



Located in The Shops at Breton Bay  
**LEASE EXPIRATION DATE : JUNE 30, 2033**  
41,778 SF Available for Sublease

## NEARBY RETAILERS



## RETAIL FOR SUBLEASE

- Lease dated December 19, 2022 [as amended, modified, and assigned, the "Lease"]
- Landlord: SJS BRETON BAY, LLC, a New Jersey limited liability company
- Tenant: SHOPPERS FOOD WAREHOUSE CORP., an Ohio corporation
- Approximately 41,778 square feet, vacant building
- Lease Expiration Date 6/30/2033

**RYAN MINNEHAN**

rminnehan@klnb.com | 443-632-2088

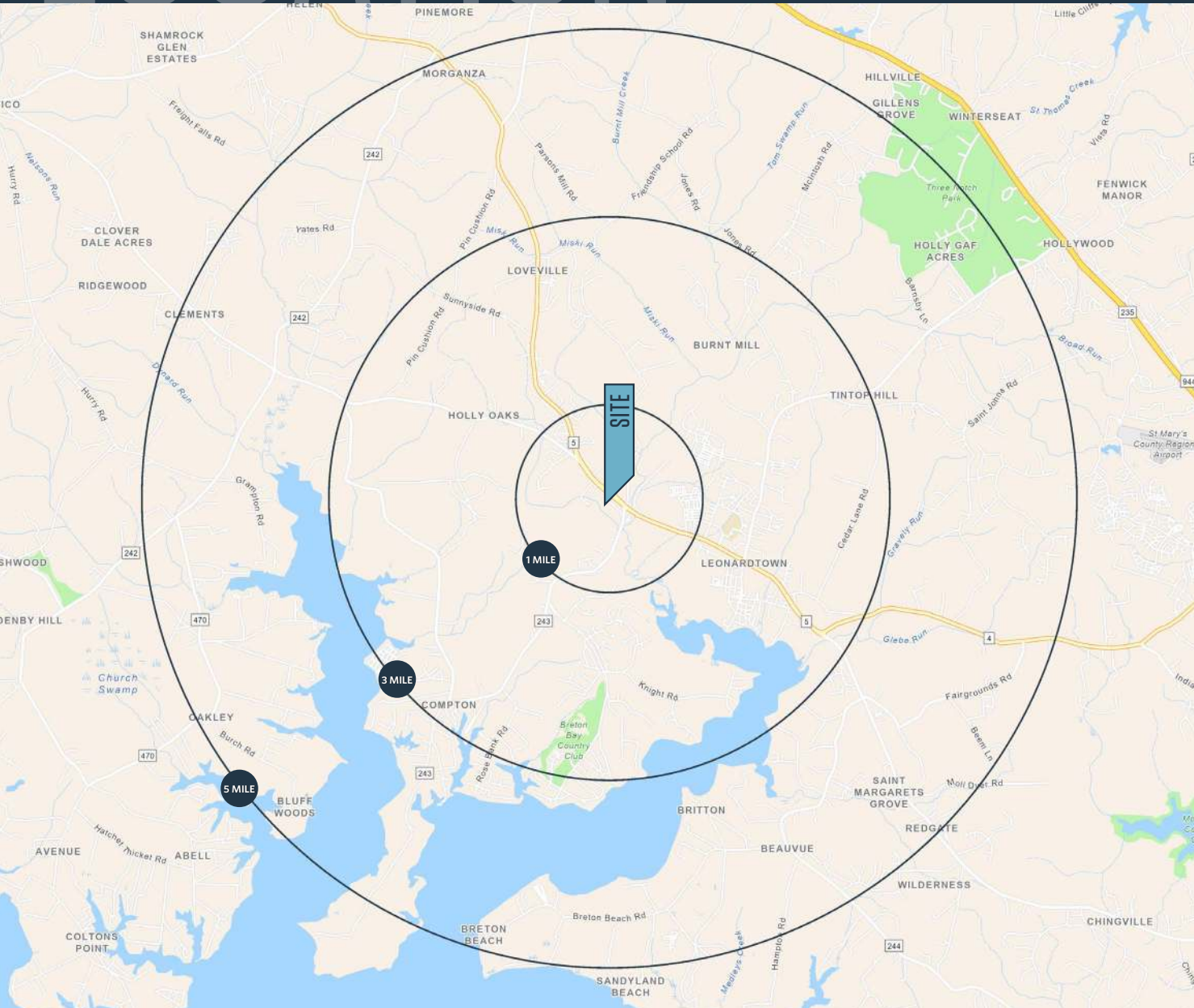
**MATT COPELAND**

mcopeiland@klnb.com | 443-632-2051

# LOCATION

# 40849 MERCHANTS LANE

LEONARDTOWN, MD 20650, ST. MARY'S COUNTY



## PROPERTY HIGHLIGHTS:

- Approximately 41,778 square feet, vacant building

## DEMOGRAPHICS | 2024:

	1-MILE	3-MILE	5-MILE
Population	1,997	9,854	18,375
Daytime Population	2,446	12,294	18,291
Households	605	3,558	6,562
Average HH Income	\$159,067	\$162,315	\$161,833

