



# ACADEMY YARD GROCERY-ANCHORED RETAIL

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



## 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: 2<sup>nd</sup> Quarter 2028.
- 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

DALLON L. CHENEY

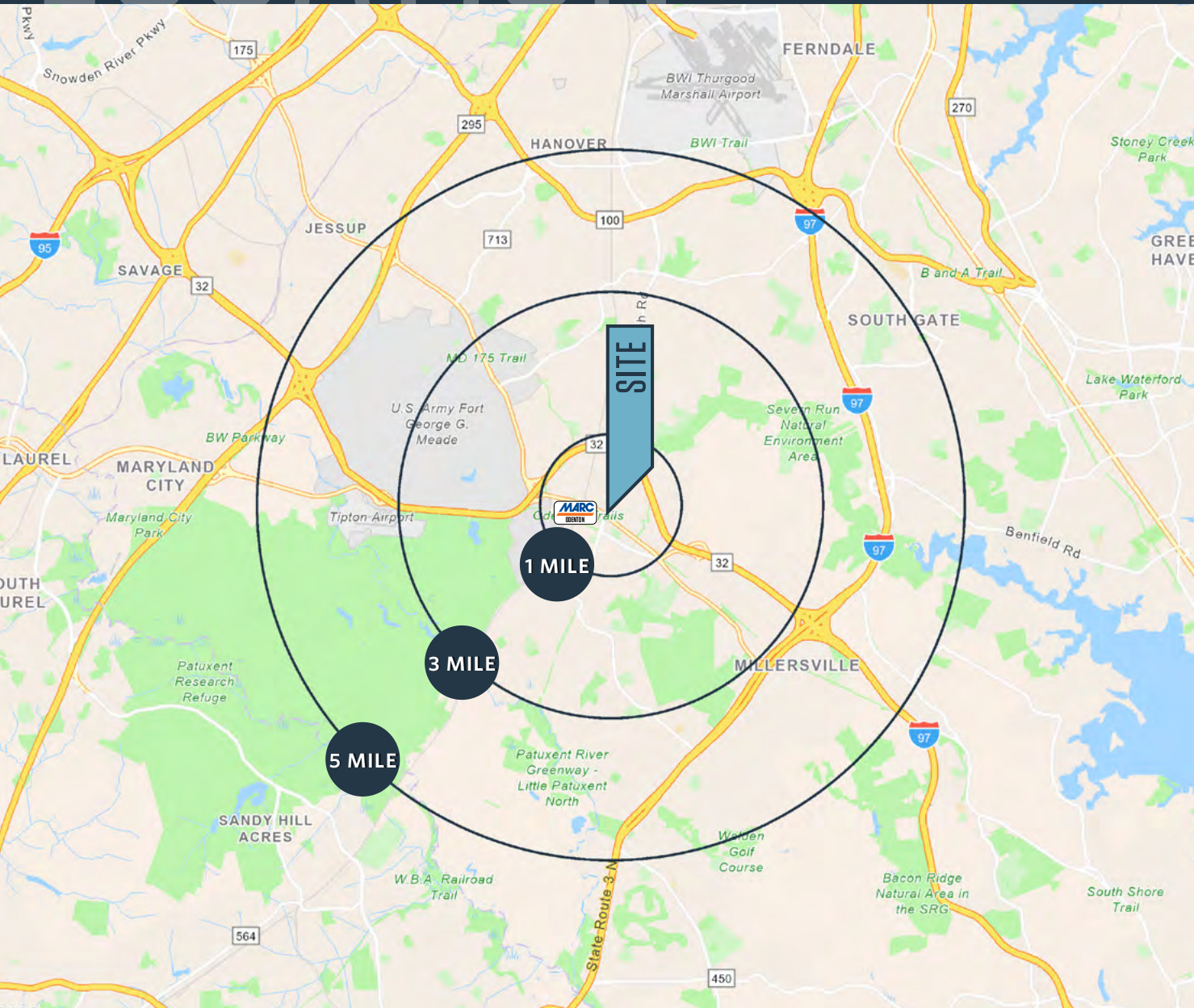
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# LOCATION

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### DEMOGRAPHICS | 2025:

| 1-MILE             | 3-MILE    | 5-MILE    |
|--------------------|-----------|-----------|
| Population         |           |           |
| 9,041              | 67,295    | 154,013   |
| Daytime Population |           |           |
| 8,276              | 55,641    | 137,610   |
| Households         |           |           |
| 4,118              | 25,314    | 59,528    |
| Average HH Income  |           |           |
| \$130,489          | \$148,492 | \$151,836 |

