



PAX RIVER VILLAGE CENTER

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



RETAIL FOR LEASE

Complete redevelopment of the former Millison Plaza

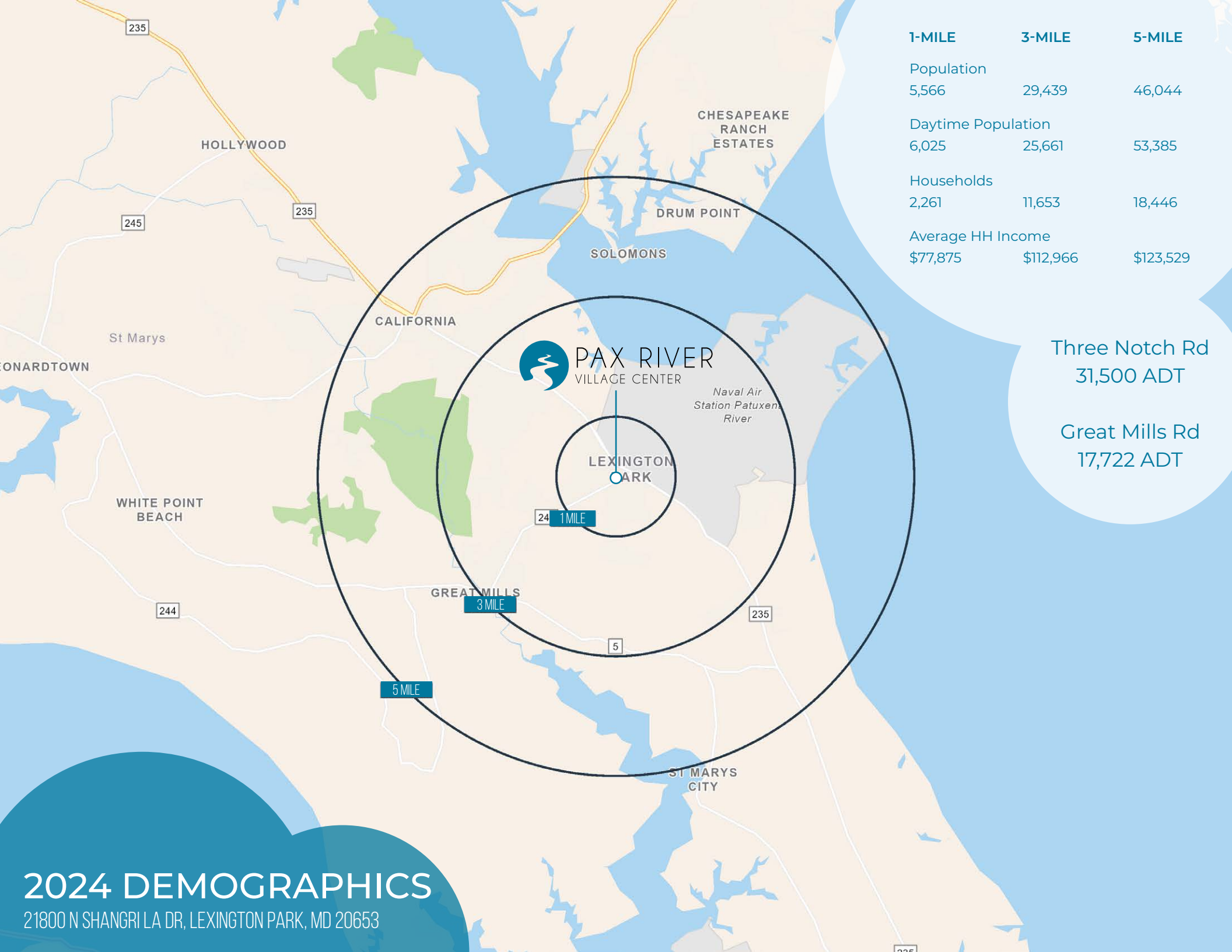
Inclusive of façade renovation, new pad site opportunities, and multi-family project

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

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SOLOMONS ISLAND

SOLOMONS TOWNE CENTER
weis ♥ CVS
BURGER KING KFC PAPA JOHN'S

PATUXENT PLAZA
7-Eleven Jerry's

21,545 (200 ADT)

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

LEXINGTON EXCHANGE
RC THEATRE ALDI

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

ST. MARY'S MARKETPLACE
Harris Teeter Starbucks MOD

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

HOBBY LOBBY PETSMART Advance Auto Parts LAUREL GLEN SHOPPING CENTER

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

CHIPOTLE FIREHOUSE SUBS

56,690 (100 ADT)

LEXINGTON VILLAGE (140,715 SF)
KOHLS DICK'S

PATUXENT RIVER NAVAL AIR STATION 18,800 EMPLOYEES

♥ CVS

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

LEXINGTON PARK

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

♥ CVS

18,550 (100 ADT)

17,722 (100 ADT)

17,844 (100 ADT)

MARKET AERIAL

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EXISTING SITE PLAN

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A1	Available	5,873 SF	A11	Available	886 SF	B7	At LOI	26,557 SF	C10	Available	1,514 SF	G3	Available	939 SF
A2	Available	14,334 SF	A12	Available	1,065 SF	C1	Southern Tire	4,794 SF	C13	Available	153 SF	G4	Available	1,641 SF
A3	Available	6,107 SF	A13	The Well Pet Clinic	2,950 SF	C1-2	Southern Tire	2,457 SF	C14	Available	4,620 SF	G5	Jersey Mikes	1,600 SF
A3	Free Worship Ministries - Basement	1,437 SF	A14	Available	500 SF	C1-3	Southern Tire	1,496 SF	D1	At Lease	3,463 SF	G6	Quickway	1,827 SF
A4	2000 Liquor	1,312 SF	A15	Lex Park Cleaners	2,157 SF	C2	Expose Nails	1,800 SF	D2	Subway	1,026 SF	G7	Starbucks	2,630 SF
A4	2000 Liquor - Basement	819 SF	AB-1	Available	2,956 SF	C4	Available	2,488 SF	D3	Greater Baden Medical Services	2,752 SF	Pad 2	Donut Connection	2,100 SF
A5	Filipino Mart	897 SF	AB-2	Available	1,225 SF	C5	Sherwin Williams	4,323 SF	E1	AMC Theaters	14,310 SF	Pad 3	Available	1,620 SF
A6	Available	2,334 SF	AB-3	Available	5,558 SF	C6	Available	730 SF	E2	Barfoot Graphics	5,746 SF	5A	Available	1,227 SF
A7	Barbershop	1,216 SF	B1	Aaron's	7,663 SF	C7	Hong Kong	2,751 SF	F1	Aldi	19,432 SF	5B	At Lease	1,530 SF
A8	Tobacco Hut	1,216 SF	B2	Family Dollar	7,096 SF	C8	Dollar Tree	11,031 SF	F2	Available	1,300 SF			
A9	Castilian Hair Fashions	1,426 SF	B3	Cross Fit Pax	6,123 SF	C10	Available	2,000 SF	G1	Available	744 SF			
A10	Beyond Beauty	1,171 SF	B4	El Rinconcito	1,748 SF	C10	Available	750 SF	G2	Available	744 SF			



RENDERINGS
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