



# ACADEMY YARD GROCERY-ANCHORED RETAIL

TELEGRAPH RD. (MD ROUTE 170), ODENTON, MD 21113, ANNE ARUNDEL COUNTY



EXECUTED LEASE WITH NATIONAL GROCER

## RETAIL FOR LEASE

- Grocery-anchored shopping center with 16,744 SF of inline retail and 1.5+ acre pad site for lease.
- Delivery: Mid 2027
- Fort Meade is located nearby on 5K+ acres with 13 Million SF of office space to house 119 organizations - including NSA, Cyber Command and EPA.
- Less than one mile away from the Odenton MARC station which has direct access to Union Station in DC and Penn Station in Baltimore.

## DEVELOPED BY:

STONEBRIDGE CARRAS

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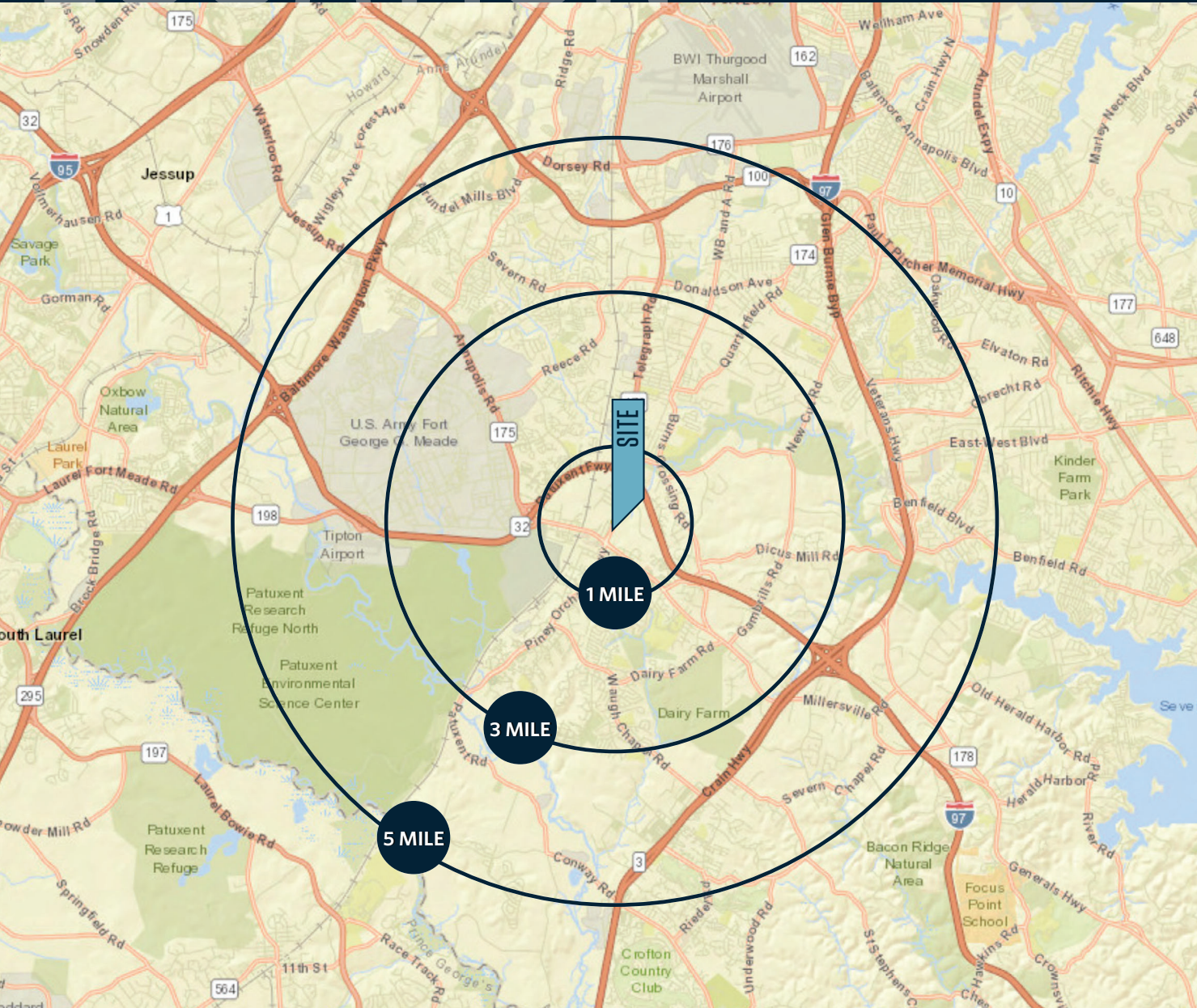
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# LOCATION

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### DEMOGRAPHICS | 2024:

