

Ridgeview Plaza

2633 Annapolis Road - Hanover, MD 20176

±1,600 SF Available For Lease | Last Space Remaining!



Questions? Contact Us.

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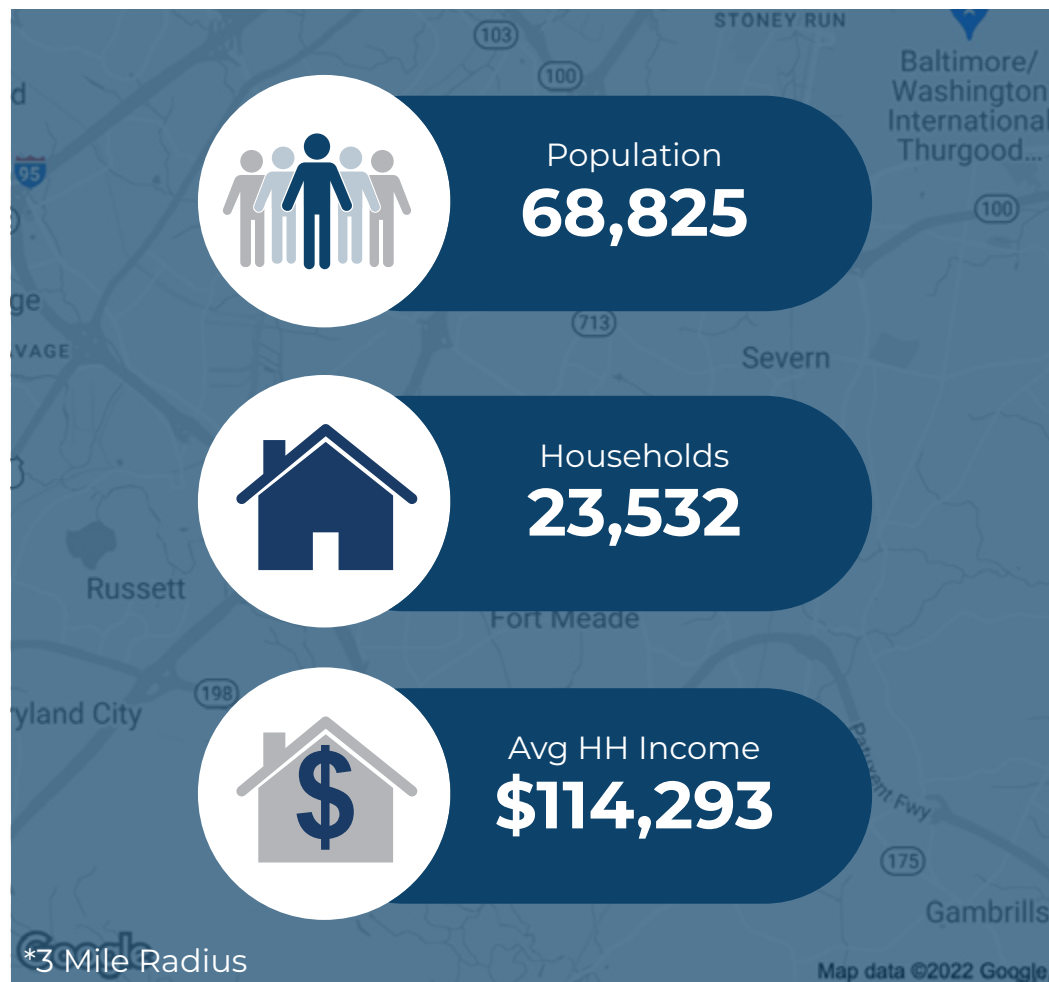
Highlights

- Food Lion anchored community center with ±168,306 SF GLA
- strong housing growth, presently under construction, coming directly across the street
- Average household incomes within five-miles are in excess of \$117,132
- Annapolis Rd: 34,579 AADT

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Demographic	1 Mile	3 Miles	5 Miles
Population	8,504	68,825	157,724
Households	3,189	23,532	56,236
Avg HH Income	\$113,625	\$114,293	\$117,132
Daytime Employees	12,497	66,000	136,158



