

Ridgeview Plaza

2633 Annapolis Road - Hanover, MD 20176

±1,600 - 31,851 SF Junior Anchor Available For Lease



Questions? Contact Us.

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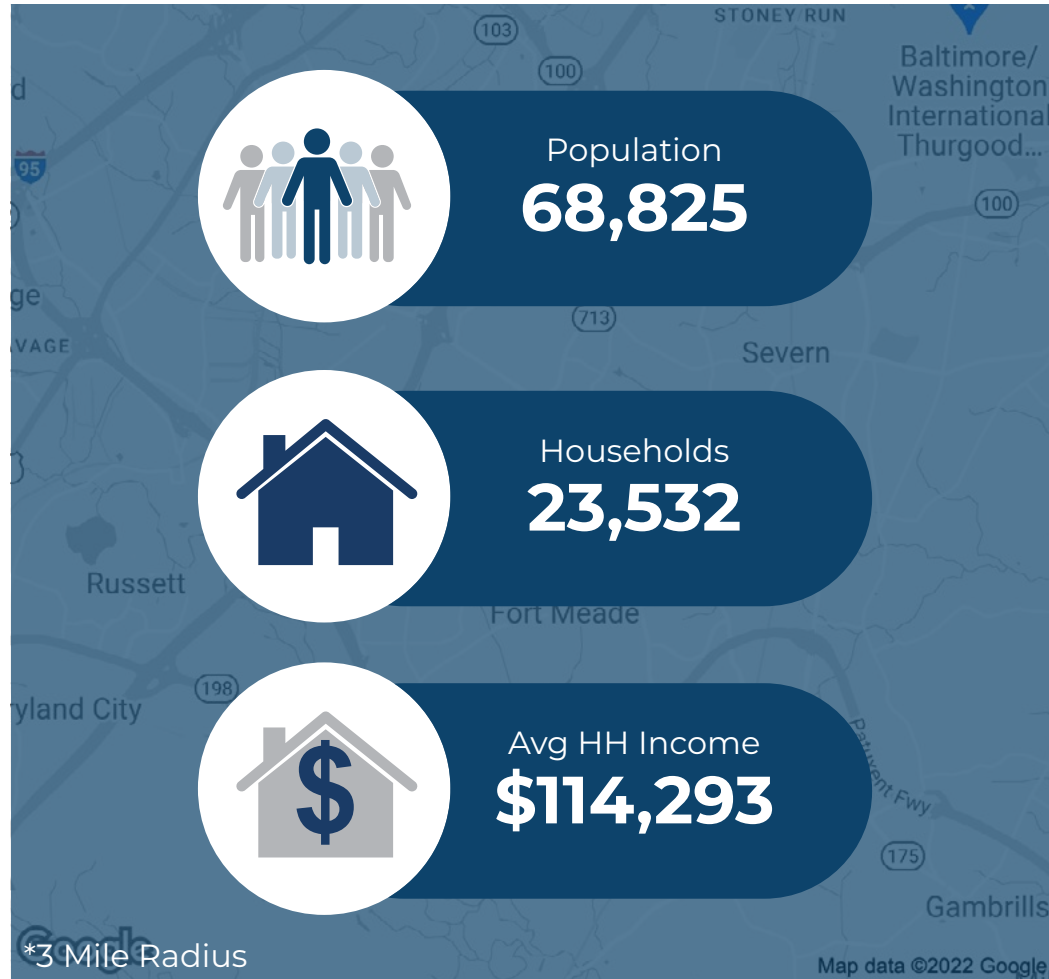
Highlights

