

Crofton Station

1153 State Route 3 North, Gambrills, MD

THE FRESH MARKET

CROFTON STATION SITE PLAN

| NO. | RETAILERS | SF |
|-----|-------------------------------|--------|
| 10 | Nekter Juice Bar | 1,524 |
| 20 | Salons by JC | 4,540 |
| 30 | Frank & Luke's | 2,537 |
| 35 | Anne Arundel Physical Therapy | 2,396 |
| 40 | Taichi Bubble Tea | 2,450 |
| 45 | Legion Martial Arts | 2,550 |
| 60 | Hunan Express | 1,070 |
| 70 | Pure Barre | 1,587 |
| 80 | Otani Japanese Restaurant | 1,680 |
| 90 | Philly Pretzel Factory | 1,143 |
| 100 | Subway | 1,230 |
| 110 | Music & Arts | 2,540 |
| 120 | Amazing Lash | 1,252 |
| 130 | Crofton Cleaners | 1,325 |
| 140 | Sugaring NYC | 1,360 |
| 160 | Sherwin Williams | 4,025 |
| 180 | Serenity Nails | 1,975 |
| 190 | Future Grocery Store | 27,000 |
| 195 | Snap Fitness | 11,257 |
| 196 | Michaels | 15,646 |
| 200 | Chase Bank | 2,700 |
| 220 | Available | 3,731 |



CROFTON
STATION
CENTER
PHOTOS

Located in **rapidly growing** western Anne Arundel County, Maryland

30-min drive to **DC**
25-min drive to **Baltimore**
15-min drive to **Annapolis**

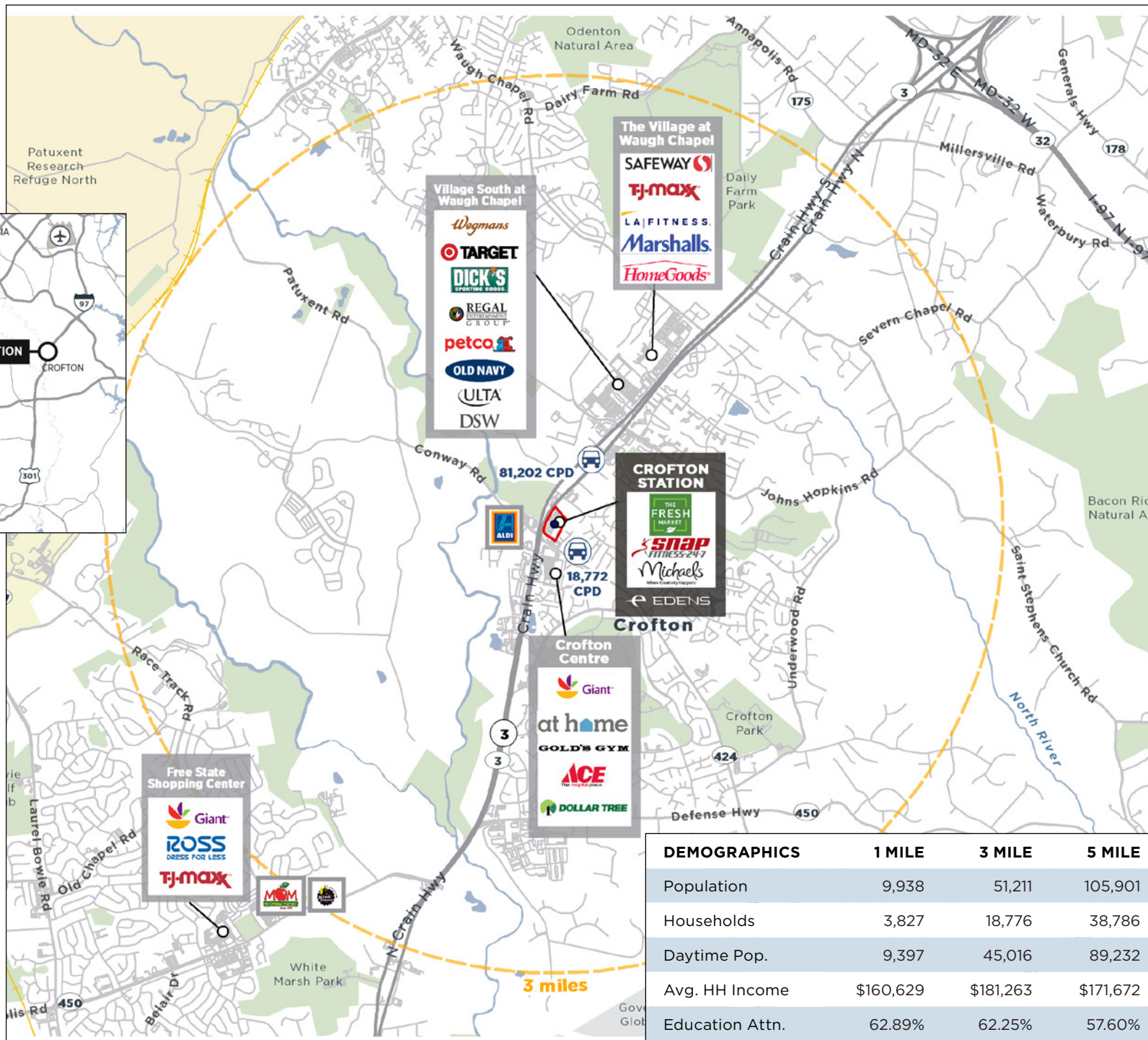
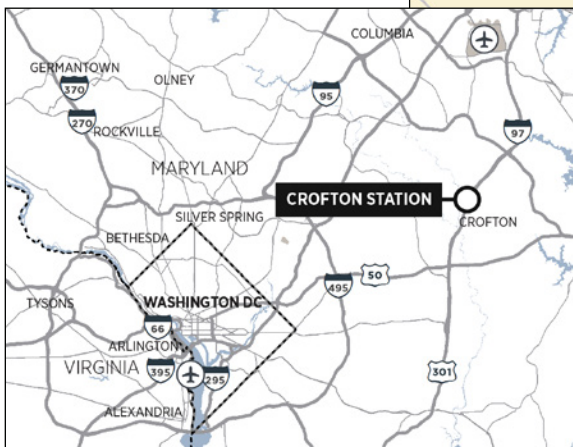
Center is located at a **prominent intersection (Rt.3 & Davidsonville Rd.) with 89,751 VPD** and is a main access point to the residential section of Crofton

Strong national grocer, vibrant small shops and unique restaurants makes Crofton Station a convenient destination for local residents to shop, dine and spend time.

Direct access off Rt.3 makes Crofton Station convenient to both local residents and commuters



CROFTON STATION TRADE AREA



| DEMOGRAPHICS | 1 MILE | 3 MILE | 5 MILE |
|-----------------|-----------|-----------|-----------|
| Population | 9,938 | 51,211 | 105,901 |
| Households | 3,827 | 18,776 | 38,786 |
| Daytime Pop. | 9,397 | 45,016 | 89,232 |
| Avg. HH Income | \$160,629 | \$181,263 | \$171,672 |
| Education Attn. | 62.89% | 62.25% | 57.60% |