	4,308

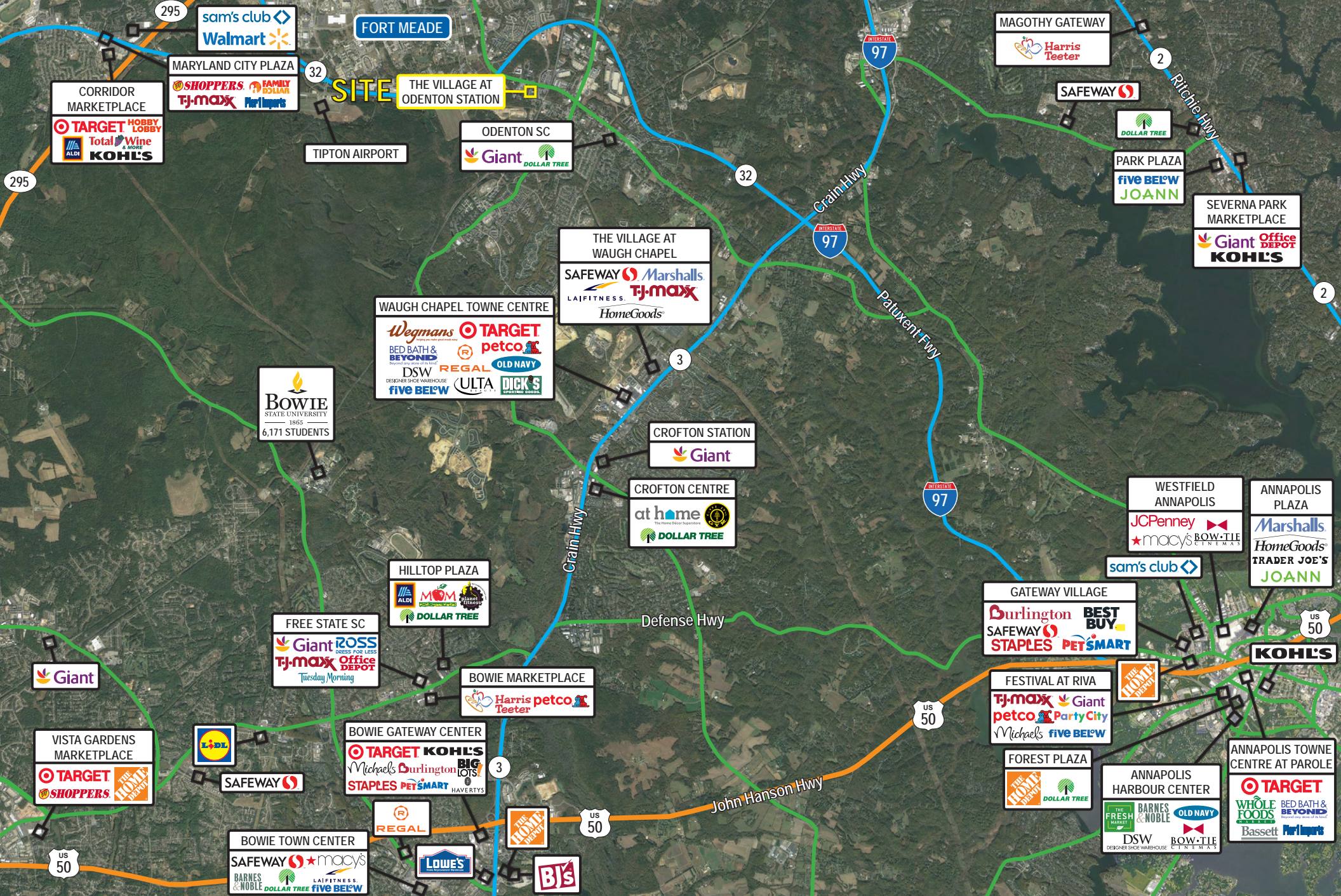
1110 TOWN CENTER BLVD.