	1-MILE	3-MILE	5-MILE
Population	9,101	67,280	152,901
Daytime Population	4,641	24,748	68,550
Households	4,124	25,261	56,924
Average HH Income	\$131,401	\$148,669	\$153,987

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

### TRAFFIC COUNTS | 2023:

Annapolis Rd (MD-175)	28,163 ADT
Telegraph Road (MD-170)	16,289 ADT
Patuxent Freeway (MD-32)	50,985 ADT

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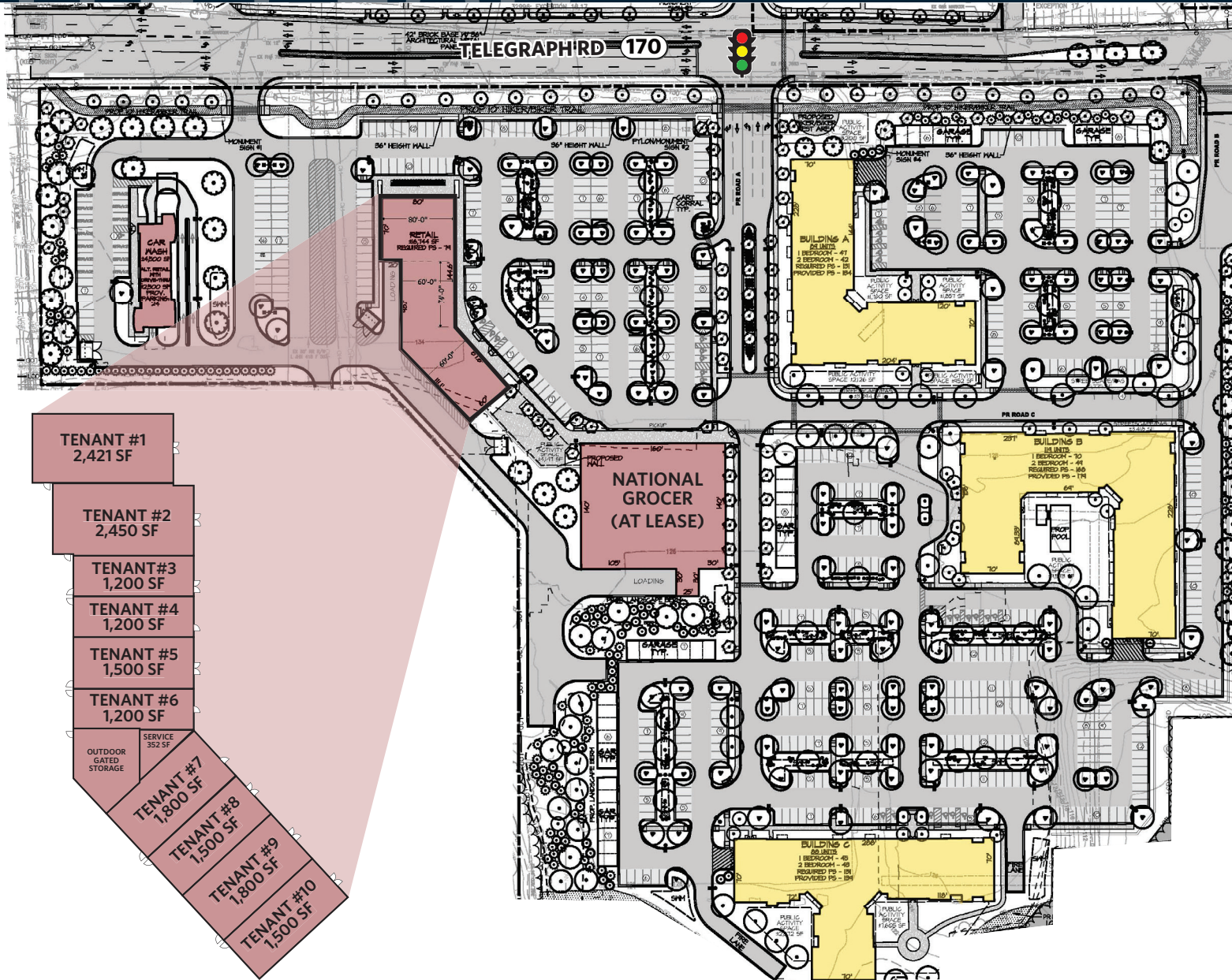




# SITE PLAN

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# AERIAL

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Odenton  
Anne Arundel County | Maryland

- Google Earth Pro Aerial Photograph -  
While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy.



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# CLOSE-UP

## ACADEMY YARD GROCERY-ANCHORED RETAIL

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# RENDERINGS

## ACADEMY YARD GROCERY-ANCHORED RETAIL

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## FOR MORE INFORMATION, PLEASE CONTACT:

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