



ACADEMY YARD GROCERY-ANCHORED RETAIL

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



EXECUTED LEASE WITH



4TH QUARTER 2027 DELIVERY

RETAIL FOR LEASE

- Grocery-anchored shopping center with 16,888 SF of inline retail and 1.5+ acre pad site for lease.
- Featuring **SPROUTS**, the only national organic grocer in the submarket.
- Delivery: 4th Quarter 2027.
- Academy Yard is a mixed-use development including over 700 residential units in the core of Odenton Town Center.
- Fort Meade, the largest employer in Maryland, is located nearby on 5,000+ acres with 13 million SF of office space to house 119 organizations - including NSA, Cyber Command, the EPA and numerous defense and intelligence contractors.
- Ideally located close to Route 32 and the BW Parkway, and less than 1 mile from the Odenton MARC Station, which has direct access to Union Station in DC and Penn Station in Baltimore. Also less than 5 miles to BWI Airport.

DEVELOPED BY:

STONEBRIDGE CARRAS

DALLON L. CHENEY

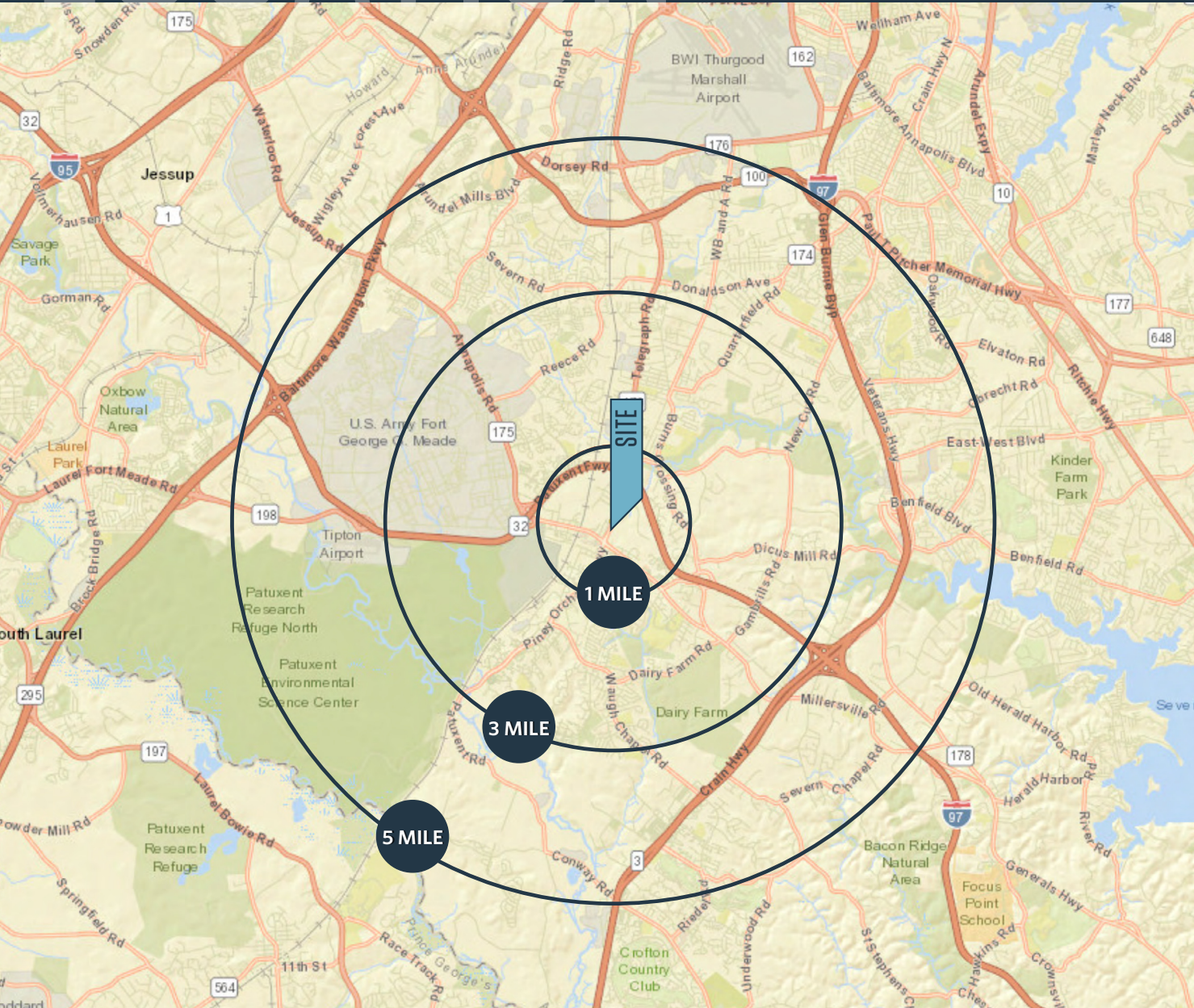
dcheney@klnb.com | 703-268-2703

klnb.com

LOCATION

ACADEMY YARD GROCERY-ANCHORED RETAIL

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



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)	17,365 ADT*
Patuxent Freeway (MD-32)	50,985 ADT

*Traffic engineers estimate traffic will surpass 24,000 ADT at completion of the Academy Yard development.