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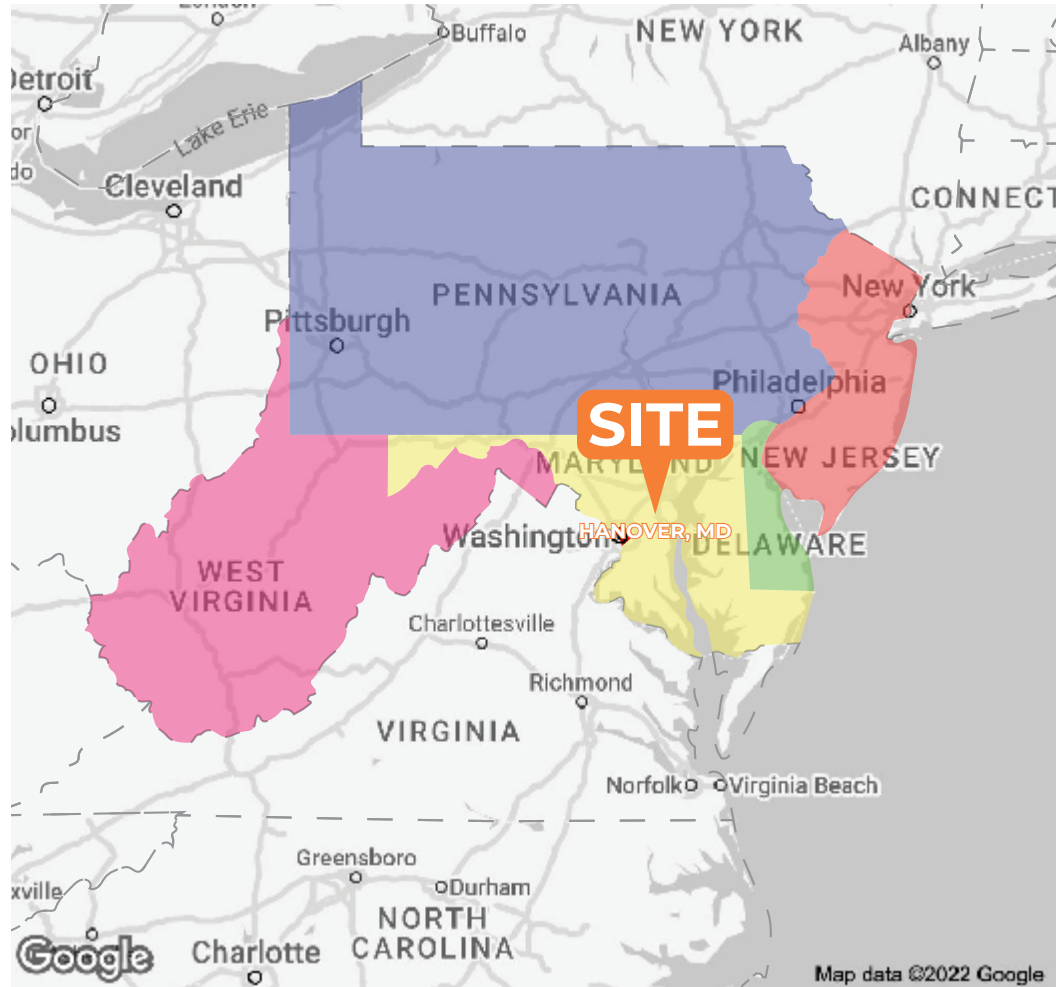
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About Ridgeview Plaza

Ridgeview Plaza is ±168,306 SF on ±22.9 acre, anchored by Food Lion. The retail shopping center centrally located in Hanover, MD, just off the Baltimore-Washington Expressway, on Annapolis Road. The center is co-anchored by Dollar Tree, Planet Fitness, and MD Furniture.

Within five-miles there are 136,158 daytime employees and the average household incomes are in excess of \$122,408 -- with a steadily growing population vdue to new construction.

Also the area is home to Fort Meade, Maryland's largest employer with over 57,300 military and civilian personnel.