- 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

JOIN



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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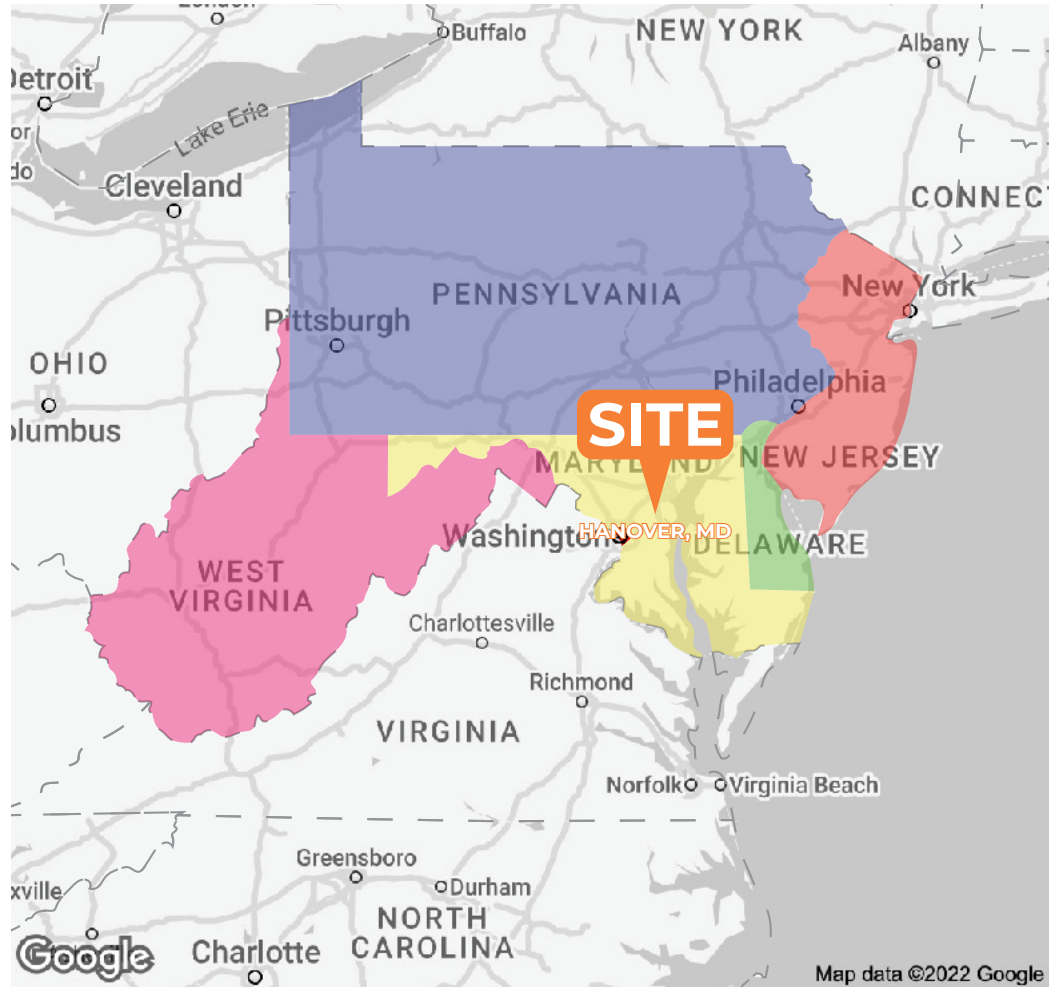
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About Ridgeview Plaza

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 Big Lots, Dollar Tree and Planet Fitness.

