

**FOR LEASE** Available Q2 2023



# Great Mills Retail Center

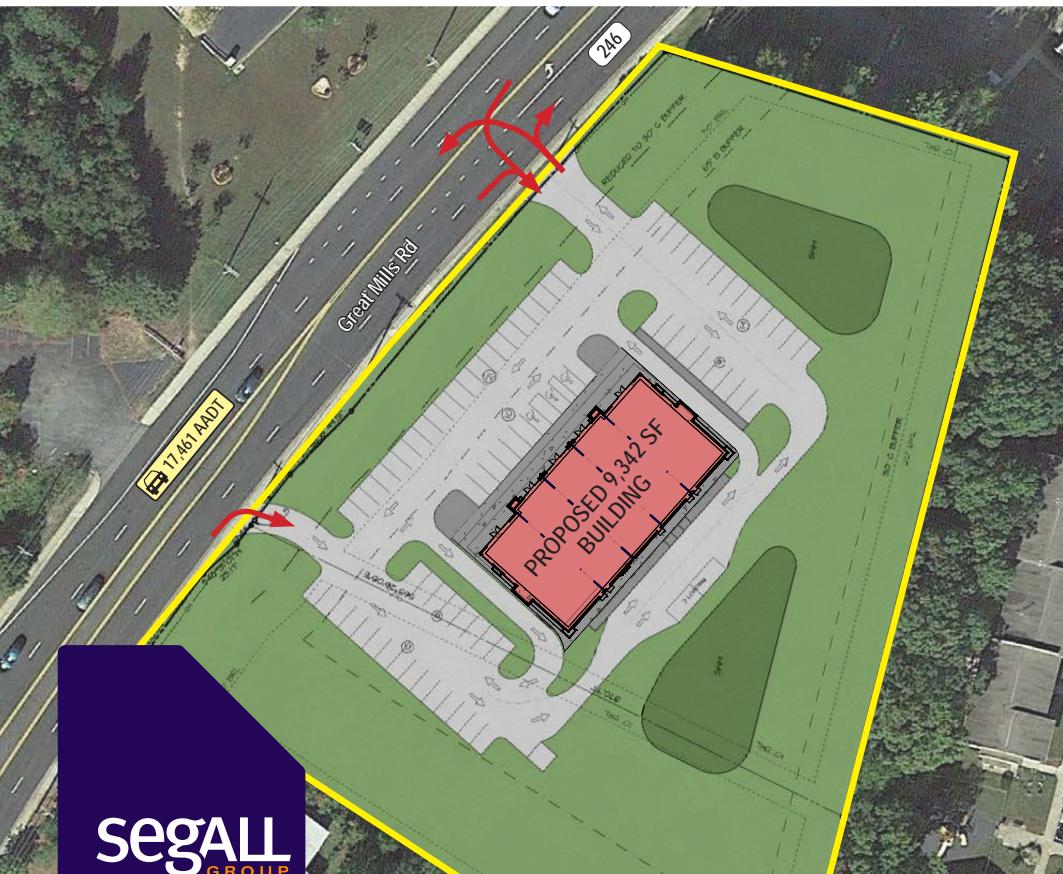
Great Mills Road & Chancellors Run Road, Lexington Park, MD 20653






