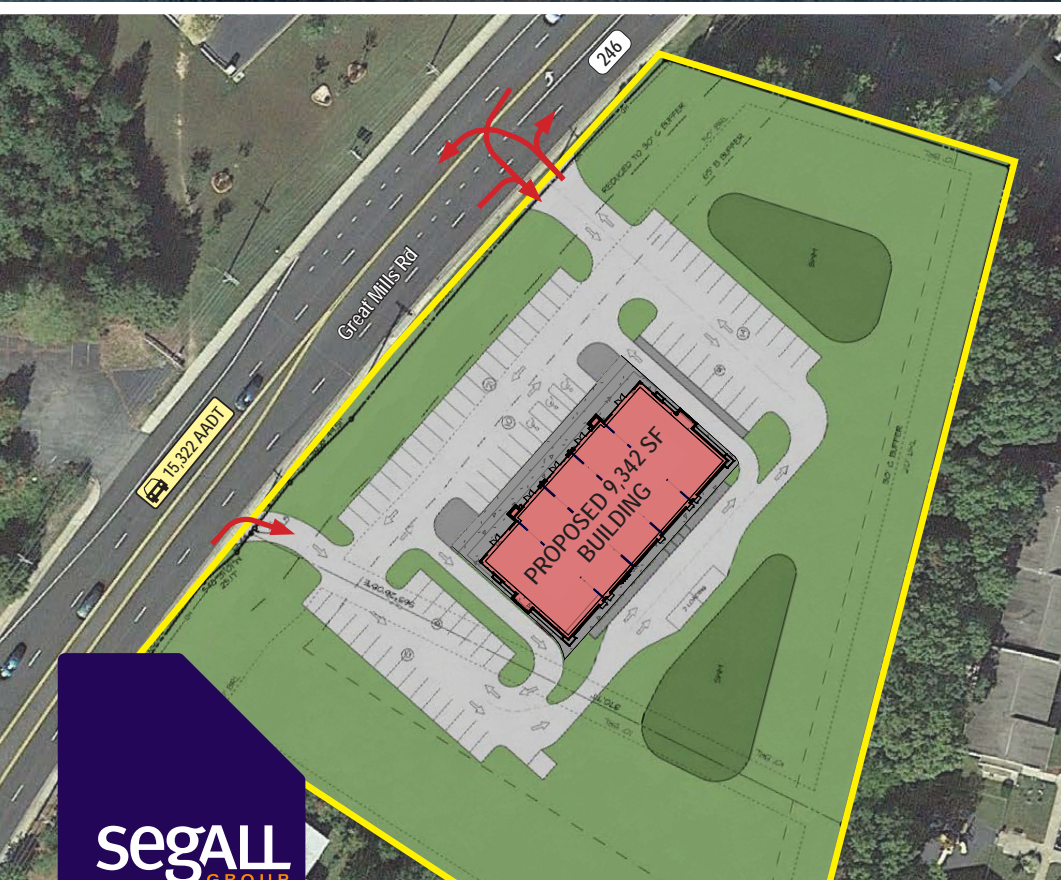


FOR LEASE Available Q2 2023



Great Mills Retail Center






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

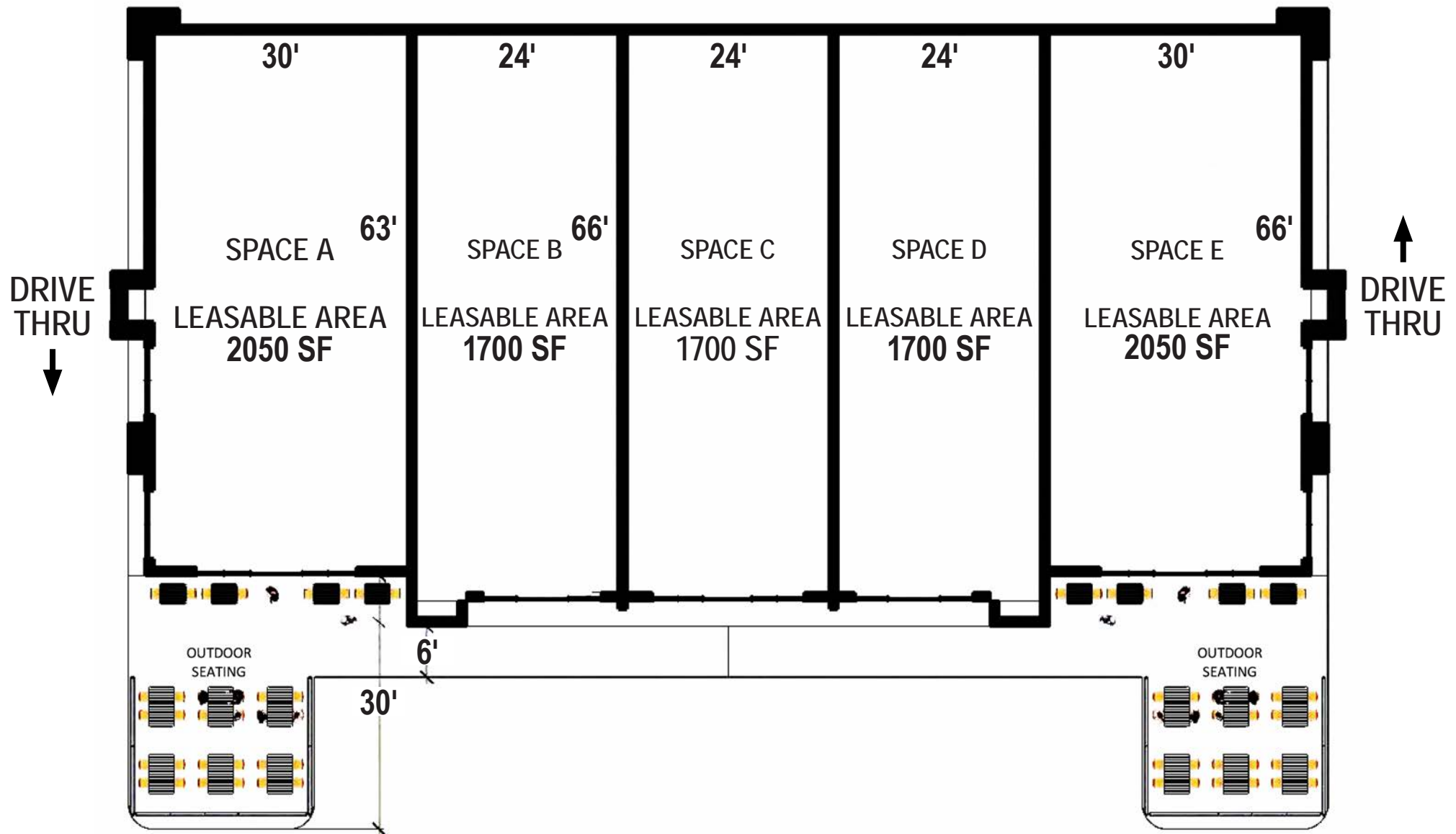
Overview

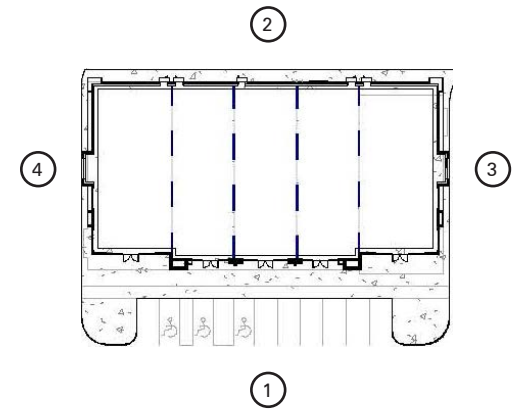
New development planned to be delivered by Q2 2023. Situated in close proximity to the intersection of Chancellors Run Road and Great Mills Road in St. Mary's County. Site can be easily accessed from Great Mills Road. Property is near Great Mills High school (1,713 students) and St. Mary's College (1,488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

