



# ACADEMY YARD GROCERY-ANCHORED RETAIL

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

EXECUTED LEASE WITH



4<sup>TH</sup> QUARTER 2027 DELIVERY



## RETAIL FOR LEASE

- Grocery-anchored shopping center with 16,536 SF of inline retail and a 1.27-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.
- The Main Gate to Fort Meade is located less than 3 miles from Academy Yard. Fort Meade is Maryland's largest employer and a critical hub for national security and cyber operations. It hosts over 115 government agencies, including the National Security Agency (NSA) and U.S. Cyber Command. The installation supports over 125,000 jobs and provides significant economic activity and stability for the surrounding area.
- 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

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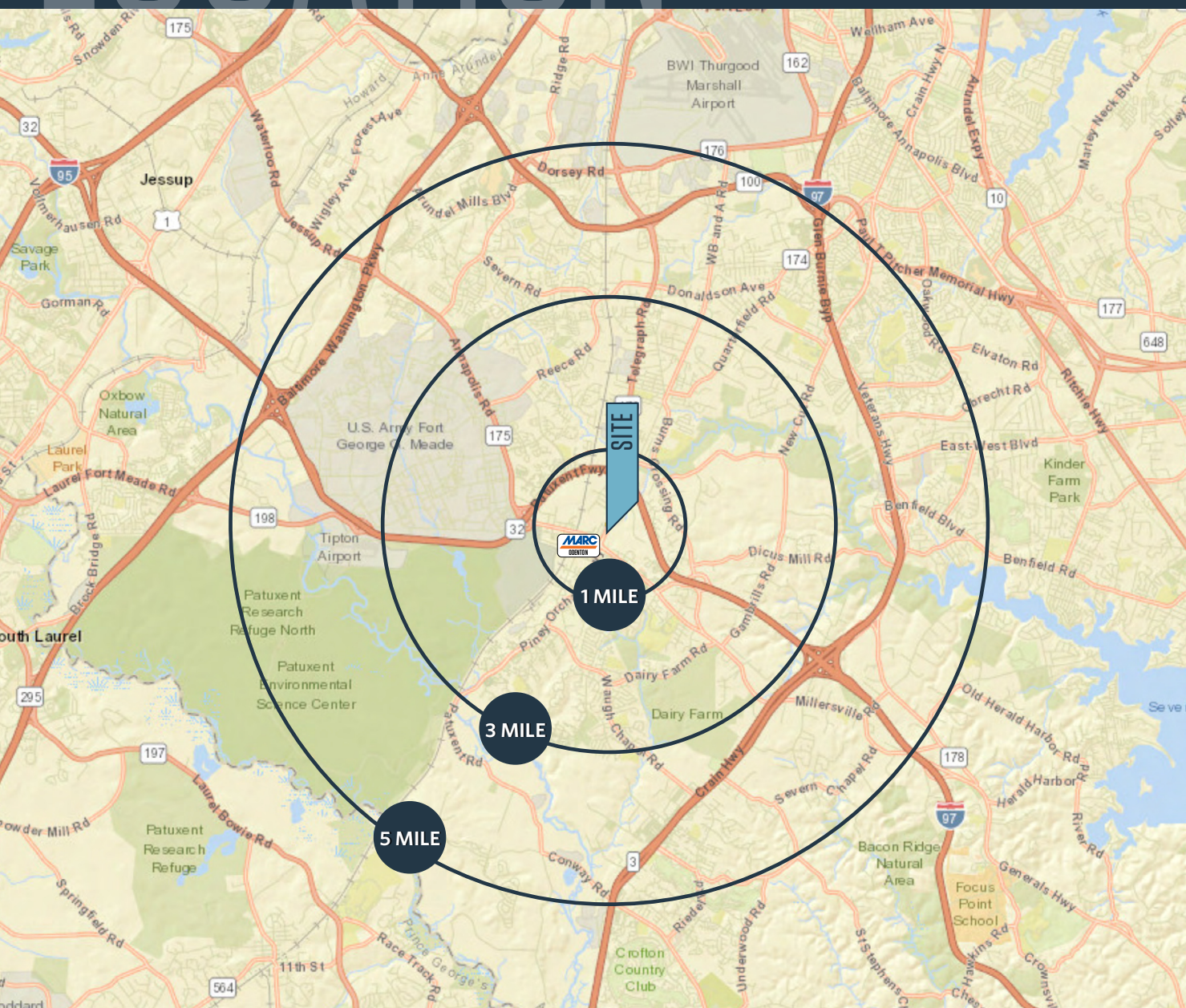
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# LOCATION