## Overview

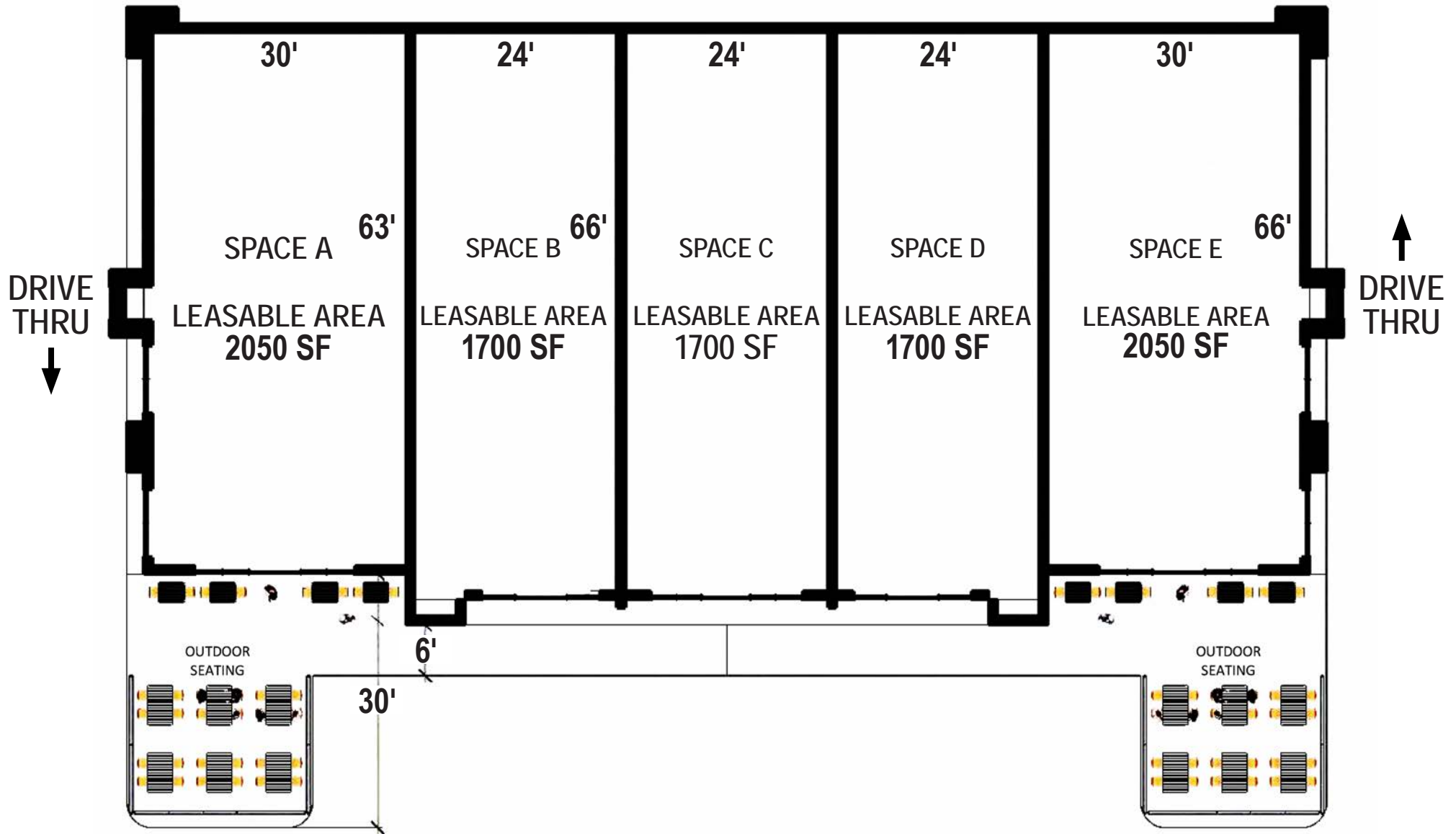
New development planned to be delivered in Q2 2023. Situated in close proximity to the intersection of Chancellors Run Road and Great Mills Road in St. Mary's County. Site can be easily accessed from Great Mills Road. Property is near Great Mills High school (1,713 students) and St. Mary's College (1,488 students), and less than a ten minute drive from the Patuxent River Naval Air Station (20,000+ employees).

## Quick Facts

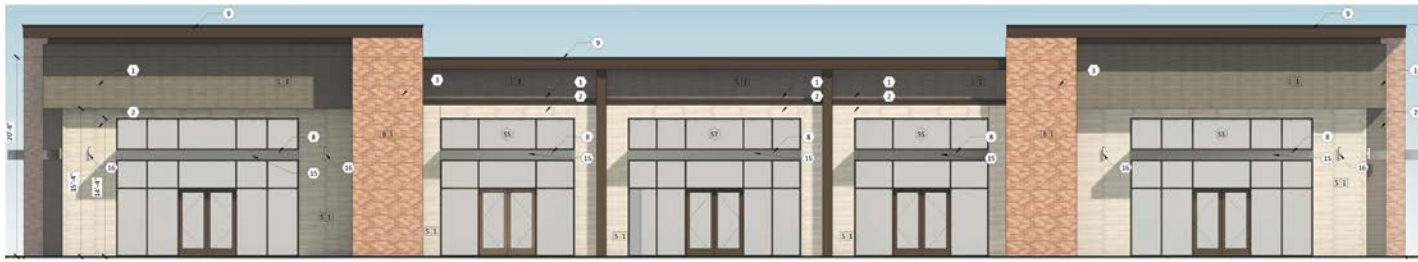
Availability	Q2 2023
Size	9,342 square feet
Rental Rate	TBD
Net Charges	TBD



