



PAX RIVER VILLAGE CENTER

21800 N Shangri la Dr, Lexington Park, Maryland, 20653



RETAIL FOR LEASE

Complete redevelopment of the former Millison Plaza

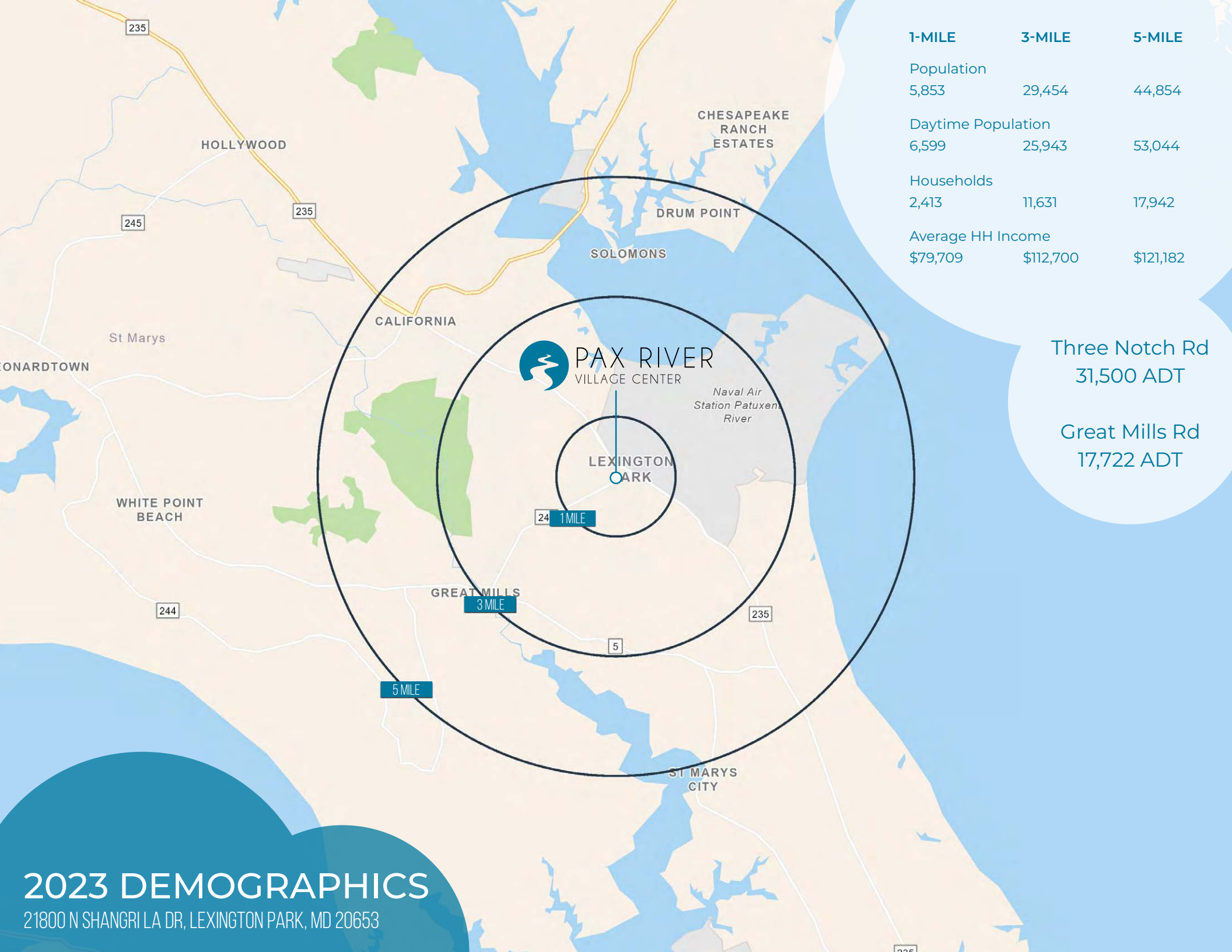
Inclusive of façade renovation, new pad site opportunities, and multi-family project

Directly adjacent to Patuxent River Naval Air Station

Located at the busiest intersection in the market – Three Notch Road (31,500 ADT) and Great Mills Drive (17,722 ADT)

JOIN THESE RETAILERS





1-MILE	3-MILE	5-MILE
Population 5,853	29,454	44,854
Daytime Population 6,599	25,943	53,044
Households 2,413	11,631	17,942
Average HH Income \$79,709	\$112,700	\$121,182

Three Notch Rd
31,500 ADT

Great Mills Rd
17,722 ADT



LEXINGTON
PARK

24 1 MILE

3 MILE

5 MILE

2023 DEMOGRAPHICS

21800 N SHANGRI LA DR, LEXINGTON PARK, MD 20653

SOLOMONS ISLAND

SOLOMONS TOWNE CENTER
 weis ♥ CVS
 BURGER KING KFC PAPA JOHN'S

PATUXENT PLAZA
 7-ELEVEN Jerry's

21,545
 (200,000)

FIRST COLONY CENTER
 (381,900 SF)
 Giant Lowe's
 Michaels target
 Staples

LEXINGTON EXCHANGE
 RCG THEATRE
 ALDI

WILDEWOOD CENTER
 (278,848 SF)
 JCPenney
 belk OUTBACK
 DSW
 ULTA

ST. MARY'S MARKETPLACE
 Harris Teeter
 Starbucks MOD

BJ's

SOUTH PLAZA
 (85,035 SF)
 BEST BUY CHASE
 OLD NAVY
 ROSS petco

CALIFORNIA

PATUXENT RIVER

WILDEWOOD

19,342
 (200,000)

HOBBY LOBBY
PET SMART
 Advance Auto Parts
LAUREL GLEN SHOPPING CENTER

Walmart

CHIPOTLE
 FIREHOUSE SUBS
 (100,000)

56,690
 (100,000)

Marshalls DOLLAR TREE
JO-ANN Famous Footwear
 HomeGoods METHOD CYM
PATUXENT CROSSING SC
 (264,199 SF)

LEXINGTON VILLAGE
 (140,715 SF)
 KOHL'S
 WILD WINGS

PATUXENT RIVER NAVAL AIR STATION
 18,800 EMPLOYEES

♥ CVS

PAX RIVER VILLAGE CENTER
 AMC THEATRES
 DOLLAR TREE ALDI
 Popeyes FAMILY DOLLAR
 BANK OF AMERICA

LEXINGTON PARK

18,325
 (200,000)

31,500
 (200,000)

OLLIE'S
weis
ST. MARY'S SQUARE
 (24,619 SF)

17,722
 (200,000)

17,844
 (200,000)

MARKET AERIAL

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Three Notch Rd

AMC THEATRES

DOLLAR TREE

PAN RIVER VILLAGE CENTER

BIG LOTS

Great Mills Rd

Ashley HOMESTORE

MR. TIRE

verizon

Dunkin'

H&R BLOCK

31,500 [2023 ADT]

17,722 [2023 ADT]

Dominos

EXISTING SITE PLAN

21800 N SHANGRI LA DR, LEXINGTON PARK, MD 20653



SITE PLAN

21800 N SHANGRI LA DR, LEXINGTON PARK, MD 20653



RENDERINGS

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MICHAEL GINSBURG
mginsburg@klnb.com
443-632-2041

MATT COPELAND
mcopeland@klnb.com
443-632-2051

klnb