



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



JOIN THESE RETAILERS

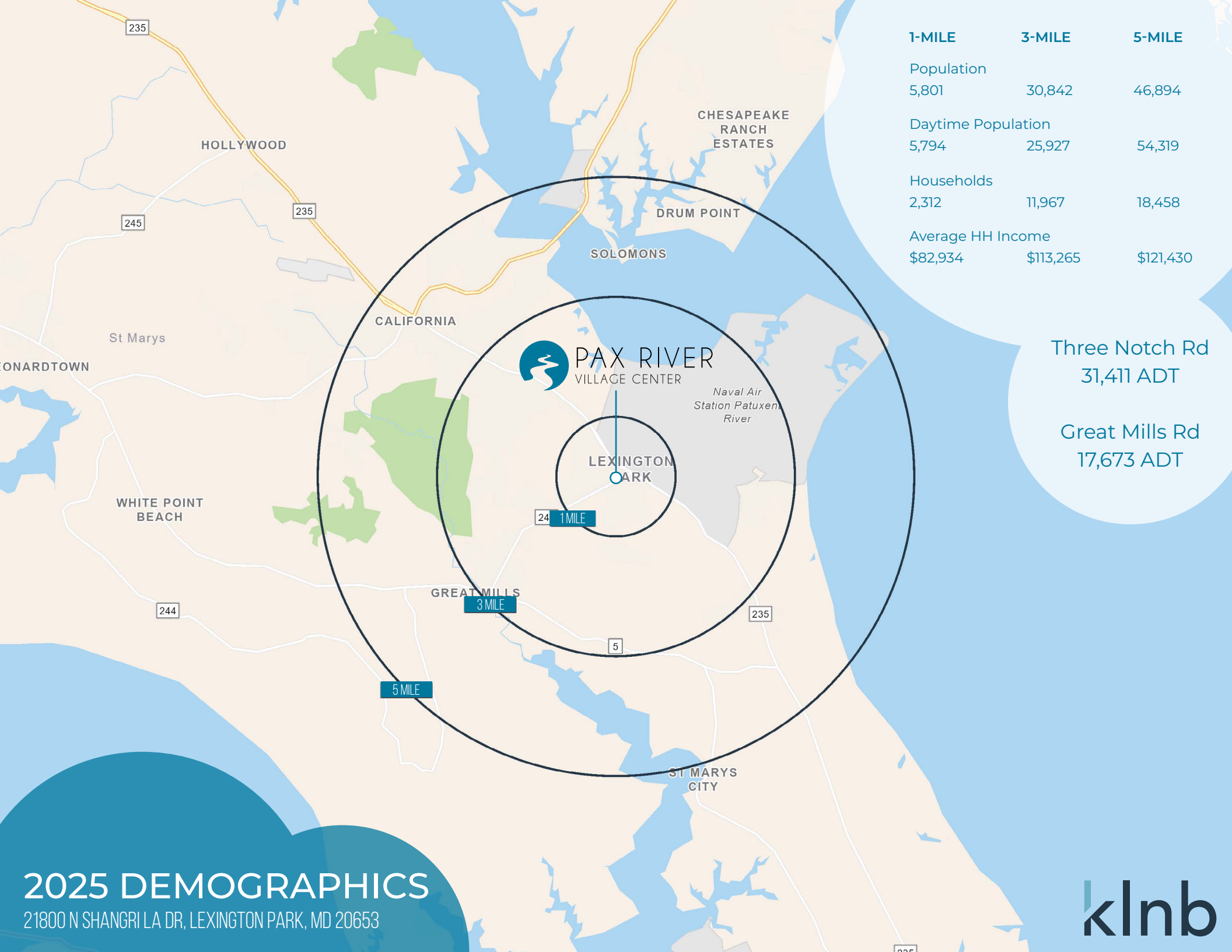


DOLLAR TREE

FAMILY DOLLAR



POPEYES



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

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-ELVEN JERRY'S

77445 (200 ADT)

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

LEXINGTON EXCHANGE
RCA THEATRES EXPERIMENTAL ALDI

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

ST. MARY'S MARKETPLACE
Harris Teeter Starbucks

BJ's

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

Oliver Garden
Taco Bell Red Robin

HOBBY LOBBY
PETSMART Advance Auto Parts
LAUREL GLEN SHOPPING CENTER

Walmart
56,521 (200 ADT)
GIBBONS SUPERSTORES
Marshall's HomeGoods
DOLLAR TREE Famous Footwear METHOD GYM
PATUXENT CROSSING SC (264,199 SF)

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

PATUXENT RIVER NAVAL AIR STATION 18,800 EMPLOYEES

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

LEXINGTON PARK

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

CVS

16,380 (200 ADT)

17,673 (200 ADT)

18,000 (200 ADT)

MARKET AERIAL

21800 N SHANGRI LA DR, LEXINGTON PARK, MD 20653

klmb



EXISTING SITE PLAN

21800 N SHANGRI LA DR, LEXINGTON PARK, MD 20653

klnb

SITE PLAN

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klInb

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	Available	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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