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

### TRAFFIC COUNTS | 2024:

|                                                                                               |             |
|-----------------------------------------------------------------------------------------------|-------------|
| Annapolis Rd (MD-175)                                                                         | 28,250 ADT  |
| Telegraph Road (MD-170)                                                                       | 15,140 ADT* |
| Patuxent Freeway (MD-32)                                                                      | 48,811 ADT  |
|  Odenton | 1,401 ADR   |

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

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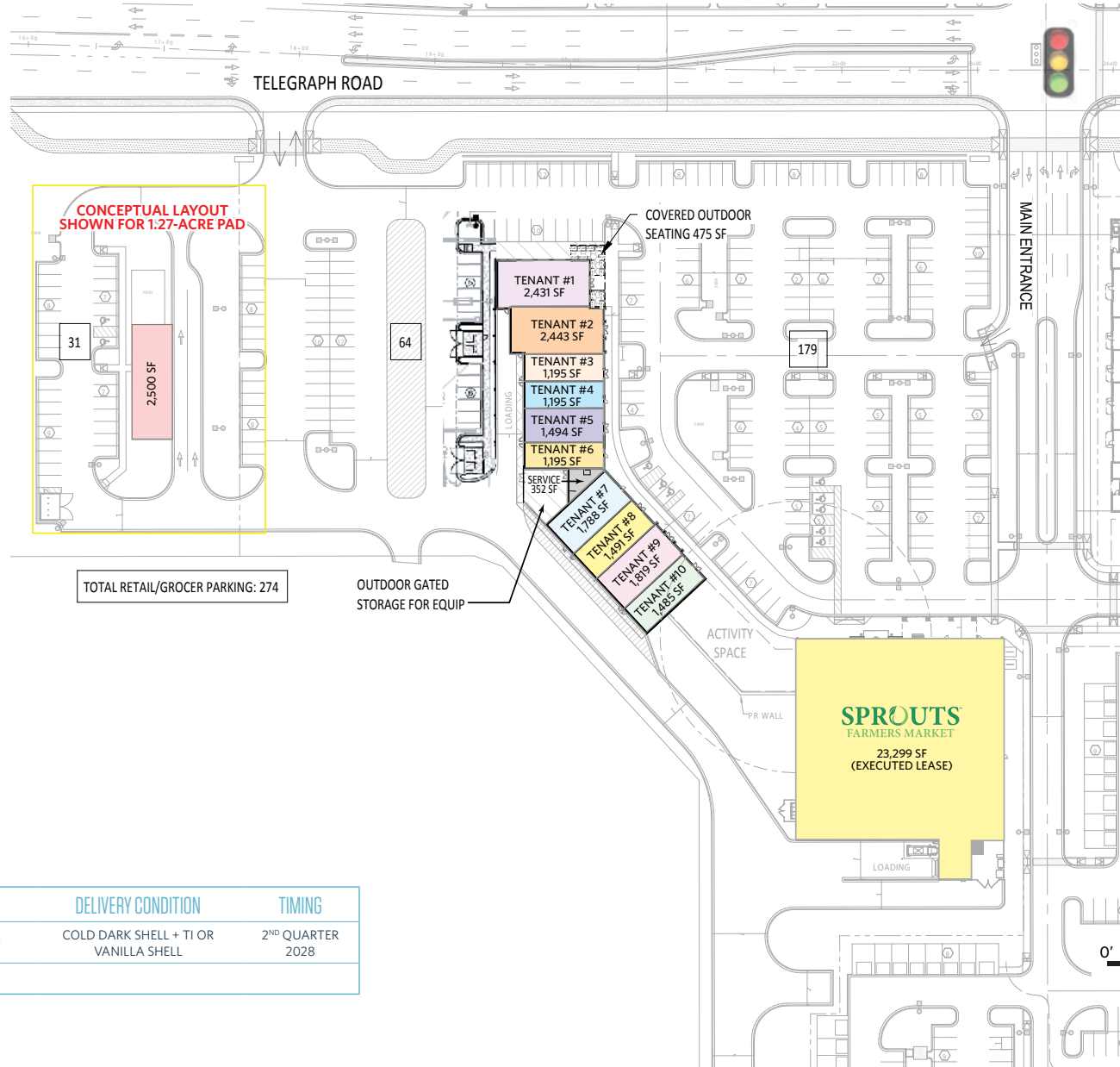
# SITE PLAN