DALLON L. CHENEY

dcheney@klnb.com | 703-268-2703



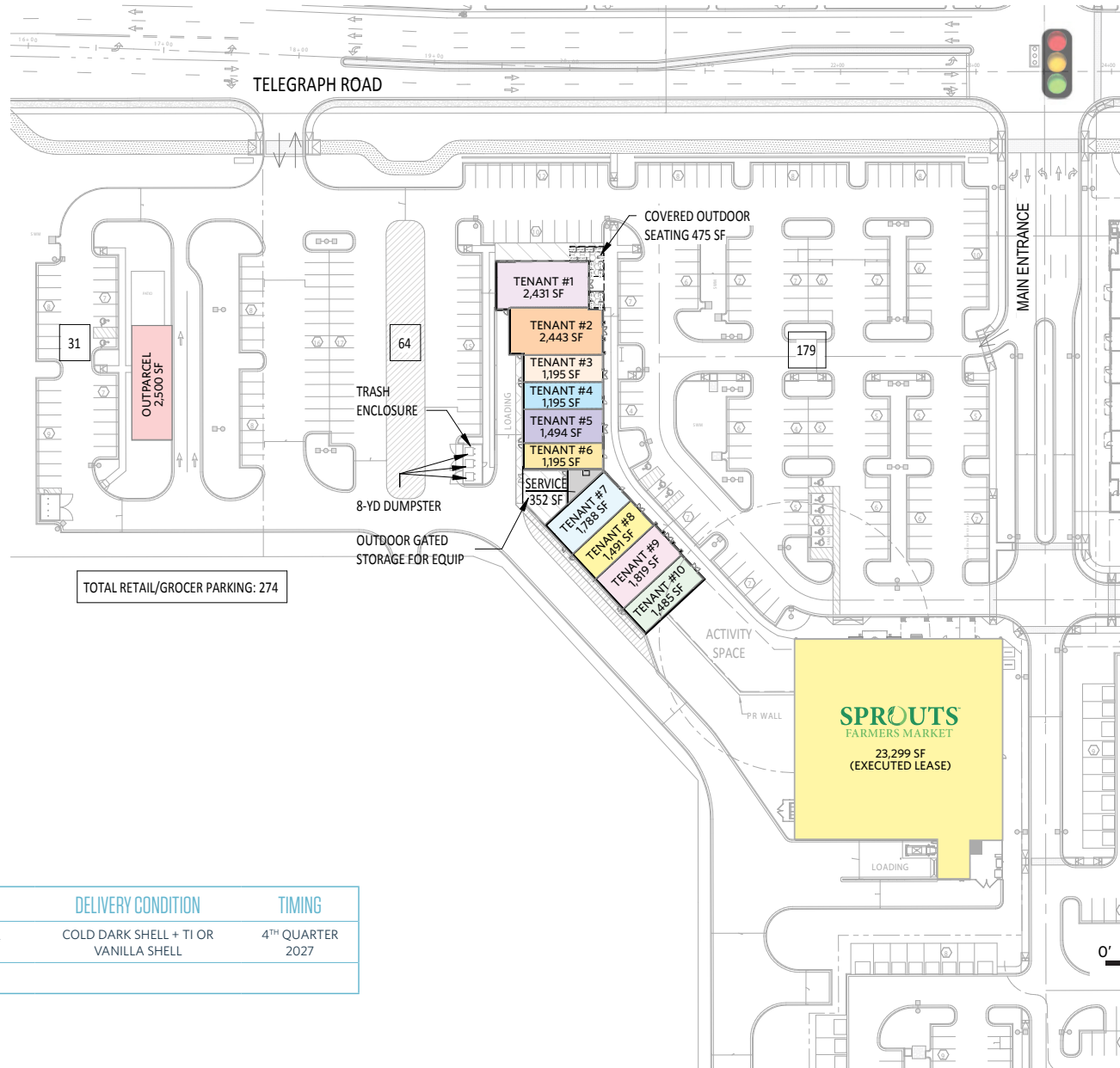
SITE PLAN

ACADEMY YARD GROCERY-ANCHORED RETAIL

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

TOTAL GROSS SF	
Name	Area
GROCER	23,299 SF
OUTPARCEL	2,500 SF
SERVICE	352 SF
TENANT #1	2,431 SF
TENANT #2	2,443 SF
TENANT #3	1,195 SF
TENANT #4	1,195 SF
TENANT #5	1,494 SF
TENANT #6	1,195 SF
TENANT #7	1,788 SF
TENANT #8	1,491 SF
TENANT #9	1,819 SF
TENANT #10	1,485 SF
TOTAL GSF	42,687 SF

NOTE: THIS DOCUMENT IS FOR GENERAL INFORMATION AND APPROXIMATION PURPOSES ONLY, ALL SQUARE FOOTAGE IS SUBJECT TO CHANGE WITH DESIGN OF BUILDING.



TOTAL RETAIL/GROCER PARKING: 274

SPACE	SIZE	RATE	DELIVERY CONDITION	TIMING
VARIOUS	VARIOUS	"MARKET"	COLD DARK SHELL + TI OR VANILLA SHELL	4 TH QUARTER 2027
*Est. NNN: \$8.00 PSF				

0' 30' 60' 120'