2023 Demographics	1 mile	3 miles	5 miles
 POPULATION	<b>5,174</b>	<b>29,480</b>	<b>46,864</b>
 HOUSEHOLDS	<b>1,825</b>	<b>11,447</b>	<b>18,352</b>
 AVG. HH INCOME	<b>\$114,896</b>	<b>\$112,240</b>	<b>\$123,350</b>
 DAYTIME POPULATION	<b>2,520</b>	<b>38,330</b>	<b>51,487</b>
 TRAFFIC COUNT	<b>17,461 AADT</b> (Great Mills Rd)	<b>18,571 AADT</b> (Chancellors Run Rd)	



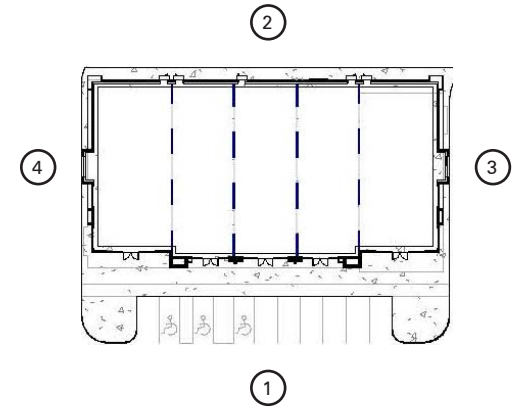




1 PLAN SOUTH ELEVATION  
3/16" = 1'-0"



2 PLAN NORTH ELEVATION  
3/16" = 1'-0"

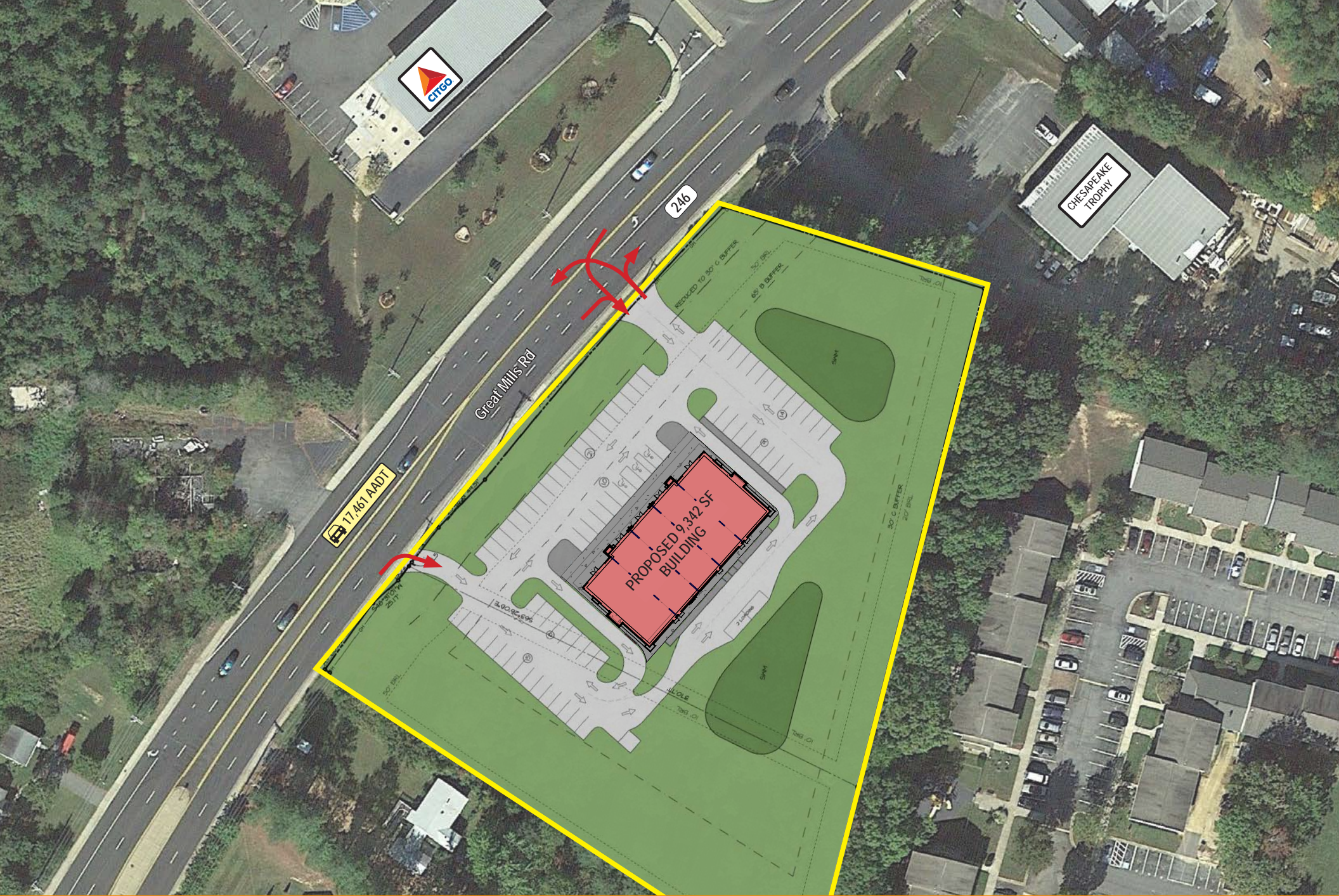


3 PLAN EAST ELEVATION  
3/16" = 1'-0"

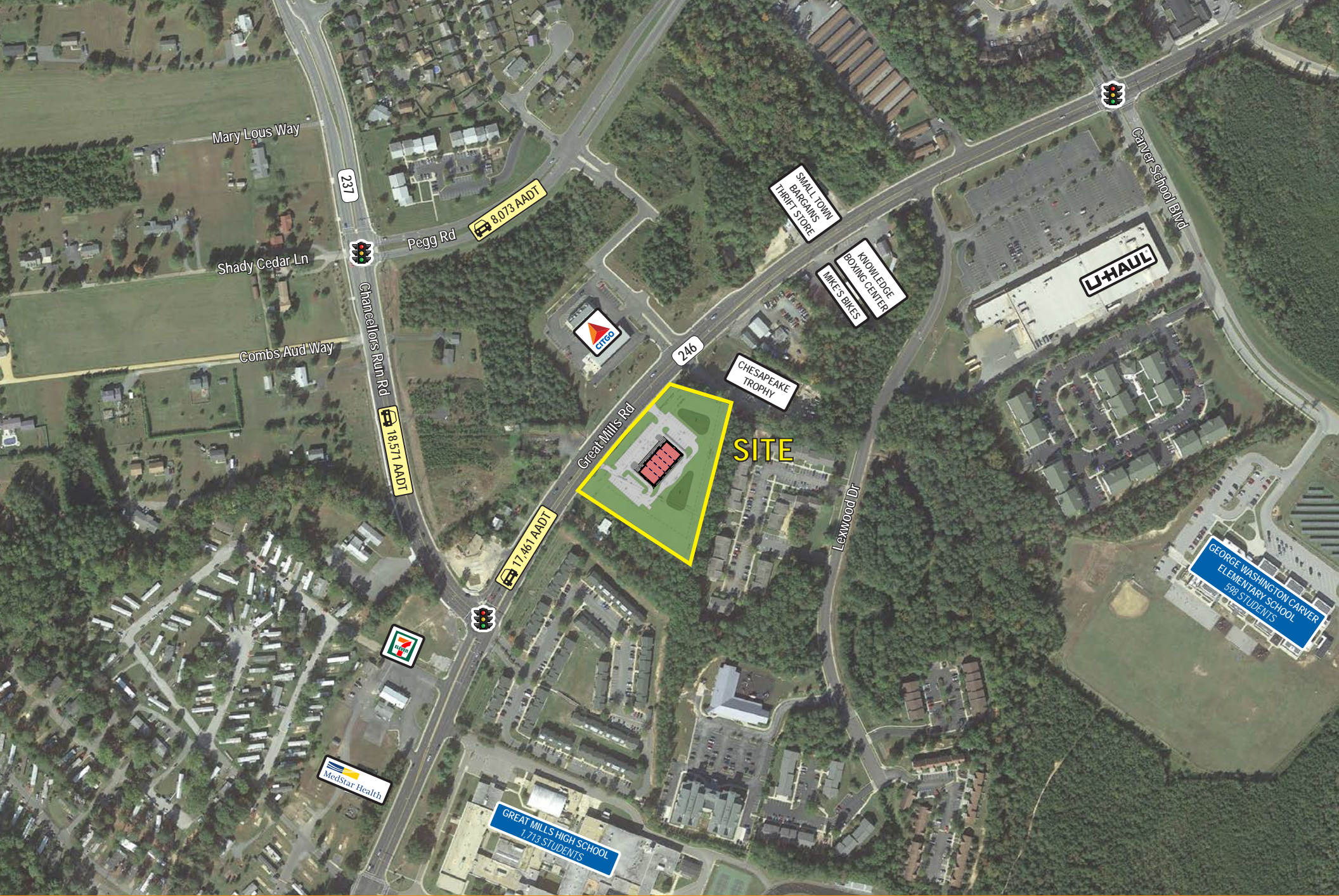


4 PLAN WEST ELEVATION  
