



PAX RIVER VILLAGE CENTER

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



RETAIL FOR LEASE

Complete redevelopment of the former Millison Plaza

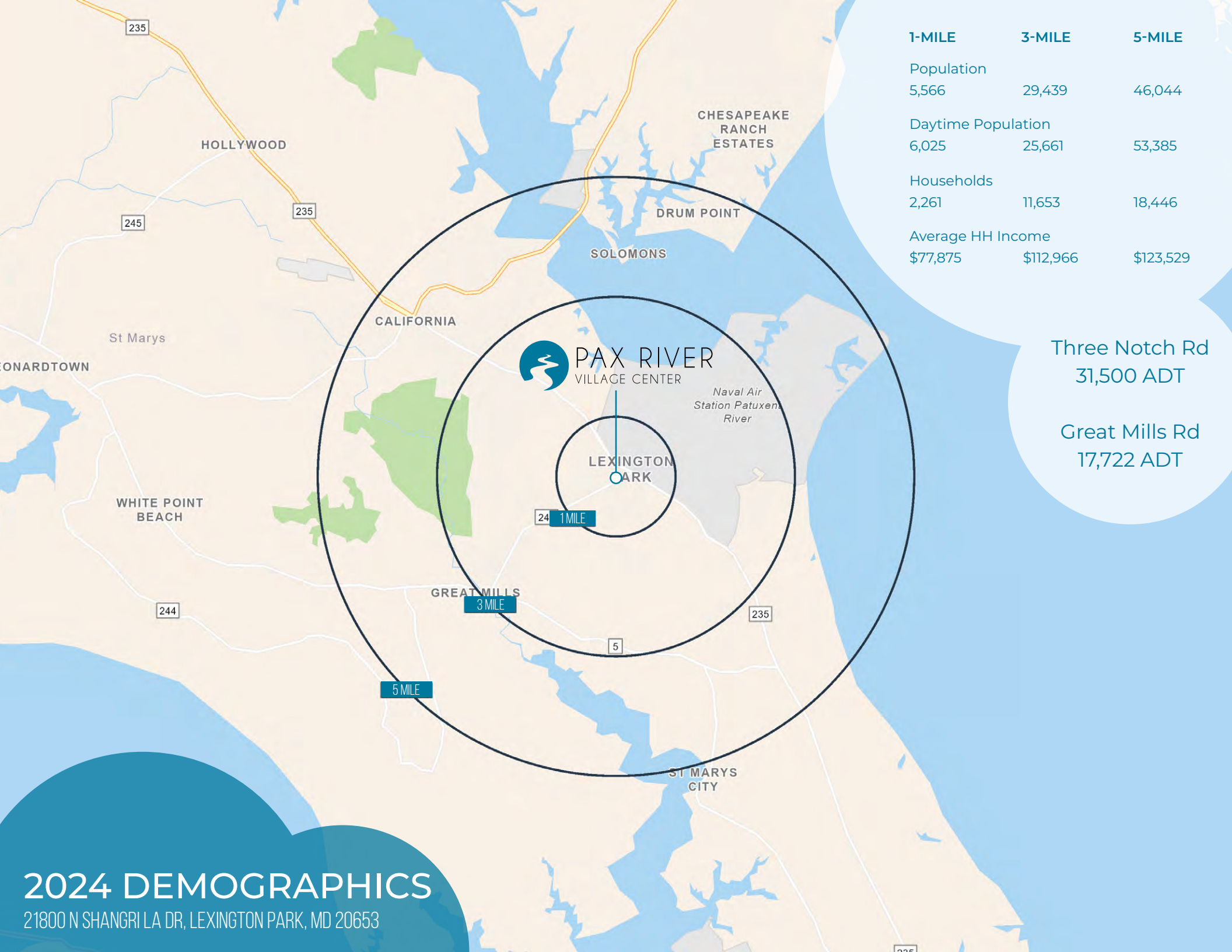
Inclusive of façade renovation, new pad site opportunities, and multi-family project

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 5,566	29,439	46,044
Daytime Population 6,025	25,661	53,385
Households 2,261	11,653	18,446
Average HH Income \$77,875	\$112,966	\$123,529

Three Notch Rd
31,500 ADT

Great Mills Rd
17,722 ADT

2024 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
 (200,000)

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

LEXINGTON EXCHANGE
 R.G. THEATRE
 ALDI

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

ST. MARY'S MARKETPLACE
 Harris Teeter
 Starbucks MOD

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

CHIPOTLE
 FIREHOUSE
 (100,000)

56,690
 (100,000)

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

PATUXENT RIVER
 NAVAL AIR STATION
 18,800 EMPLOYEES

WILDEWOOD

CALIFORNIA

PATUXENT RIVER

19,342
 (200,000)

HOBBY LOBBY
PET SMART
 Advance Auto Parts
LAUREL GLEN SHOPPING CENTER

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

♥ CVS

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

18,525
 (200,000)

31,500
 (200,000)

LEXINGTON PARK

♥ CVS

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

17,722
 (200,000)

17,844
 (200,000)

MARKET AERIAL

21800 N SHANGRI LA DR, LEXINGTON PARK, MD 20653



EXISTING SITE PLAN

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SITE PLAN

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A1 Available	26,224 SF	A12	The Well Pet Clinic	2,950 SF	B8	Negotiating	6,845 SF	C10	Available	2,500 SF	G2	Available	744 SF	
A1-2	2000 Liquor	819 SF	A13	Available	500 SF	B10	Negotiating	14,623 SF	C13	Available	1,733 SF	G3	Available	939 SF
A3	Free Worship Ministries	1,437 SF	A14	Lex Park Cleaners	2,157 SF	C1	Southern Tire	4,794 SF	C13-1	Available	4,620 SF	G4	Available	1,641 SF
A4	2000 Liquor	1,312 SF	AB-1	Available	2,956 SF	C1-2	Southern Tire	2,457 SF	D1	Popeyes	3,463 SF	G5	Jersey Mikes	1,600 SF
A5	Filipino Mart	897 SF	AB-2	Available	1,225 SF	C1-3	Southern Tire	730 SF	D2	Subway	1,026 SF	G6	Quickway	1,827 SF
A6	Available	2,340 SF	AB-3	Available	5,558 SF	C1-4	Southern Tire	1,496 SF	D3	Greater Baden Medical Services	2,752 SF	G7	Starbucks	2,630 SF
A7	Barbershop	1,216 SF	B1	Aaron's	2,103 SF	C2	Available	1,087 SF	E1	AMC Theaters	14,310 SF	Pad 2	Donut Connection	2,100 SF
A8	Available	1,216 SF	B2	Family Dollar	2,700 SF	C4	Available	3,201 SF	E2	Barefoot Graphics	5,746 SF	Pad 3	Available	2,430 SF
A9	Available	1,426 SF	B3	Cross Fit Pax	6,123 SF	C5	Negotiating	4,323 SF	F1	Aldi	21,478 SF	5A	Deli	1,227 SF
A10	Available	1,171 SF	B4	El Rinconcito	1,748 SF	C7	Hong Kong	2,751 SF	F2	Available	1,300 SF	5B	Available [2nd Gen Restaurant]	1,530 SF
A11	Available	1,951 SF	B7	Negotiating	5,089 SF	C8	Dollar Tree	11,031 SF	G1	Available	744 SF			



RENDERINGS

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