



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)

NOW OPEN



UNDER CONSTRUCTION

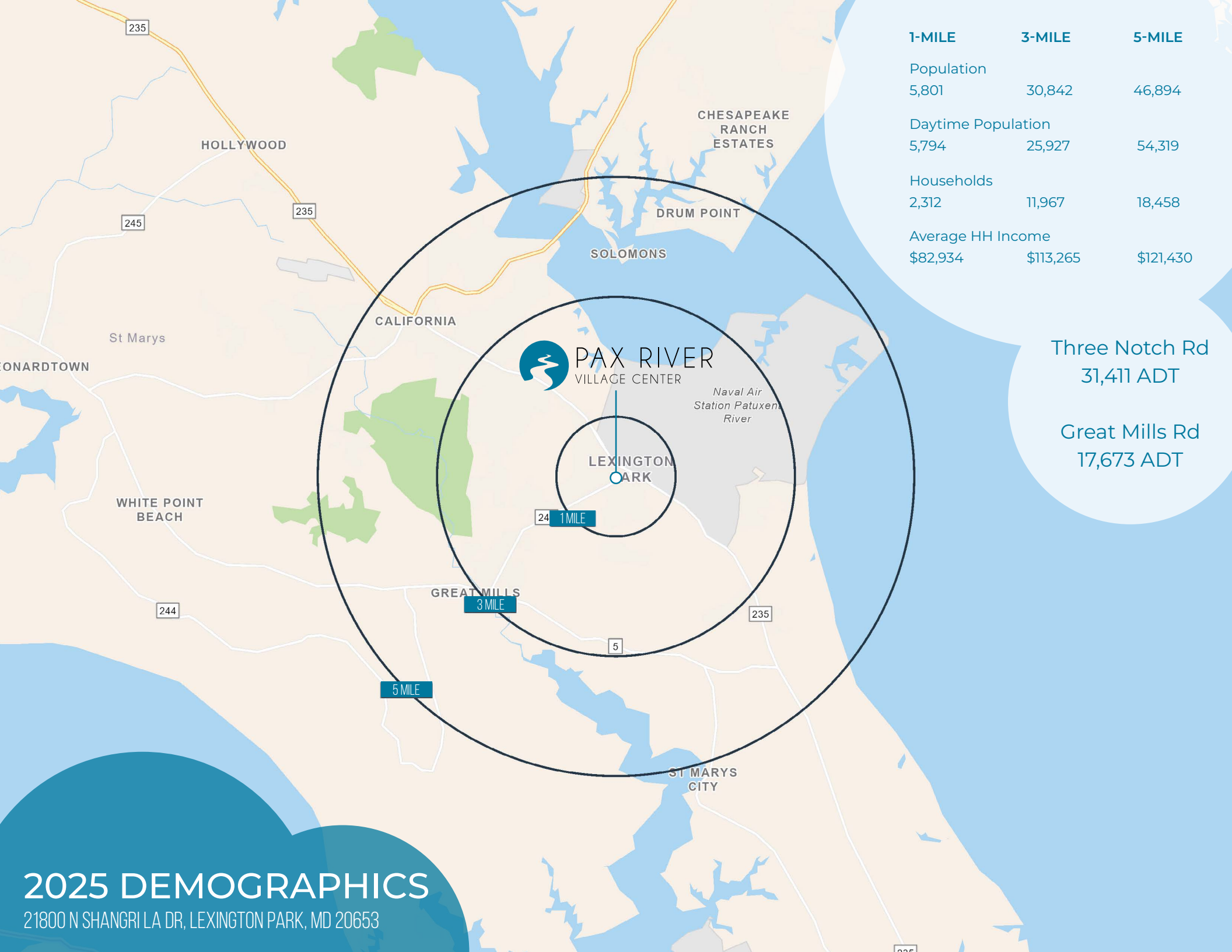


JUST SIGNED



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



LEXINGTON
PARK

24 1 MILE

244 3 MILE

244 5 MILE

2025 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

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

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

LEXINGTON EXCHANGE
 RGV THEATRES EXPERIMENTALITY
 ALDI

ST. MARY'S MARKETPLACE
 Harris Teeter
 Starbucks

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

Oliver Garden
TELO
 Red Robin

19,283 (2024 ADT)

HOBBY LOBBY
PETSMART
 Advance Auto Parts
LAUREL GLEN SHOPPING CENTER

Walmart
Marshall's HomeGoods
 Famous Footwear **METHOD GYM**
PATUXENT CROSSING SC (264,199 SF)

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

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

PATUXENT RIVER NAVAL AIR STATION
 18,800 EMPLOYEES

LEXINGTON PARK

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

18,008 (2024 ADT)

17,675 (2024 ADT)

16,350 (2024 ADT)

CALIFORNIA

PATUXENT RIVER

WILDEWOOD

MARKET AERIAL

21800 N SHANGRI LA DR, LEXINGTON PARK, MD 20653



EXISTING SITE PLAN

21800 N SHANGRI LA DR, LEXINGTON PARK, MD 20653

Three Notch Rd

Cuddihy Rd

Old Corporate Hotel Dr

31,411
[2024 ADT]

N Shangri-La Dr

17,673
[2024 ADT]

Great Mills Rd

Great Mills Rd

N Shangri-La Dr



SITE PLAN

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A1-3 Planet Fitness	36,314 SF	A12 Available	1,065 SF	B8 Available	6,845 SF	C10 Available	750 SF	G2 Available	744 SF
A3 Free Worship Ministries - Basement	1,437 SF	A13 The Well Pet Clinic	2,950 SF	B10 Available	14,623 SF	C10 Available	1,514 SF	G3 Available	939 SF
A4 2000 Liquor	1,312 SF	A14 Available	500 SF	C1 Southern Tire	4,794 SF	C13 Available	153 SF	G4 Available	1,641 SF
A4 2000 Liquor - Basement	819 SF	A15 Lex Park Cleaners	2,157 SF	C1-2 Southern Tire	2,457 SF	C14 Available	4,620 SF	G5 Jersey Mikes	1,600 SF
A5 Filipino Mart	897 SF	AB-1 Available	2,956 SF	C1-3 Southern Tire	1,496 SF	D1 Popeyes	3,463 SF	G6 Quickway	1,827 SF
A6 Tobacco Hut	2,334 SF	AB-2 Available	1,225 SF	C2 Expose Nails	1,800 SF	D2 Subway	1,026 SF	G7 Starbucks	2,630 SF
A7 Available	1,216 SF	AB-3 Available	5,558 SF	C4 Available	2,488 SF	D3 Greater Baden Medical Services	2,752 SF	Pad 2 Donut Connection	2,100 SF
A8 Available	1,216 SF	B1 Aaron's	7,663 SF	C5 Sherwin Williams	4,323 SF	E1 Available	14,310 SF	Pad 3 Available	1,620 SF
A9 Available Second Generation Hair Salon	1,426 SF	B2 Family Dollar	7,096 SF	C6 Available	730 SF	E2 Barefoot Graphics	5,746 SF	5A Available	1,227 SF
A10 Available	1,171 SF	B3 Available	6,123 SF	C7 Hong Kong	2,751 SF	F1 Aldi	19,432 SF	5B America's Best Wings	1,530 SF
A11 Available	886 SF	B4 El Rinconcito	1,748 SF	C8 Dollar Tree	11,031 SF	F2 Available	1,300 SF		
		B7 Available	5,089 SF	C10 Available	2,000 SF	G1 Available	744 SF		

FAÇADE RENOVATIONS COMPLETED



PHOTOS

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