klnb





CROFTON CENTRE

1501 CROFTON CENTER, CROFTON, MD 21114
ANNE ARUNDEL COUNTY

OWNED AND MANAGED BY
KIMCO™ REALTY

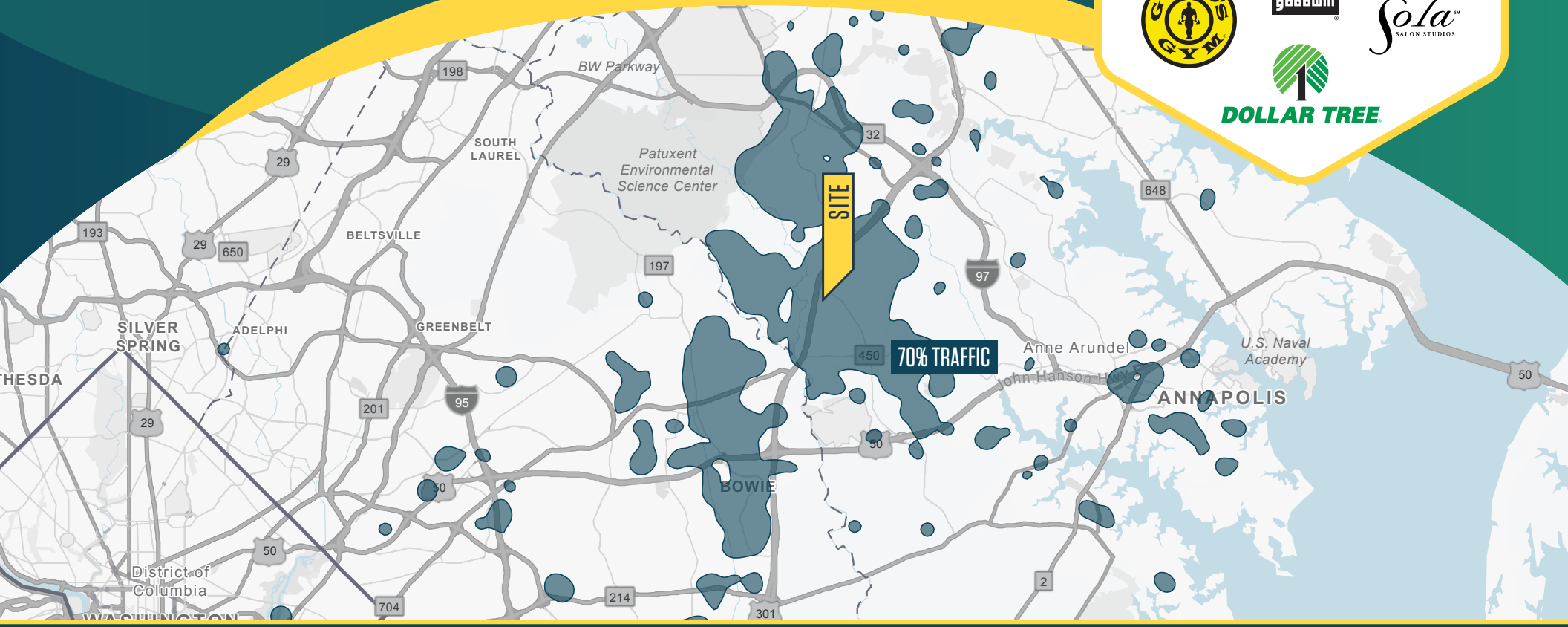
RETAIL FOR LEASE

TRADE AREA PROFILE

- Available: 3,035 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:

Giant
at home The Home Décor Superstore
ACE
GOLD'S GYM
goodwill
Sola Salon Studios
DOLLAR TREE