DALLON L. CHENEY

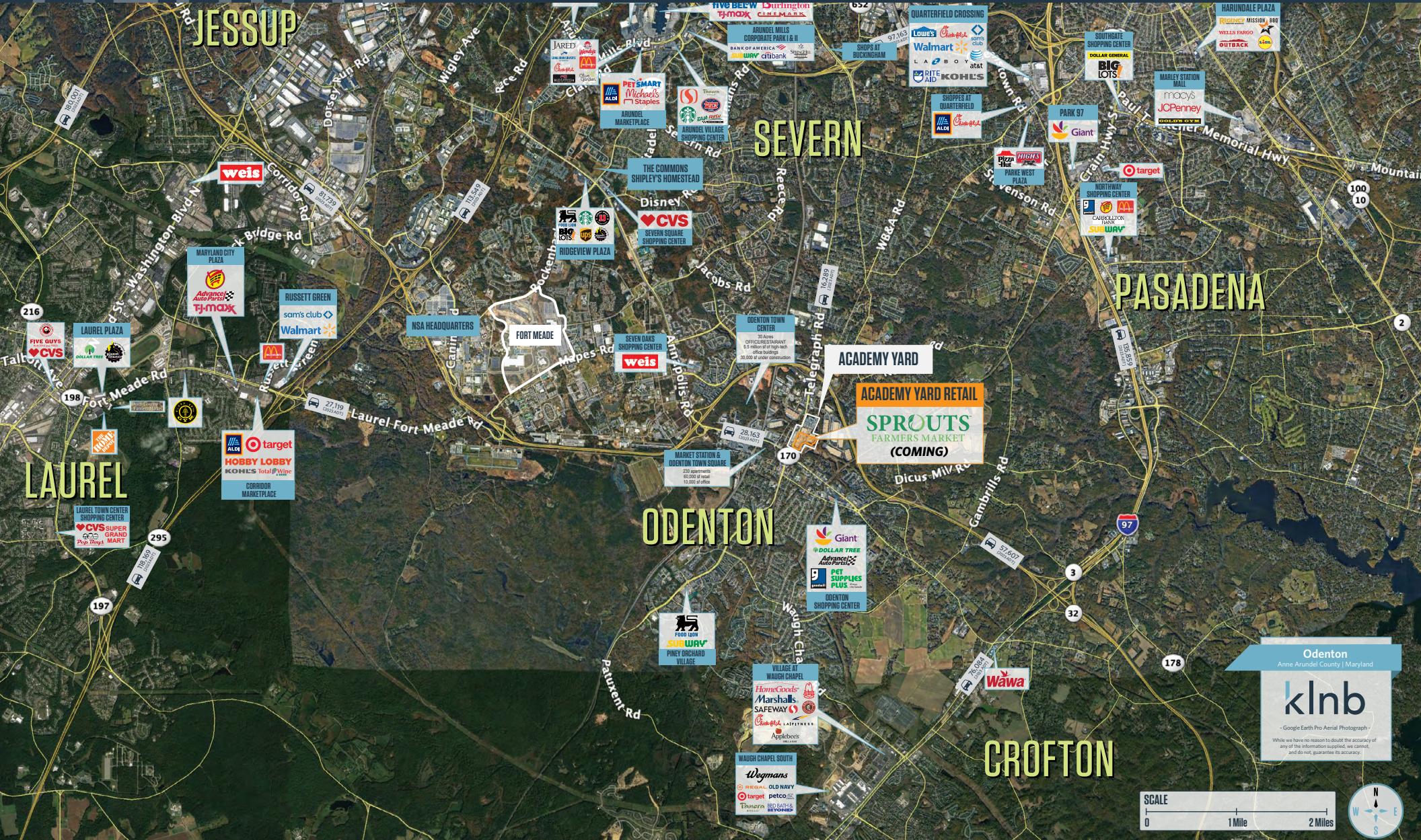
dcheney@klnb.com | 703-268-2703



AERIAL

ACADEMY YARD GROCERY-ANCHORED RETAIL

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



Odenton
Anne Arundel County | Maryland

klnb

-Google Earth Pro Aerial Photographs-

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy.

SCALE

0 1 Mile 2 Miles

DALLON L. CHENEY
dcheney@klnb.com | 703-268-2703

klnb

CLOSE-UP

ACADEMY YARD GROCERY-ANCHORED RETAIL

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



DALLON L. CHENEY

dcheney@klnb.com | 703-268-2703

klnb

RENDERINGS

ACADEMY YARD GROCERY-ANCHORED RETAIL

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



DALLON L. CHENEY

dcheney@klnb.com | 703-268-2703

klnb



ACADEMY YARD GROCERY-ANCHORED RETAIL

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

FOR MORE INFORMATION, PLEASE CONTACT:

DALLON L. CHENEY

dcheney@klnb.com

703-268-2703

8065 Leesburg Pike, Suite 700, Tysons, VA 22182

.....

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)

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.