



PAX RIVER VILLAGE CENTER

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



RETAIL FOR LEASE

Complete redevelopment of the former Millison Plaza

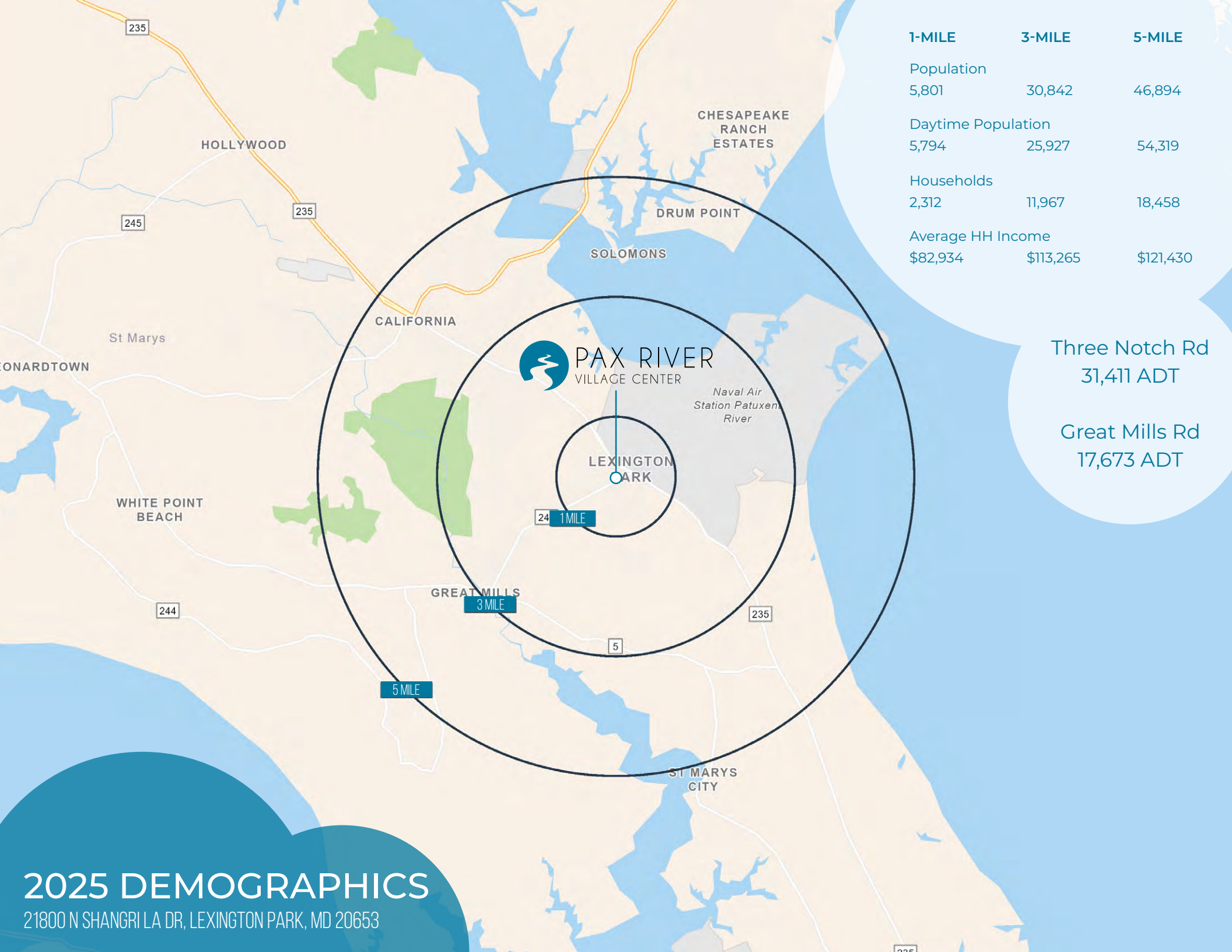
Inclusive of façade renovation, new pad site opportunities, and multi-family project

Directly adjacent to Patuxent River Naval Air Station

Located at the busiest intersection in the market – Three Notch Road (31,411 ADT) and Great Mills Drive (17,673 ADT)

JOIN THESE RETAILERS





1-MILE	3-MILE	5-MILE
Population 5,801	30,842	46,894
Daytime Population 5,794	25,927	54,319
Households 2,312	11,967	18,458
Average HH Income \$82,934	\$113,265	\$121,430

Three Notch Rd
31,411 ADT

Great Mills Rd
17,673 ADT

2025 DEMOGRAPHICS

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SOLOMONS ISLAND

PATUXENT RIVER

CALIFORNIA

WILDEWOOD

LEXINGTON PARK

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

PATUXENT PLAZA
7-Eleven Jerry's

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

LEXINGTON EXCHANGE
Rite Aid ALDI

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

ST. MARY'S MARKETPLACE
Harris Teeter
Starbucks MOD
Panda Express

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

Applebees
Olive Garden
Red Robin
CHIPOTLE
FIREHOUSE SUBS

PATUXENT CROSSING SC
(264,199 SF)
Marshall's JO-ANN
HomeGoods Famous Footwear
METHOD DOLLAR TREE GYM

LAUREL GLEN SHOPPING CENTER
HOBBY LOBBY
PETSMART
Advance Auto Parts

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

PATUXENT RIVER NAVAL AIR STATION
18,800 EMPLOYEES

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

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

MARKET AERIAL

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EXISTING SITE PLAN

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SITE PLAN

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A1	Available	5,873 SF	A10	Beyond Beauty	1,171 SF	B4	El Rinconcito	1,748 SF	C10	Available	750 SF	G2	Available	744 SF
A2	Available	14,334 SF	A11	Available	886 SF	B7	At LOI	26,557 SF	C10	Available	1,514 SF	G3	Available	939 SF
A3	Available	6,107 SF	A12	Available	1,065 SF	C1	Southern Tire	4,794 SF	C13	Available	153 SF	G4	Available	1,641 SF
A3	Free Worship Ministries - Basement	1,437 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
A4	2000 Liquor	1,312 SF	A14	Available	500 SF	C1-3	Southern Tire	1,496 SF	D1	Popeyes	3,463 SF	G6	Quickway	1,827 SF
A4	2000 Liquor - Basement	819 SF	A15	Lex Park Cleaners	2,157 SF	C2	Expose Nails	1,800 SF	D2	Subway	1,026 SF	G7	Starbucks	2,630 SF
A5	Filipino Mart	897 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
A6	Available	2,334 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
A7	Barbershop	1,216 SF	AB-3	Available	5,558 SF	C6	Available	730 SF	E2	Barefoot Graphics	5,746 SF	5A	Available	1,227 SF
A8	Tobacco Hut	1,216 SF	B1	Aaron's	7,663 SF	C7	Hong Kong	2,751 SF	F1	Aldi	19,432 SF	5B	America's Best Wings	1,530 SF
A9	Available Second Generation Hair Salon	1,426 SF	B2	Family Dollar	7,096 SF	C8	Dollar Tree	11,031 SF	F2	Available	1,300 SF			
			B3	Cross Fit Pax	6,123 SF	C10	Available	2,000 SF	G1	Available	744 SF			

FAÇADE RENOVATIONS COMPLETED



PHOTOS

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