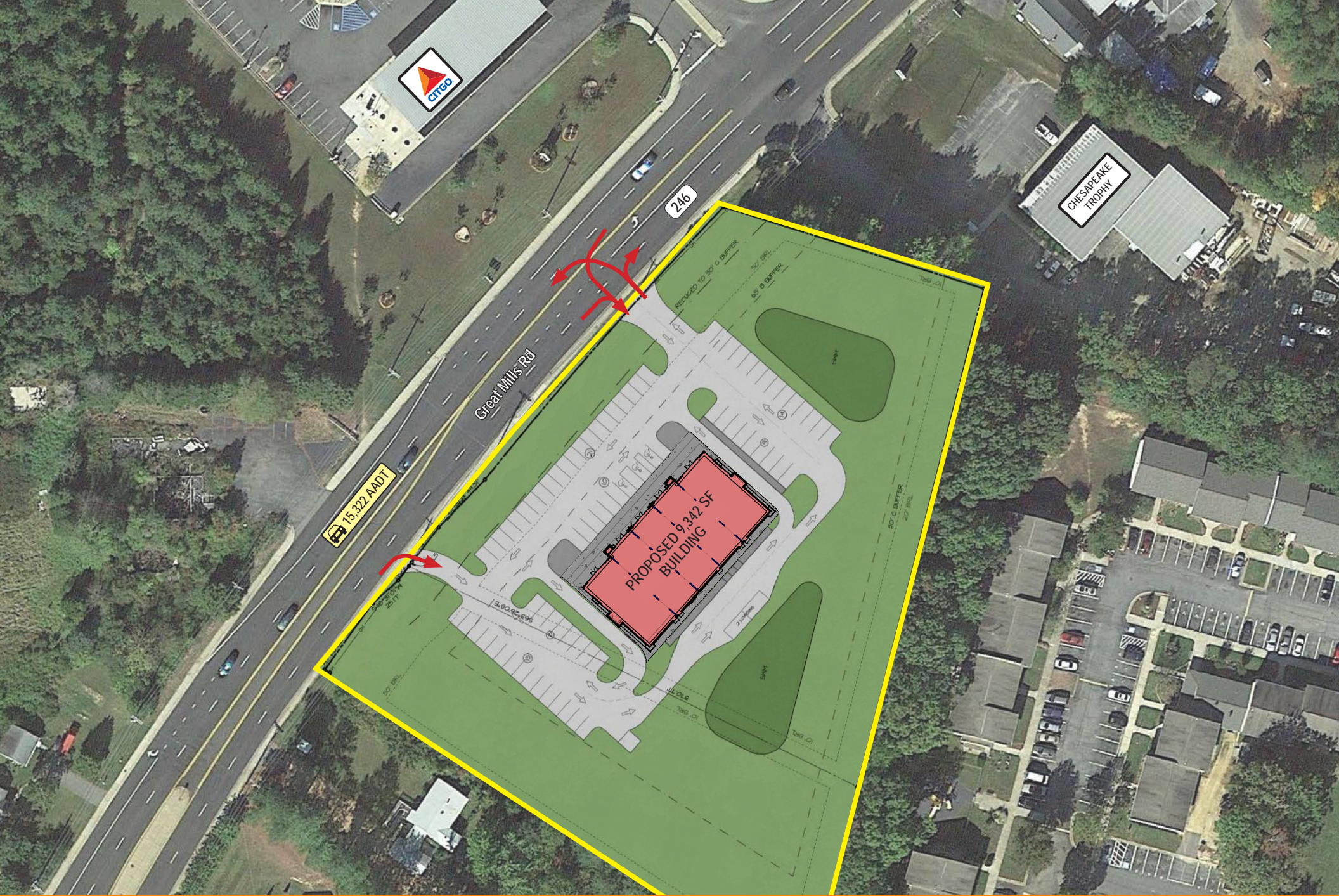
Quick Facts

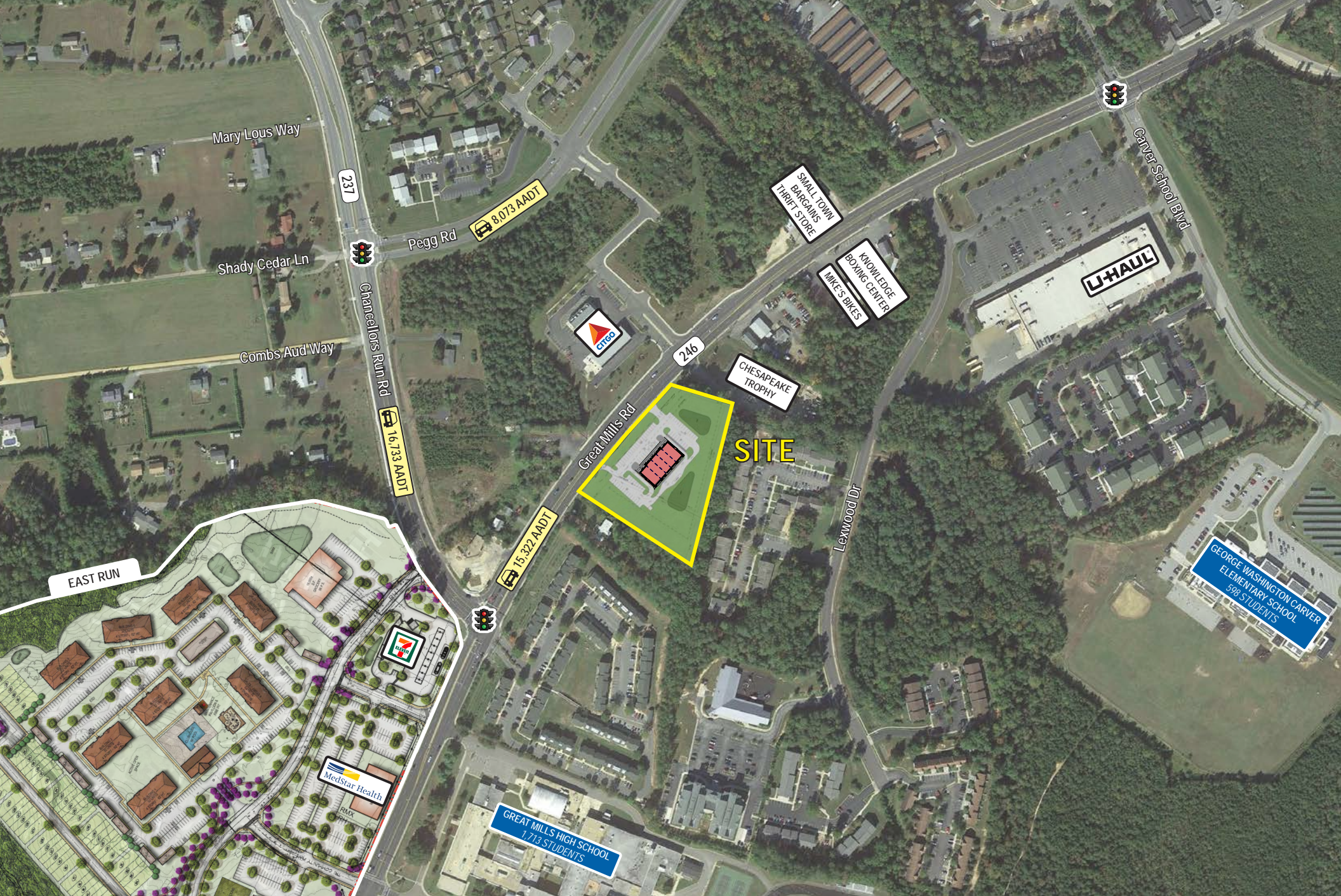
Availability	Q2 2023
Size	9,342 square feet
Rental Rate	TBD
Net Charges	TBD