3/16" = 1'-0"

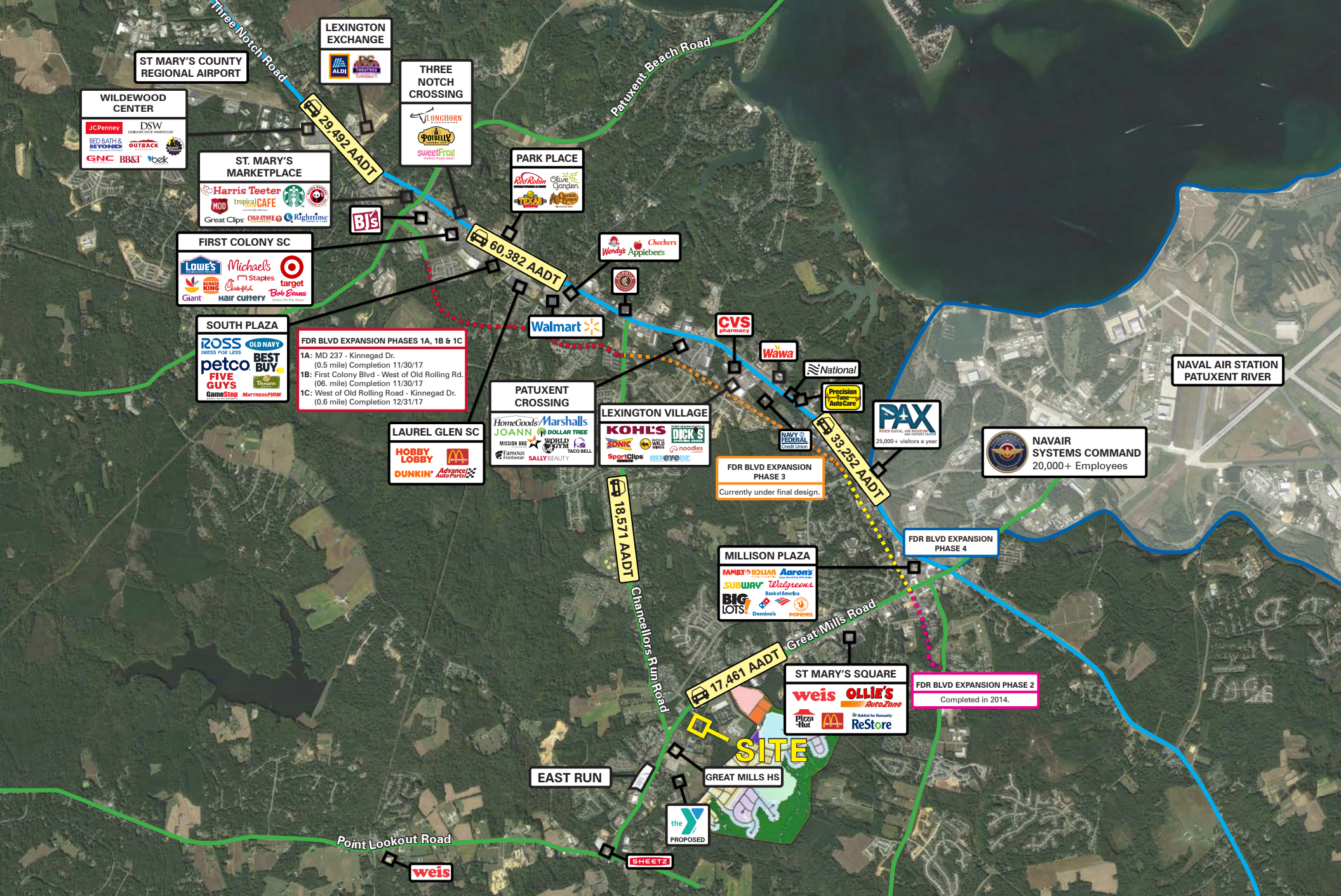












**FDR BLVD EXPANSION PHASES 1A, 1B & 1C**

1A: MD 237 - Kinnegad Dr. (0.5 mile) Completion 11/30/17  
 1B: First Colony Blvd - West of Old Rolling Rd. (0.6 mile) Completion 11/30/17  
 1C: West of Old Rolling Road - Kinnegad Dr. (0.6 mile) Completion 12/31/17