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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)	17,365 ADT*
Patuxent Freeway (MD-32)	50,985 ADT
 Odenton	1,401 ADR

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

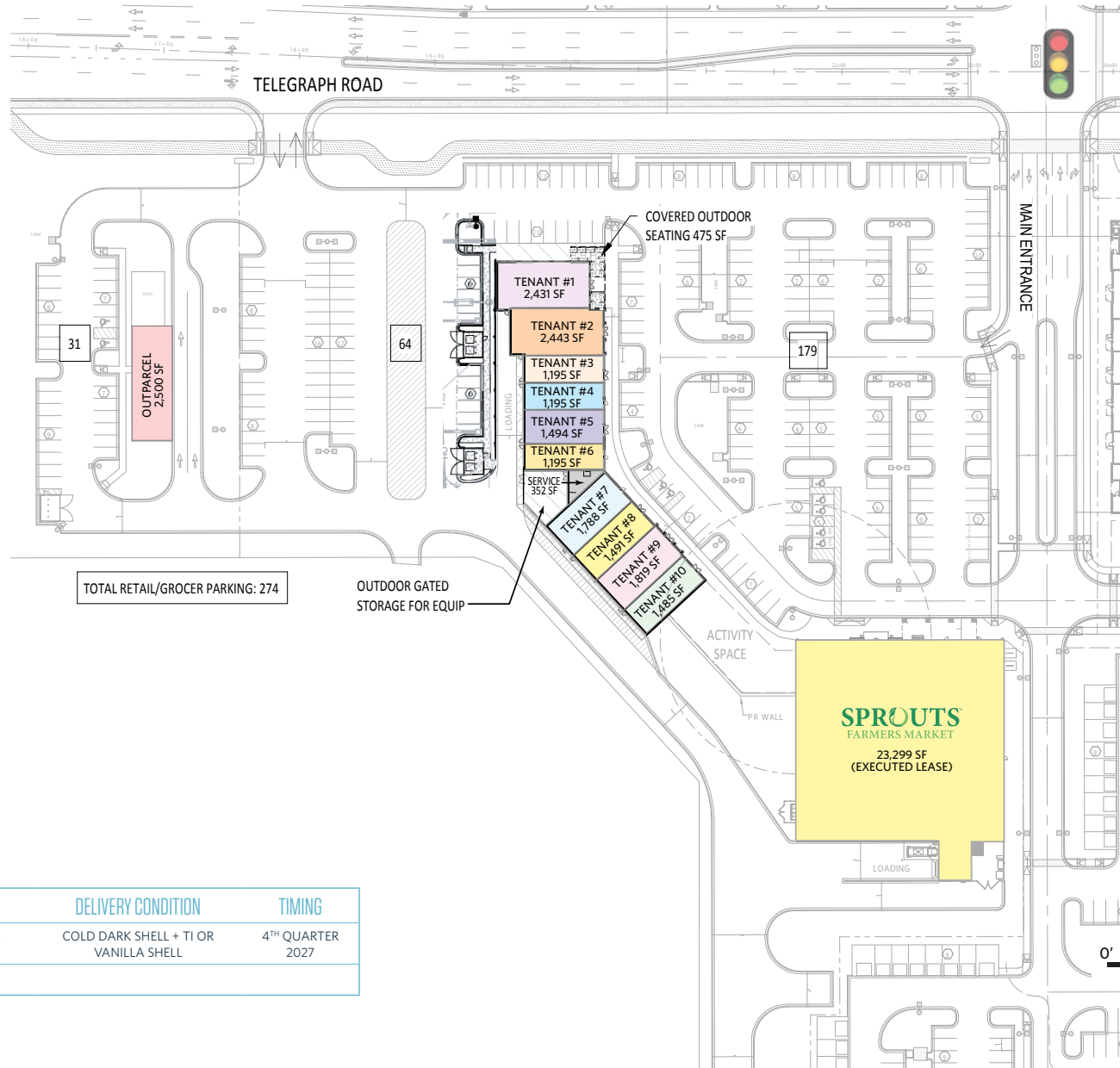
# SITE PLAN

## ACADEMY YARD GROCERY-ANCHORED RETAIL

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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 <sup>TH</sup> QUARTER 2027
*Est. NNN: \$9.00 PSF				