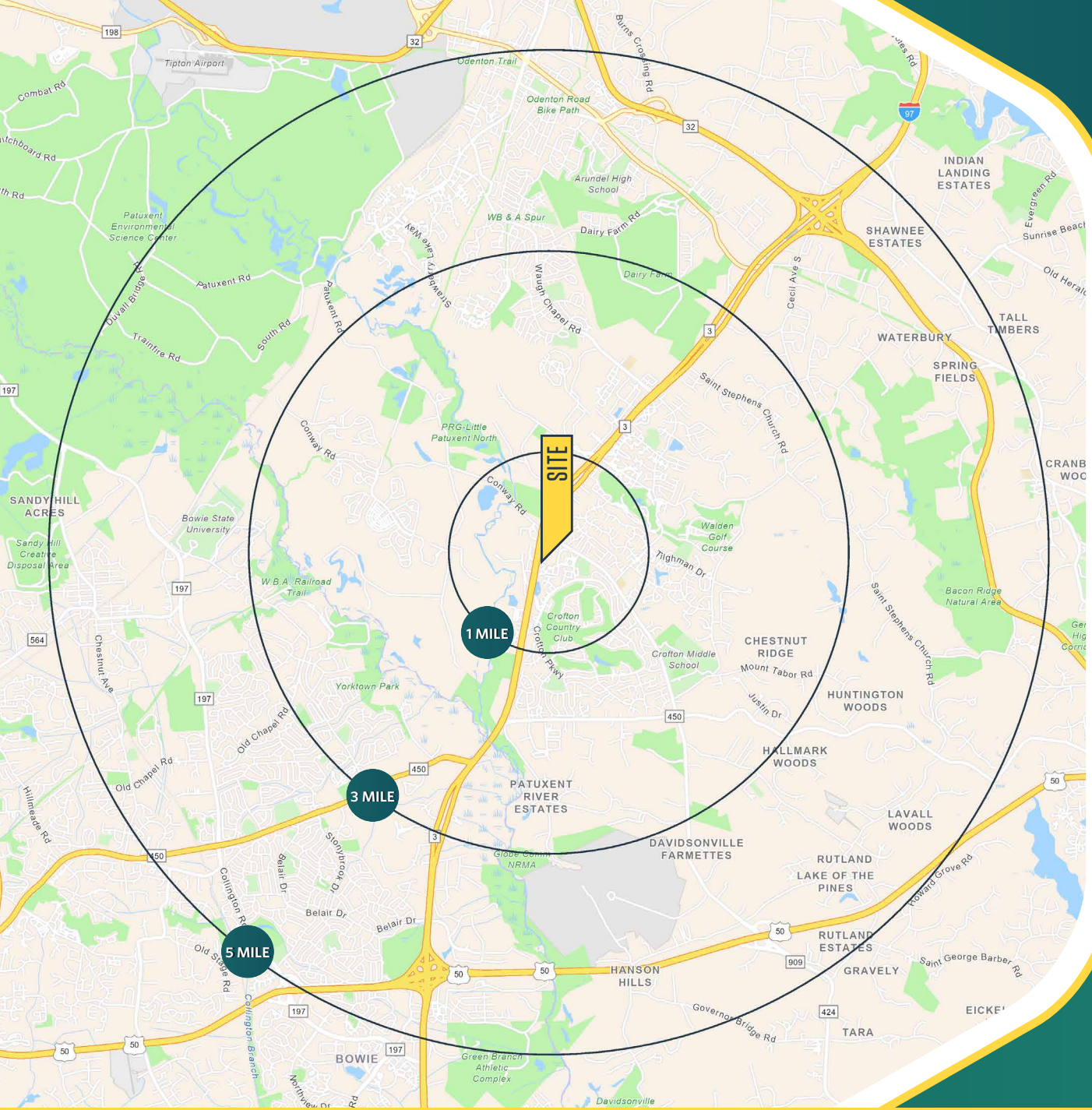


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LOCATION & DEMOGRAPHICS

AVAILABLE SPACE: 3,035 SF

TOTAL POPULATION

1 MILE	3 MILE	5 MILE
9,672	52,046	107,866

DAYTIME POPULATION

1 MILE	3 MILE	5 MILE
10,199	45,873	93,287

TOTAL HOUSEHOLDS

1 MILE	3 MILE	5 MILE
3,713	19,139	39,265

AVERAGE HH INCOME

1 MILE	3 MILE	5 MILE
$176,448	$193,127	$182,608

TRAFFIC COUNTS | 2024

Crain Highway (MD-3)	66,290 ADT
Davidsonville Road	17,341 ADT

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SITE PLAN

PARKING SPACES
Total: 1,130
Ratio: 4.48/1000

GLA: 252,230
Acreage: 26.57



LEASED
AVAILABLE
AT LEASE
OWNED BY OTHERS

at home
The Home Décor Superstore
95,810 SF
Giant
56,327 SF
goodwill
14,009 SF
246'±
200'±
392'±
273'±
MAJOR B
MAJOR C
C-100
OUTLOT PARCEL #1
Checkers
980 SF
17,341 (2024 ADT)
DAVIDSONVILLE ROAD
Modern Nail Lounge & Spa
3,003 SF
B-106
B-108
B-100
B-102
ROAMING ROOSTER
1,089 SF
DOLLAR TREE
9,463 SF
ACE
12,840 SF
A-108
A-110
GOLD'S GYM
32,859 SF
A-106
A-104
PEDIATRIC DENTIST
2,061 SF
A-102
Sola
3,005 SF
MAJOR D
STRETCH ZONE
1,600 SF
SOCCER POST
3,895 SF
D-100
D-102
D-103
Quality Carpet
3,240 SF
D-104
2,090 SF
D-106
AVAILABLE
3,035 SF
3,000 SF
D-108
TIGHT NUTS
1,264 SF
CROFTON MEDICAL CENTER
OUTLOT PARCEL #2
WELLS FARGO
PYLON SIGN
66,290 (2024 ADT)
MARYLAND ROUTE 3
SIGNALIZED INTERSECTION
NON-SIGNALIZED INTERSECTION
NORTH
LEASE/SITE PLAN
SCALE: 1"=50'-0"

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VISIT PROPERTY WEBSITE



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