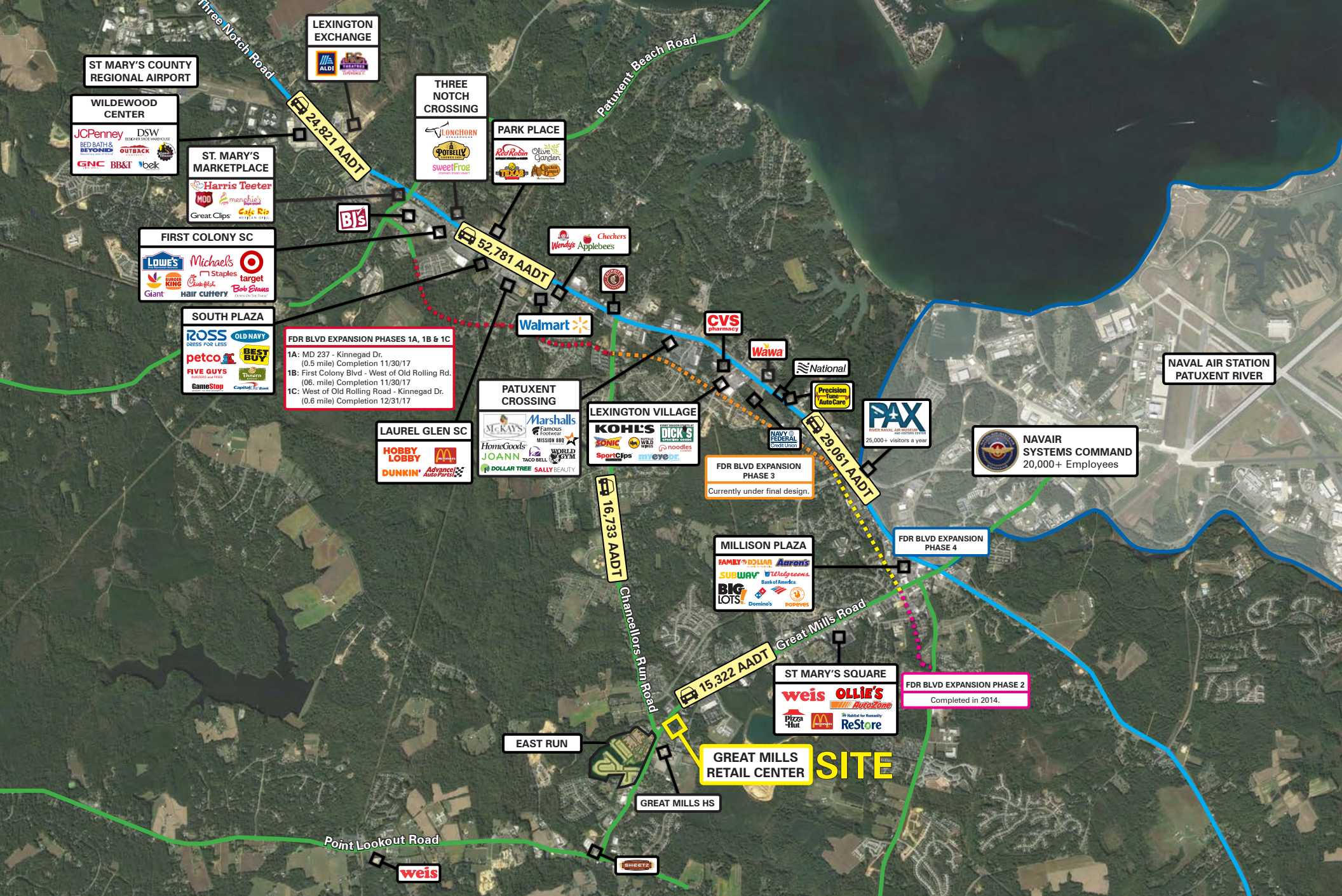
2021 Demographics	1 mile	3 miles	5 miles
 POPULATION	4,842	28,287	45,523
 HOUSEHOLDS	1,759	10,506	17,208
 AVG. HH INCOME	\$84,797	\$91,939	\$99,194
 DAYTIME POPULATION	839	20,806	28,564
 TRAFFIC COUNT	15,322 AADT (Great Mills Rd)	16,733 AADT (Chancellors Run Rd)	











