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RETAIL FOR LEASE

- 3,600 SF in-line space available (Suite C) in a center anchored by Weis Markets and Ace Hardware
- Signalized access and high visibility on Point Lookout Road (Route 5), with 20,315 vehicles per day
- Minutes from MedStar St. Mary's Hospital and the College of Southern Maryland's Leonardtown campus
- Affluent trade area, with an average household income above \$158,000 within 5 miles

COOPER HENRY

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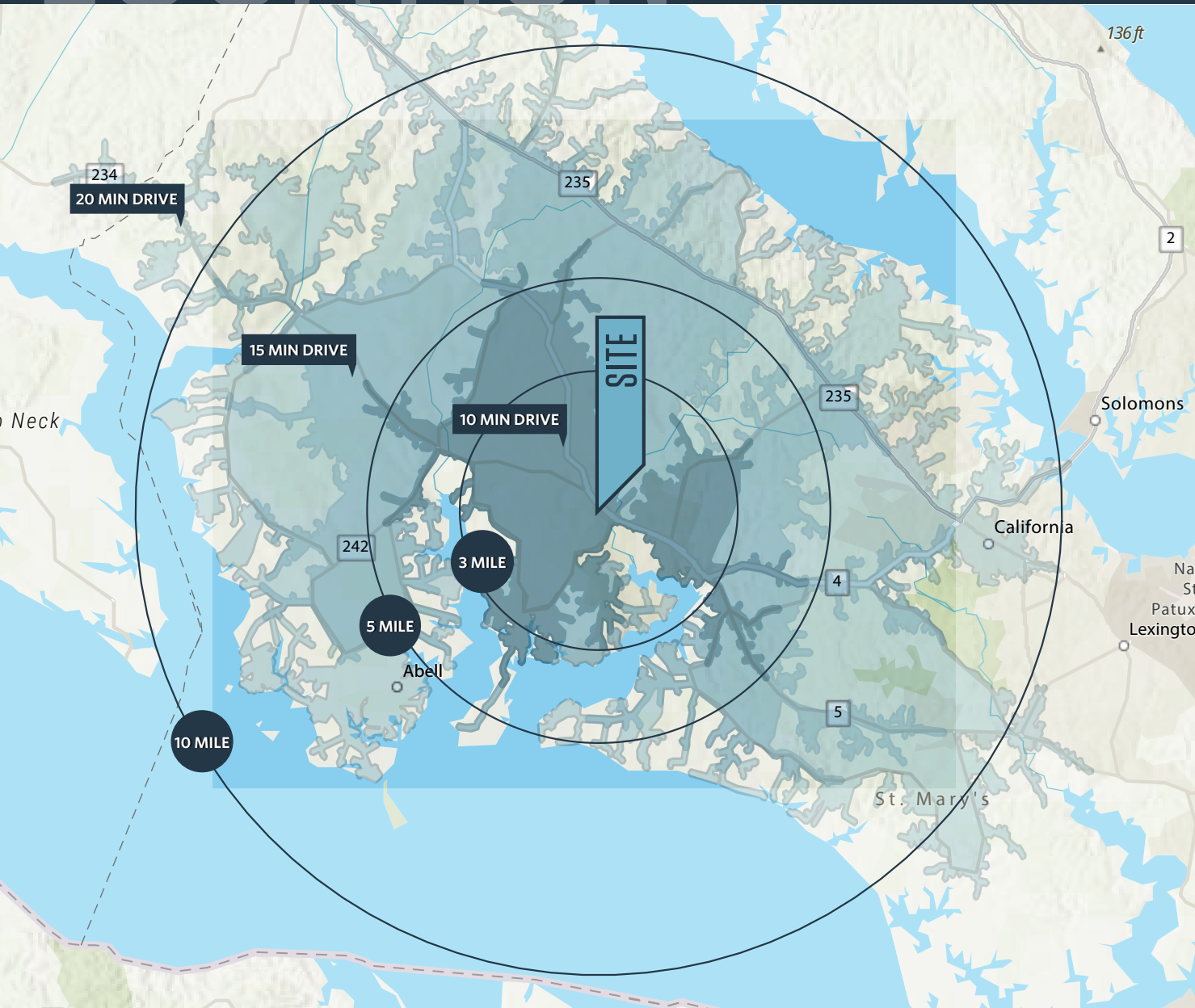
RYAN SCHMITZ

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LOCATION

BRETON BAY

40845 MERCHANTS LANE, LEONARDTOWN, MD 20650



DEMOGRAPHICS | 2026:

3-MILE	5-MILE	10-MILE
Population		
10,182	18,914	69,534
Daytime Population		
12,563	19,124	61,698
Households		
3,678	6,731	25,794
Average HH Income		
\$156,586	\$158,179	\$151,710

10 MIN DRIVE	15 MIN DRIVE	20 MIN DRIVE
Population		
8,844	23,988	53,732
Daytime Population		
11,631	22,902	49,878
Households		
3,088	8,647	19,429
Average HH Income		
\$150,551	\$151,368	\$150,343

TRAFFIC COUNTS | 2024:

Merchants Lane	4,116 ADT
Point Lookout Road	23,195 ADT

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SITE PLAN

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SUITE	TENANT	SQ. FEET
A	Fine Wine & Spirits	5,000
B	Weis	41,778
C	AVAILABLE	3,600
D	Papa John's	1,800
E	CAO Physical Therapy	4,500
F	Daisy Nails & Spa	1,350
G	Method Gym	13,500
H	Hong Kong Buffet	3,690
I	Ace Hardware	22,655
J	Wendy's	2,186
K	Arby's	3,200
15	Citi Trends	16,000



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PHOTOS

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FOR MORE INFORMATION, PLEASE CONTACT:

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