



# PAX RIVER VILLAGE CENTER

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



## RETAIL FOR LEASE

Complete redevelopment of the former Millison Plaza

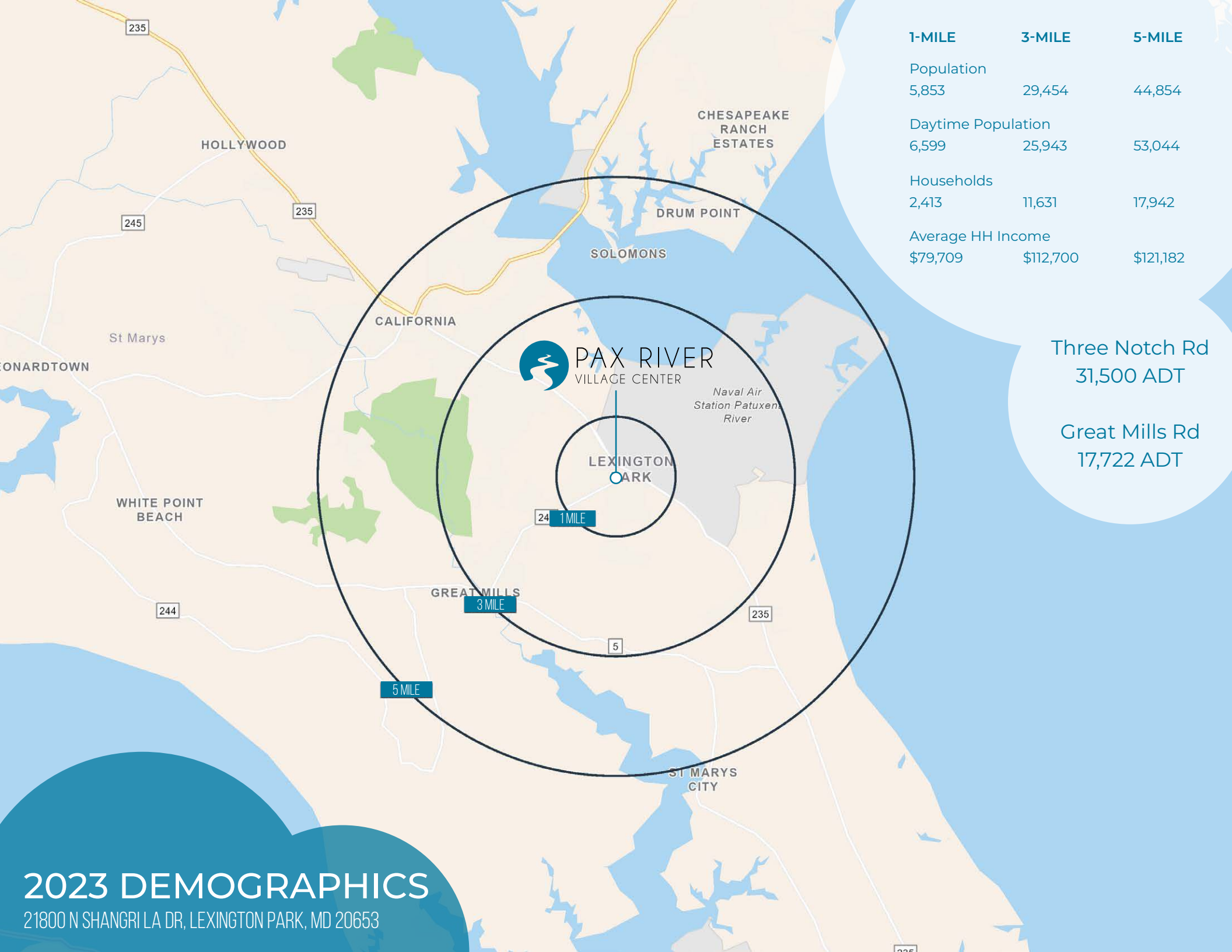
Inclusive of façade renovation, new pad site opportunities, and multi-family project

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

# 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

21,515  
 (200 ADT)

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

**LEXINGTON EXCHANGE**  
 RCG THEATRE EXPERIENCE ALDI

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

**ST. MARY'S MARKETPLACE**  
 Harris Teeter **MOD**  
 STARBUCKS

**BJ's**

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

**CHIPOTLE**  
**FIREHOUSE**  
 PROVIDED BY PATUXENT

56,690  
 (200 ADT)

**Walmart**

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

**PATUXENT RIVER NAVAL AIR STATION**  
 18,800 EMPLOYEES

**HOBBY LOBBY**  
**PETSMART**  
**Advance Auto Parts**  
**LAUREL GLEN SHOPPING CENTER**

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

**CVS**

**PAX RIVER VILLAGE CENTER**  
**AMC THEATRES** **ALDI** **POPEYES**  
**DOLLAR TREE** **FAMILY DOLLAR** **BANK OF AMERICA**  
**STARBUCKS**

31,800  
 (200 ADT)

# LEXINGTON PARK

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

17,722  
 (200 ADT)

17,844  
 (200 ADT)

19,342  
 (200 ADT)

31,900  
 (200 ADT)

4

# CALIFORNIA

# WILDEWOOD

# MARKET AERIAL

21800 N SHANGRI LA DR, LEXINGTON PARK, MD 20653



Three Notch Rd

Amc THEATRES

31,500  
[2023 ADTT]

DOLLAR TREE

PAN RIVER VILLAGE CENTER

verizon

17,722  
[2023 ADTT]

Great Mills Rd

N Shangri-La Dr

# EXISTING SITE PLAN

21800 N SHANGRI LA DR, LEXINGTON PARK, MD 20653



# SITE PLAN

21800 N SHANGRI LA DR, LEXINGTON PARK, MD 20653



# RENDERINGS

21800 N SHANGRI LA DR, LEXINGTON PARK, MD 20653



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