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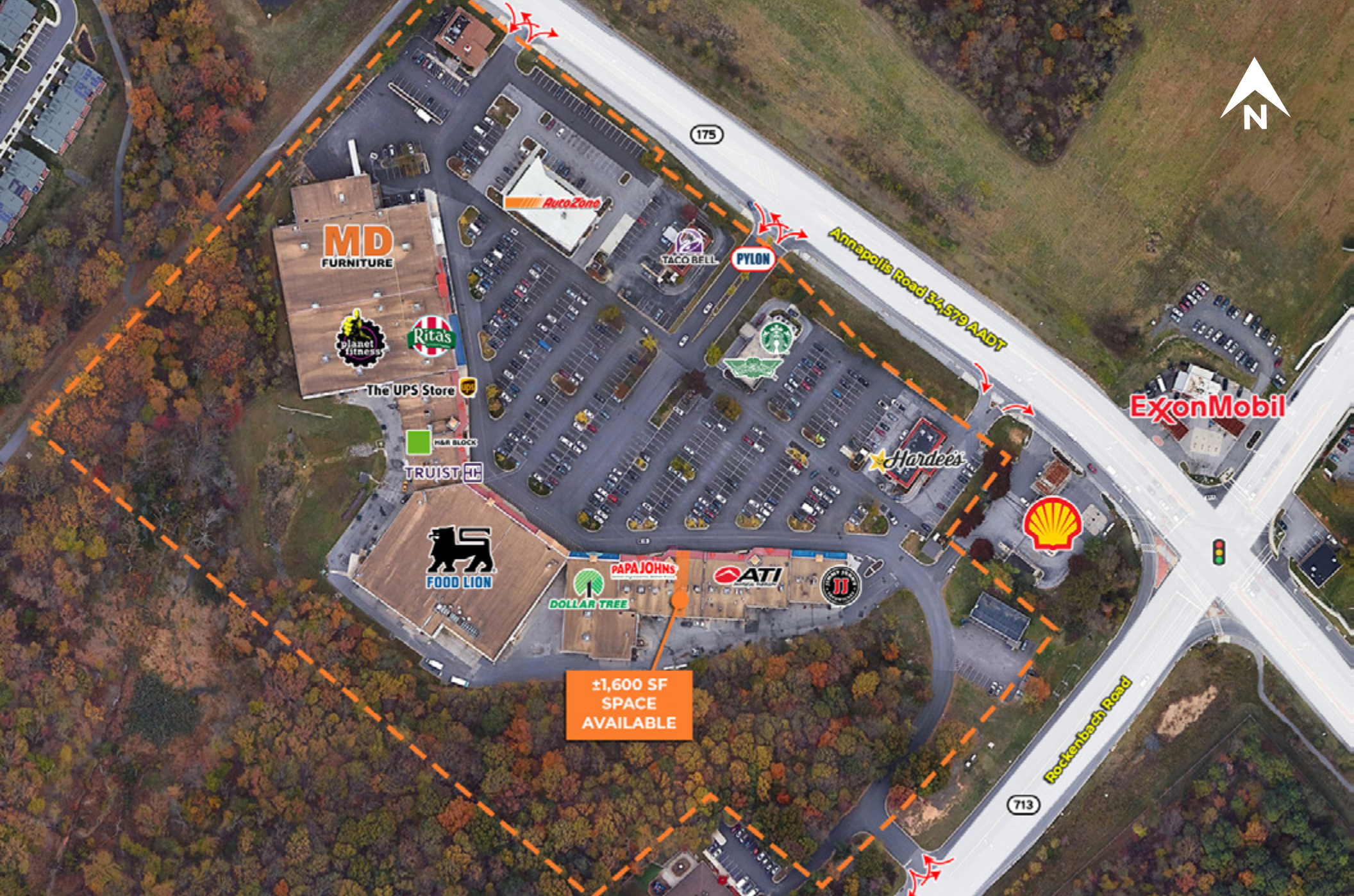
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Unit	Tenant	Square Footage
2659A	Wine & Spirits	±2,075 SF
2655	Food Lion	±41,953 SF
2633	Car Doc	±2,450 SF
2635	Hardees	±3,600 SF
2637A	Starbucks	±2,000 SF
2637BC	Wingstop	±1,600 SF
2639	Taco Bell	±2,200 SF
2640	AutoZone	±7,380 SF
2641	Lima Chicken	±3,573 SF
2645A	Jimmy Johns	±1,200 SF
2645B	ATI Physical Therapy	±2,400 SF
2645D	HIGHREZIN	±1,200 SF
2647A	Mei's Asian Bistro	±4,200 SF
2649A	Taste of Asia Louie	±1,200 SF
2649B	Ci Su Café	±1,845 SF
2649C	Grace's Barbershop	±1,600 SF
2649D	Ridgeview Dental Care	±1,600 SF
2649E	AVAILABLE	±1,600 SF
2649F	Papa John's	±1,500 SF
2651B	Pho One-O Restaurant and Lounge	±4,200 SF
2653	Dollar Tree	±11,450 SF
2657A	Ledo's Pizza	±2,800 SF
2657C	Truist Bank	±2,450 SF
2657D	H&R Block	±1,550 SF
2657E	Ridgeview Beauty and Barber Supply	±2,000 SF
2657F	Rosy Nails	±1,600 SF
2657G	The UPS Store	±1,600 SF
2659B	Planet Fitness	±19,943 SF
2659C	MD Furniture	±31,851 SF
2659D	Rita's Water Ice	±1,281 SF
2659E	Southern Blues	±2,200 SF



Site Plan



Local Aerial



Market Aerial