**FDR BLVD EXPANSION PHASE 3**  
 Currently under final design.

**FDR BLVD EXPANSION PHASE 4**


**FDR BLVD EXPANSION PHASE 2**  
 Completed in 2014.




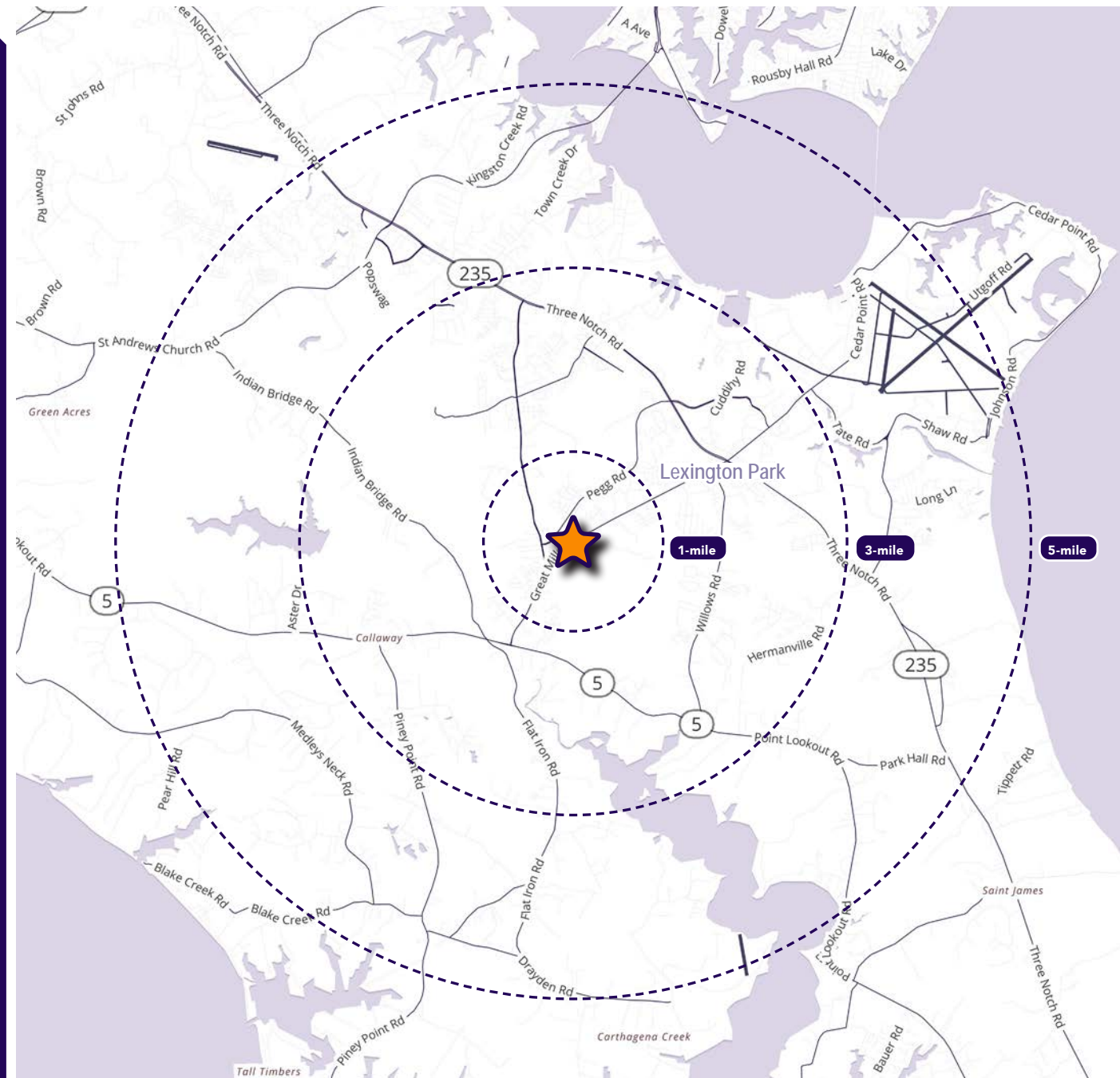
# Interested? Contact:

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