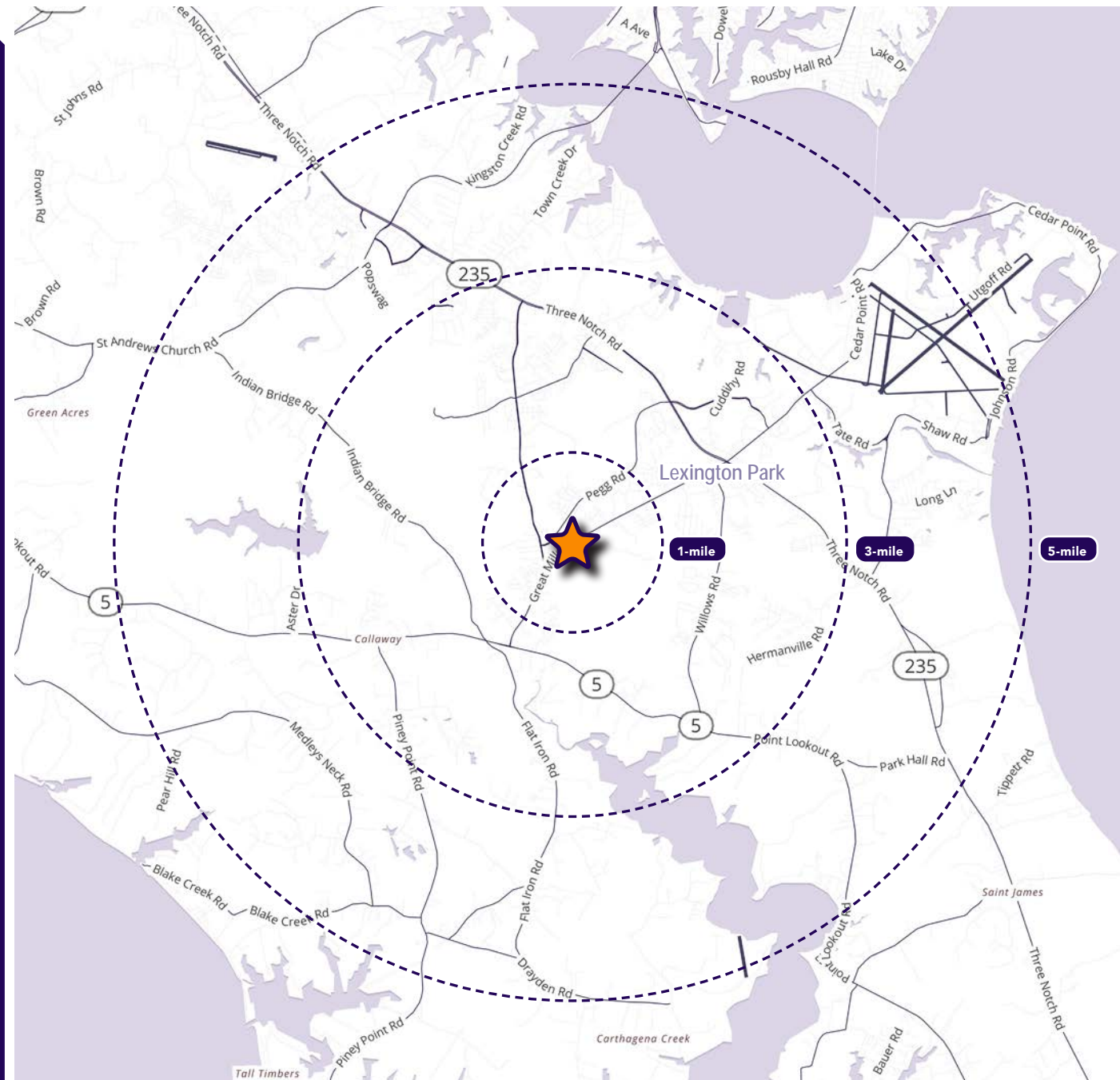
Interested? Contact:

Andrew Segall

✉ asegall@segallgroup.com

☎ 410.753.3947

📱 410.960.0361



segall
GROUP

Maryland

605 South Eden Street
Suite 200
Baltimore, MD 21231
410.753.3000

DC • Northern VA

7900 Westpark Drive
Suite 560
McLean, VA 22102
202.833.3830

Richmond

2400 Old Brick Road
Suite 54
Glen Allen, VA 23060
804.336.2501

Online

www.segallgroup.com

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