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

## TRAFFIC COUNTS | 2023:

Point Lookout Rd	20,515 ADT
Newtowne Neck Rd	7,104 ADT

**RYAN MINNEHAN**

rminnehan@klnb.com | 443-632-2088

**MATT COPELAND**

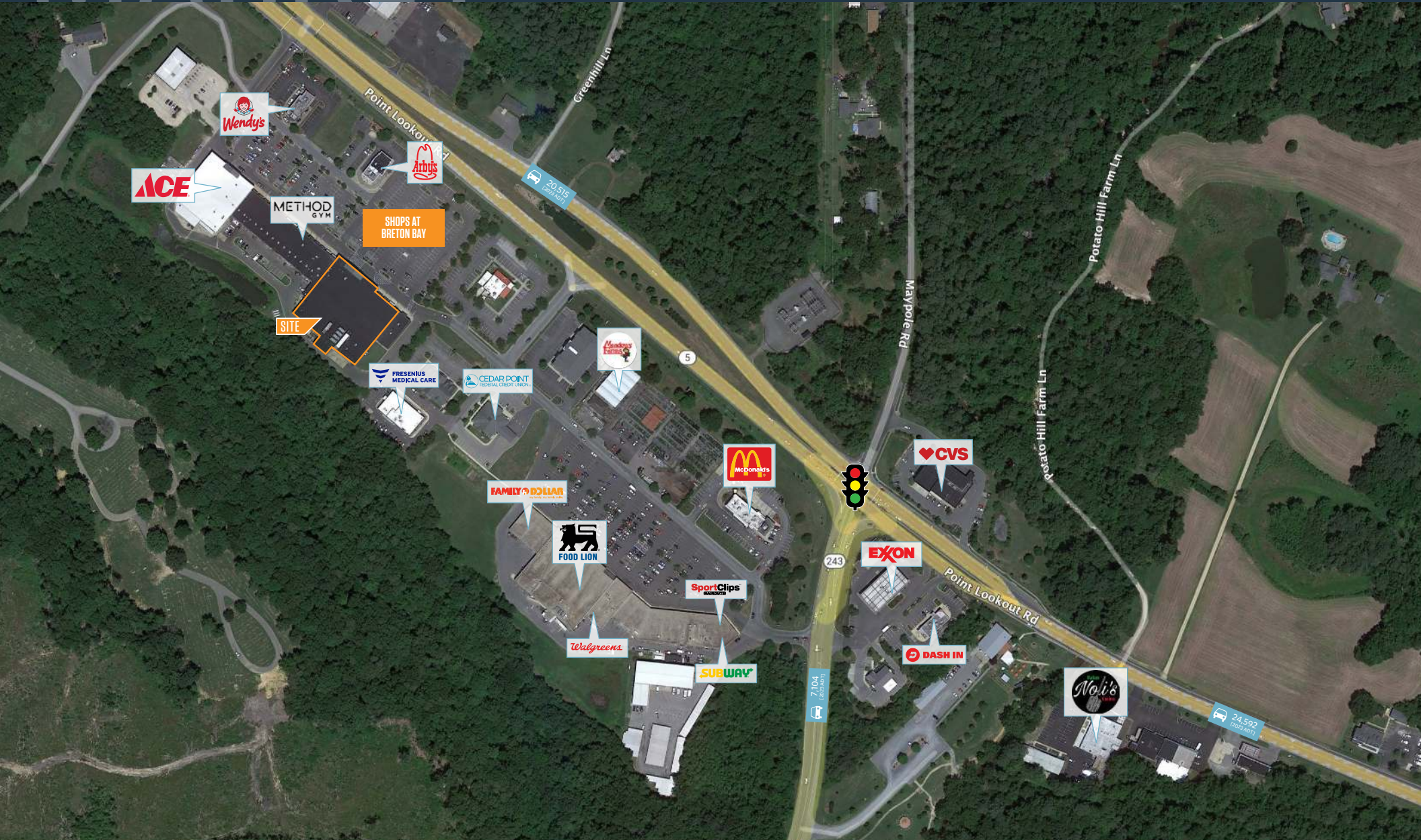
mcopeiland@klnb.com | 443-632-2051



# MARKET

# 40849 MERCHANTS LANE

LEONARDTOWN, MD 20650, ST. MARY'S COUNTY



**RYAN MINNEHAN**

rminnehan@klnb.com | 443-632-2088

**MATT COPELAND**

mcopeiland@klnb.com | 443-632-2051



# CLOSE-UP

# 40849 MERCHANTS LANE

LEONARDTOWN, MD 20650, ST. MARY'S COUNTY



**RYAN MINNEHAN**

rminnehan@klnb.com | 443-632-2088

**MATT COPELAND**

mcopeland@klnb.com | 443-632-2051





# 40849 MERCHANTS LANE

LEONARDTOWN, MD 20650, ST. MARY'S COUNTY

## FOR MORE INFORMATION, PLEASE CONTACT:

### RYAN MINNEHAN

rminnehan@klnb.com  
443-632-2088

### MATT COPELAND

mcopeland@klnb.com  
443-632-2051

100 West Road, Suite 505, Towson, MD 21204

.....

**klnb.com**



[instagram.com/klnbcre](https://www.instagram.com/klnbcre)



[linkedin.com/company/klnb](https://www.linkedin.com/company/klnb)



[facebook.com/KLNBCRE](https://www.facebook.com/KLNBCRE)

**CLICK TO VIEW PROPERTY WEBSITE**

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.