

klnb



CROFTON CENTRE

1501 CROFTON CENTER, CROFTON, MD 21114
ANNE ARUNDEL COUNTY

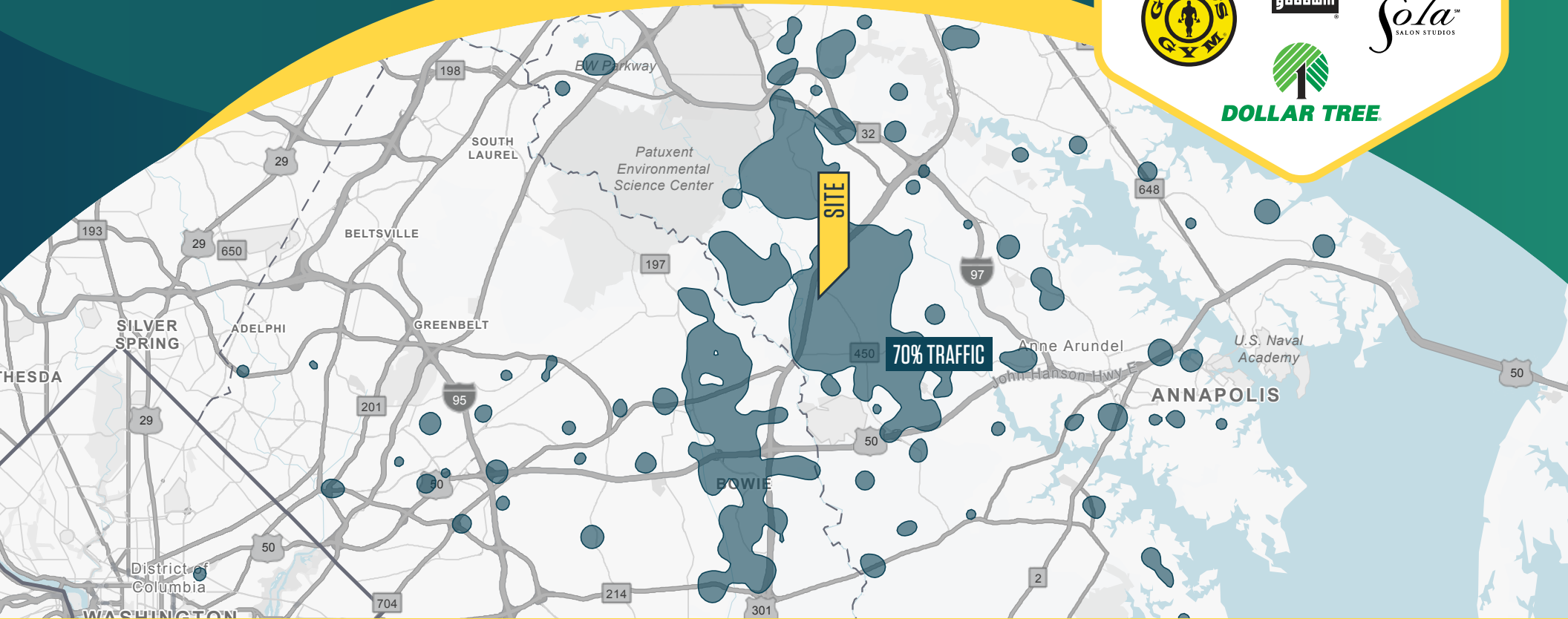
OWNED AND MANAGED BY
 **KIMCO**TM
REALTY

RETAIL FOR LEASE

TRADE AREA PROFILE

- Available: 6,035 SF
- Located at the signalized intersection of Crain Highway [Rt. 3] and Davidsonville Road [Rt. 424] in Crofton, Maryland [Anne Arundel County].
- The center has strong access and visibility.
- Rare opportunity located at one of the highest trafficked intersections in the region.
- Crofton is well situated, equidistant to both Washington, DC and Baltimore, MD.

JOIN THESE RETAILERS:

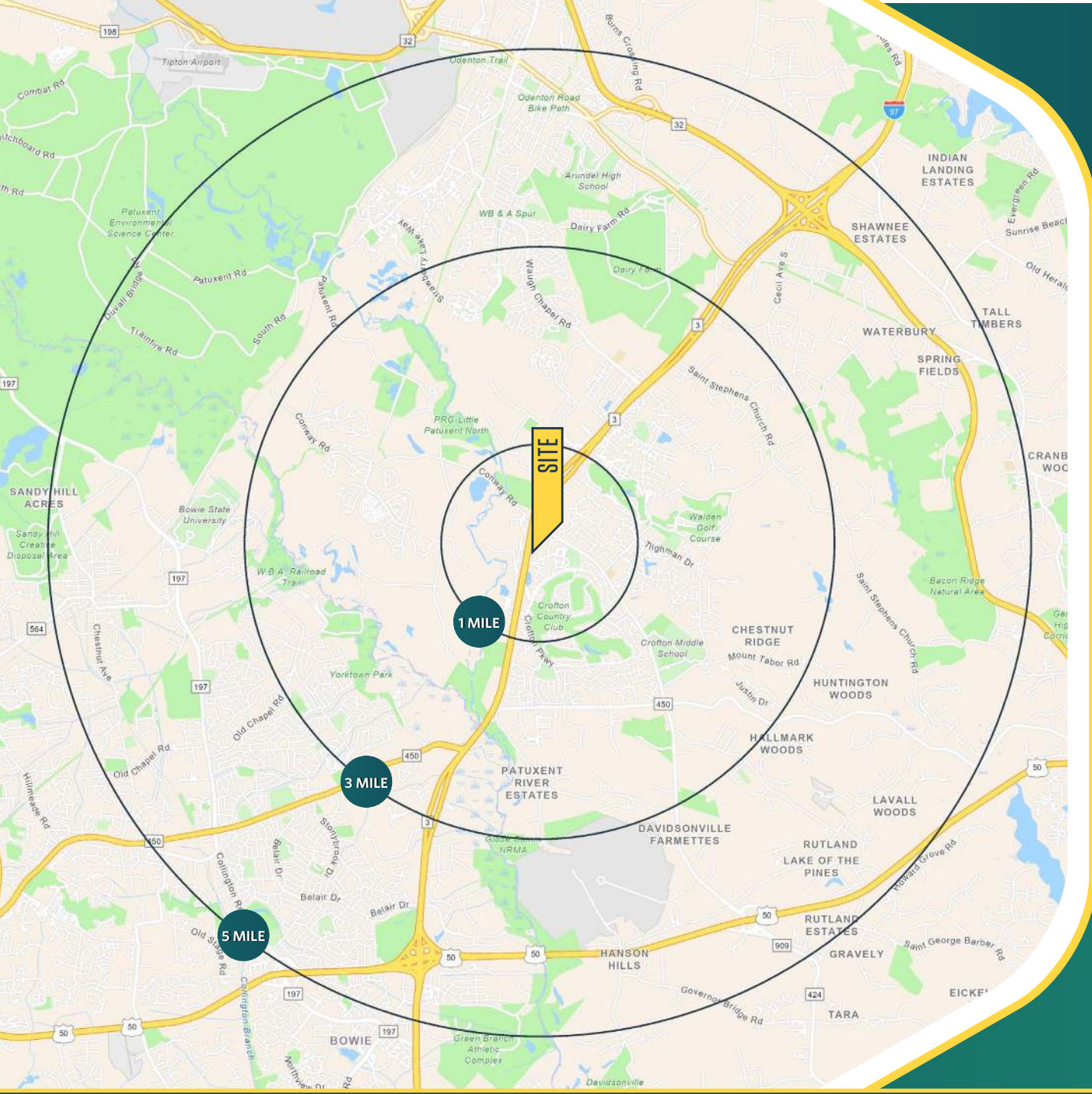


Michael Patz
mpatz@klnb.com
443-632-2043

Ryan Minnehan
rminnehan@klnb.com
443-632-2088

Michael Ginsburg
mginsburg@klnb.com
443-632-2041

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LOCATION & DEMOGRAPHICS

AVAILABLE SPACE: 6,035 SF



TOTAL POPULATION

1 MILE	3 MILE	5 MILE
9,132	50,666	106,334



DAYTIME POPULATION

1 MILE	3 MILE	5 MILE
9,132	43,691	88,948



TOTAL HOUSEHOLDS

1 MILE	3 MILE	5 MILE
3,512	18,655	38,553



AVERAGE HH INCOME

1 MILE	3 MILE	5 MILE
\$168,616	\$182,884	\$172,494

TRAFFIC COUNTS | 2022

Crain Highway (MD-3)	73,973 ADT
Davidsonville Road	18,743 ADT



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GAMBRILLS

MARKET AERIAL

WAUGH CHAPEL TOWNE CENTRE

Wegmans
petco **REGAL**
OLD NAVY **target**
Panera BREAD **DICK'S SPORTSWARE STORES**
DSW **ULTA BEAUTY**

VILLAGE AT WAUGH CHAPEL
SAFeway **LAIFITNESS.**
Marshalls **HomeGoods**
TJ-maxx **Chick-fil-ck**

75,403 (2012 ADT)

MISSION BBQ
OUTBACK STEAKHOUSES
BURGER KING

ROYAL FARMS **jiffylube** **POPEYES LOUISIANA KITCHEN** **Wendys** **7-Eleven**

ALDI

Chick-fil-ck
McDonald's

CROFTON STATION
THE FRESH MARKET (COMING SOON) **MUSIC & ARTS**
200 21st **Wraspy Pizzeria**

at home The Home Decor Superstore
DOLLAR TREE
Giant **CVS**
ACE **postnet**
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73,973 (2012 ADT)

78,743 (2012 ADT)

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PARKING SPACES
 Total: 1,130
 Ratio: 4.48/1000
 GLA: 252,230
 Acreage: 26.57



- LEASED
- AVAILABLE
- AT LEASE
- OWNED BY OTHERS



LEASE/SITE PLAN
 SCALE: 1"=50'-0"



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FOR MORE INFORMATION, PLEASE CONTACT:

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100 West Road, Suite 505
Towson, MD 21204

klnb.com

VISIT PROPERTY WEBSITE



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