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
H	Odenton Station Dental	2,356
I-J	NovaCare	3,164









Interested? Contact:

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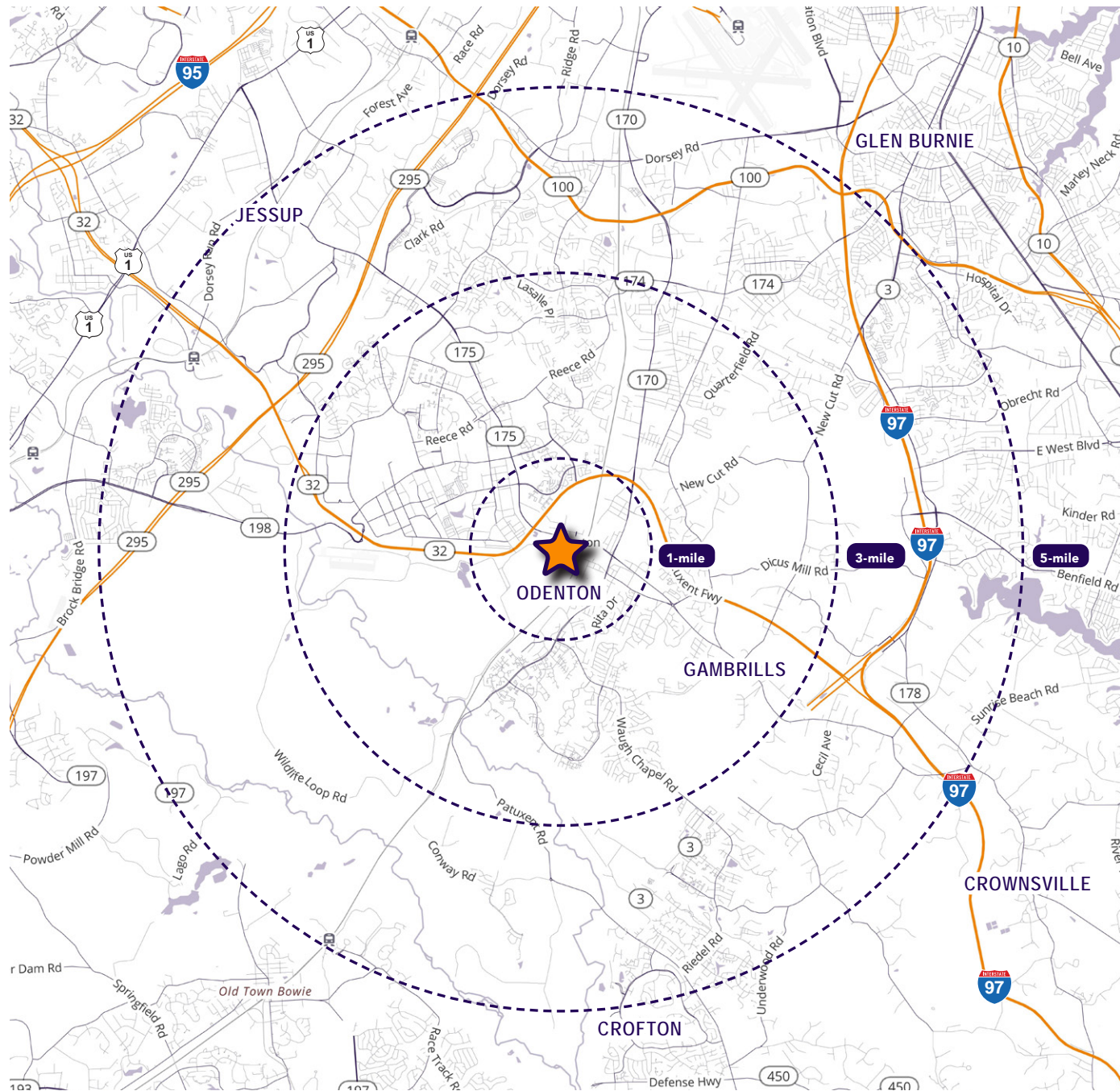
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