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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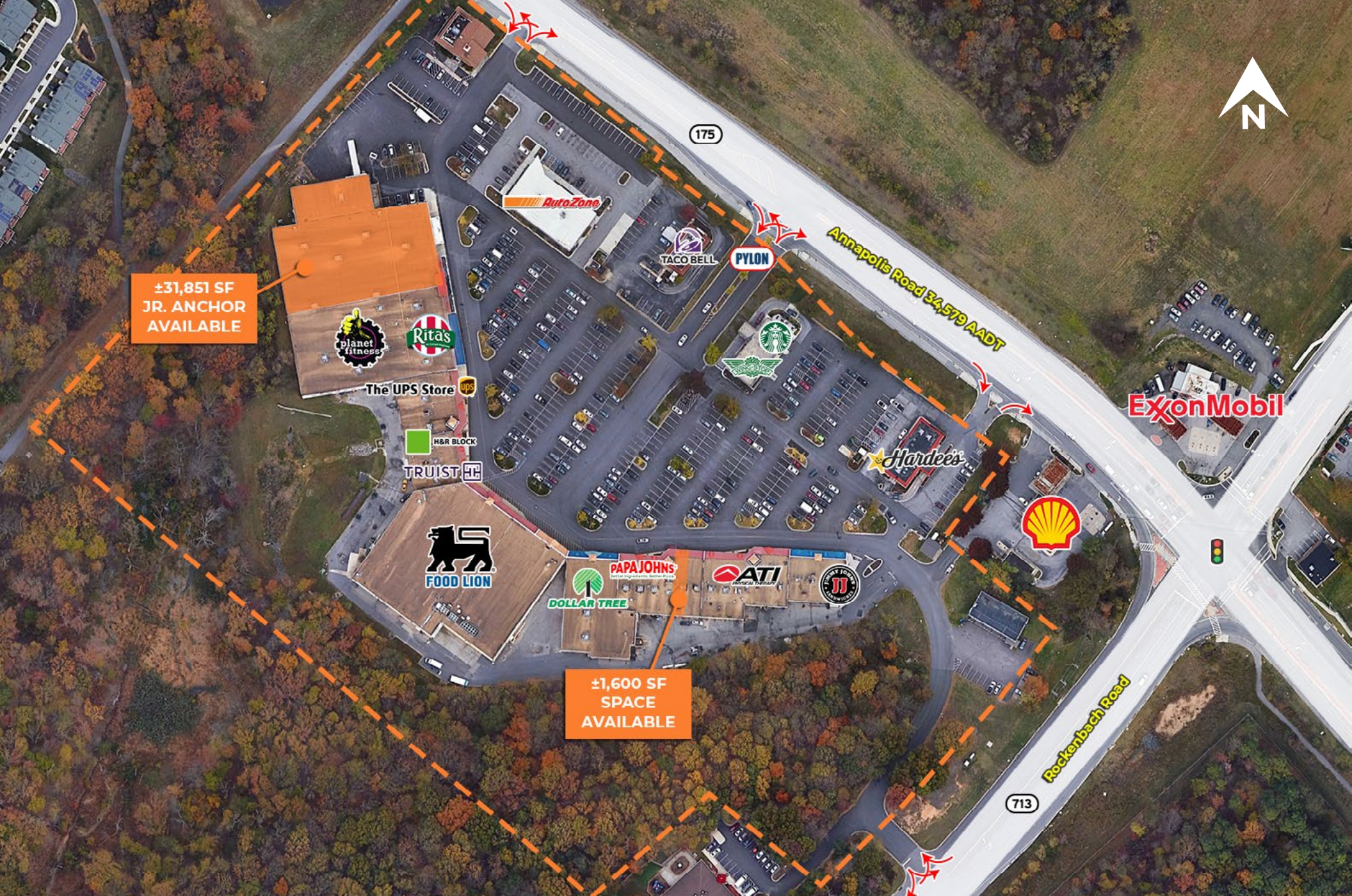
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Unit	Tenant	Square Footage
2659A	Wine & Spirits	±2,075 SF
2655	Food Lion	±41,953 SF
2633	Car Doc	±2,450 SF
2635	Hardees	±3,600 SF
2637A	Starbucks	±2,000 SF
2637BC	Wingstop	±1,600 SF
2639	Taco Bell	±2,200 SF
2640	AutoZone	±7,380 SF
2641	Lima Chicken	±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 AVAILABLE		±31,851 SF
2659D	Rita's Water Ice	±1,281 SF
2659E	Southern Blues	±2,200 SF



Site Plan



Local Aerial



COLUMBIA EAST MARKETPLACE

ARUNDEL MILLS

SAFEMAY

RIDGEVIEW PLAZA



Fort Meade is the nation's center for information, intelligence, and cyber operations. It is home to several major federal agencies, including the big one—the National Security Agency (NSA). Fort Meade is Maryland's largest employer and, with the focus on intelligence and security, expect to find a lot of smart folks here. Fort Meade is also home to the Defense Information Systems Agency, the Defense Media Activity, the Defense Information School, the Defense Courier Service, the United States Army Field Band, and the United States Cyber Command.

Market Aerial

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