## 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.



| SPACE                 | SIZE    | RATE       | DELIVERY CONDITION                    | TIMING                       |
|-----------------------|---------|------------|---------------------------------------|------------------------------|
| VARIOUS               | VARIOUS | **MARKET** | COLD DARK SHELL + TI OR VANILLA SHELL | 2 <sup>ND</sup> QUARTER 2028 |
| *Est. NNN: \$9.00 PSF |         |            |                                       |                              |

0' 30' 60' 120'



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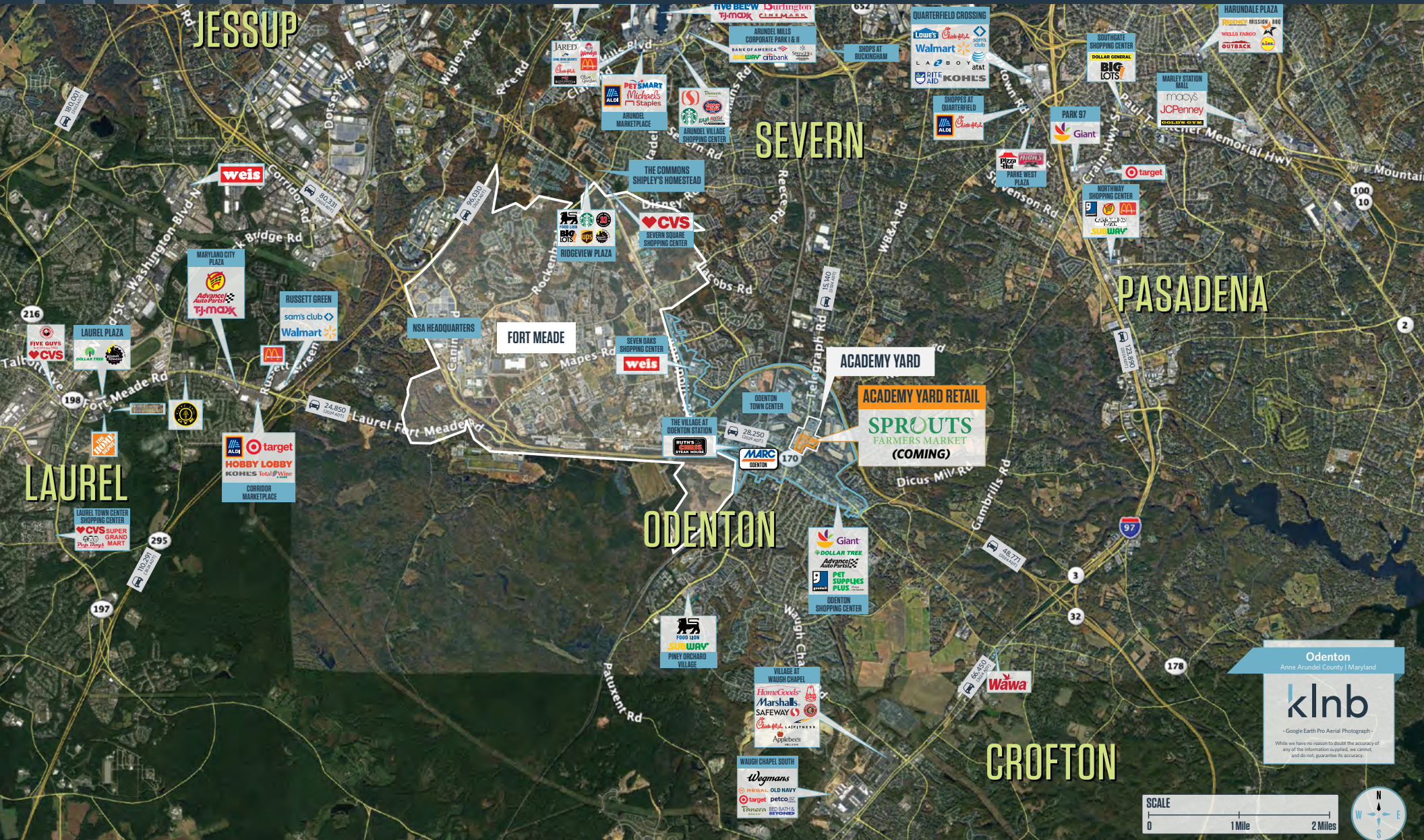
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# AERIAL

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# CLOSE-UP

## ACADEMY YARD GROCERY-ANCHORED RETAIL

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# RENDERINGS

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## FOR MORE INFORMATION, PLEASE CONTACT:

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