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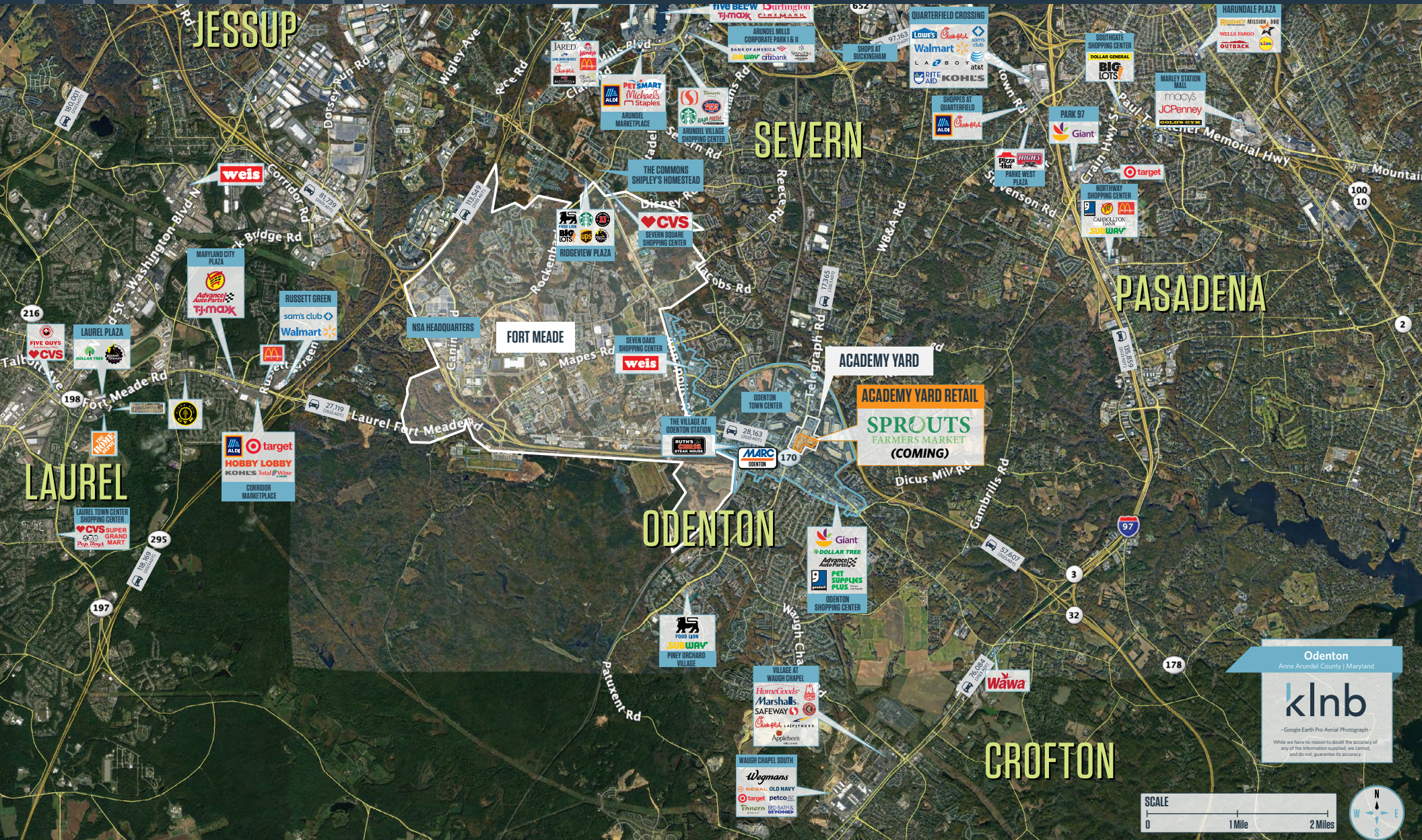
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# AERIAL

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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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