

FOR LEASE Available Immediately



Shoppes at Crofton

1060 Crain Highway / Crofton, MD 21054






Overview

Proposed multi-tenant retail opportunity situated in the US 301 median, with dual access, free-standing signage and excellent visibility from Crain Highway. In addition to local traffic, MD 3/US 301 acts as an alternate to I-95, carrying commuter and interstate traffic between Baltimore, Washington, Southern MD and Virginia. Crain Highway has the highest traffic count in the Baltimore Metropolitan area (79,301 AADT).

The Crofton submarket is the most important retail node in western Anne Arundel County, with four major shopping centers that include Wegman's, Target, Dick's, Regal Cinema, LA Fitness and many others. This is a unique opportunity in a tight retail corridor.

Quick Facts

| | |
|-------------|-----------------------------|
| Delivery | Immediate |
| Size | Fully Leased |
| Rental Rate | \$50.00 per square foot NNN |
| Parking | 74 spaces |

| 2019 Demographics | 1 mile | 3 miles | 5 miles |
|--|--------------------------------|-----------|-----------|
|  POPULATION | 2,569 | 45,809 | 108,097 |
|  HOUSEHOLDS | 965 | 16,785 | 38,612 |
|  AVG. HH INCOME | \$139,587 | \$143,060 | \$146,298 |
|  DAYTIME POPULATION | 5,993 | 40,554 | 87,966 |
|  TRAFFIC COUNT | 79,301 AADT (Crain Highway) | | |

**MARYLAND ROUTE 3 - CRAIN
HIGHWAY**
(SOUTHBOUND LANES)
(PRINCIPAL ARTERIAL ROAD)



79,301 AADT

MARYLAND ROUTE 3 - CRAIN HIGHWAY
(NORTHBOUND LANES)
(PRINCIPAL ARTERIAL ROAD)





SITE

1060 CRAIN HIGHWAY

2,000 SF
2,000 SF
2,000 SF

79,301 AADT





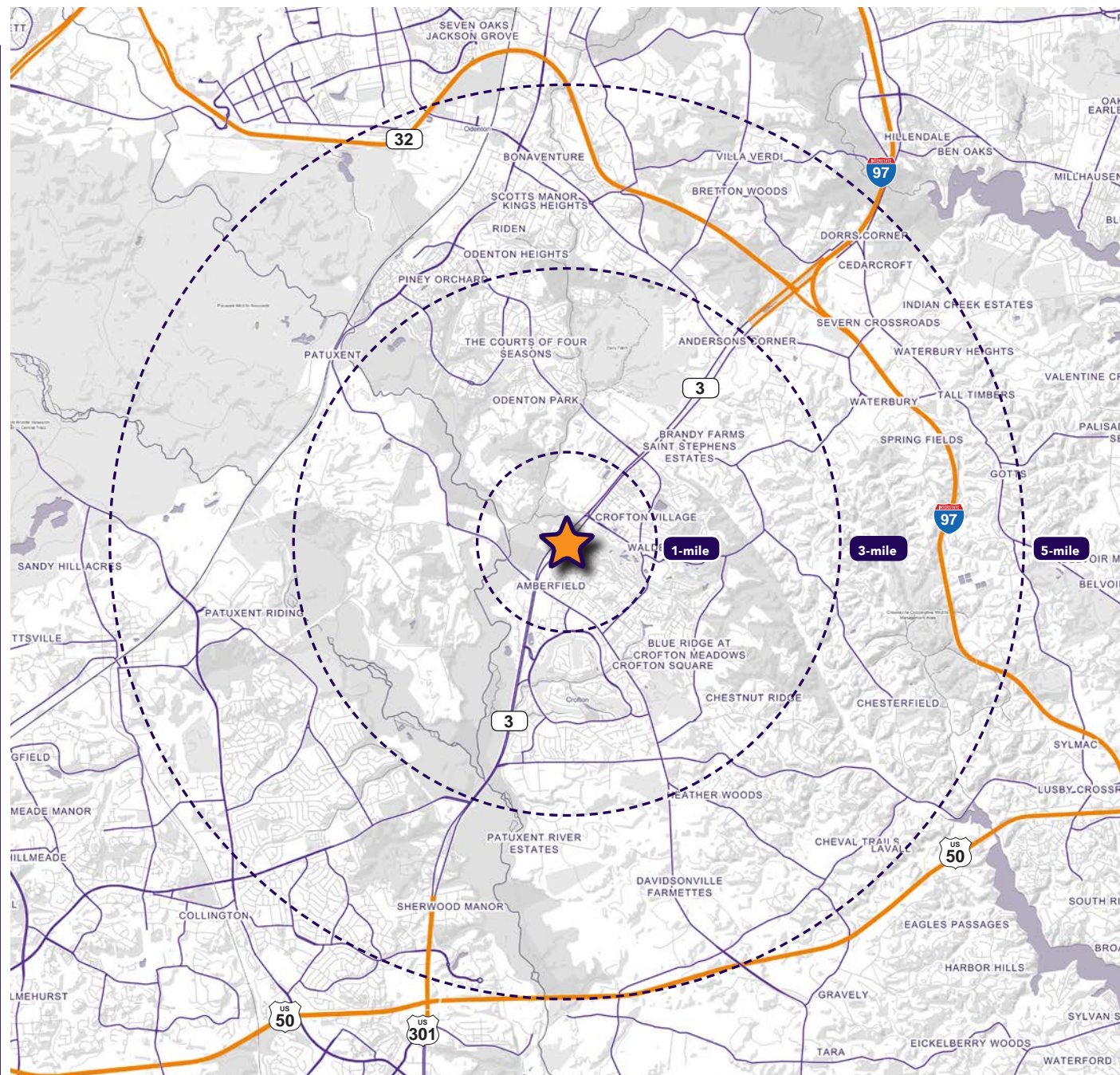
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