

CENTER FEATURES

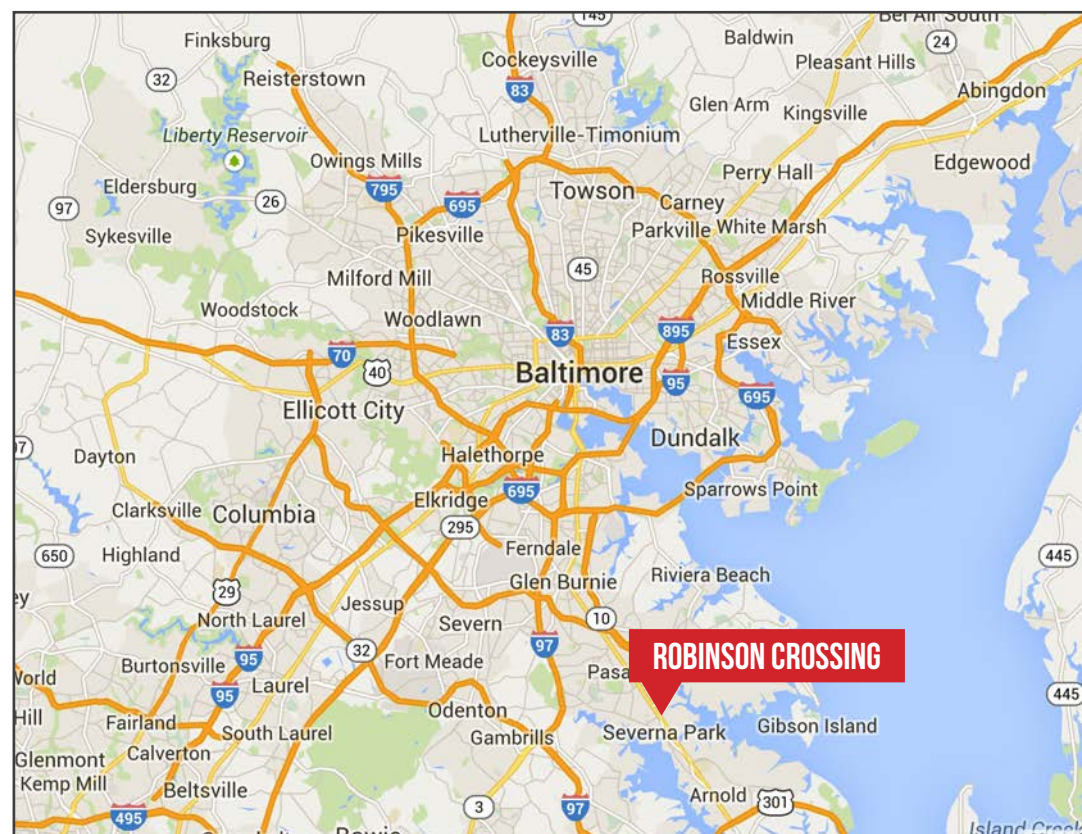
- Grocery anchored shopping center located at a signalized intersection in Severna Park
- Shopping Center located on heavily traveled Governor Ritchie Highway
- Direct visibility from Ritchie Highway
- Strong area demographics
- Good tenant mix in center

AVAILABLE SPACE

- 1,710 SF - 3,375 SF
- TOTAL GLA: 114,789 SF

FOR INFORMATION CONTACT:

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Demographics	1 Mile	3 Mile	5 Mile
Population	8,054	48,181	133,266
Households	2,797	17,114	47,697
Avg. HH Income	\$121,742	\$106,500	\$96,898
Traffic Count	56,953 vehicles per day		
Zoning	C-3 (General)		

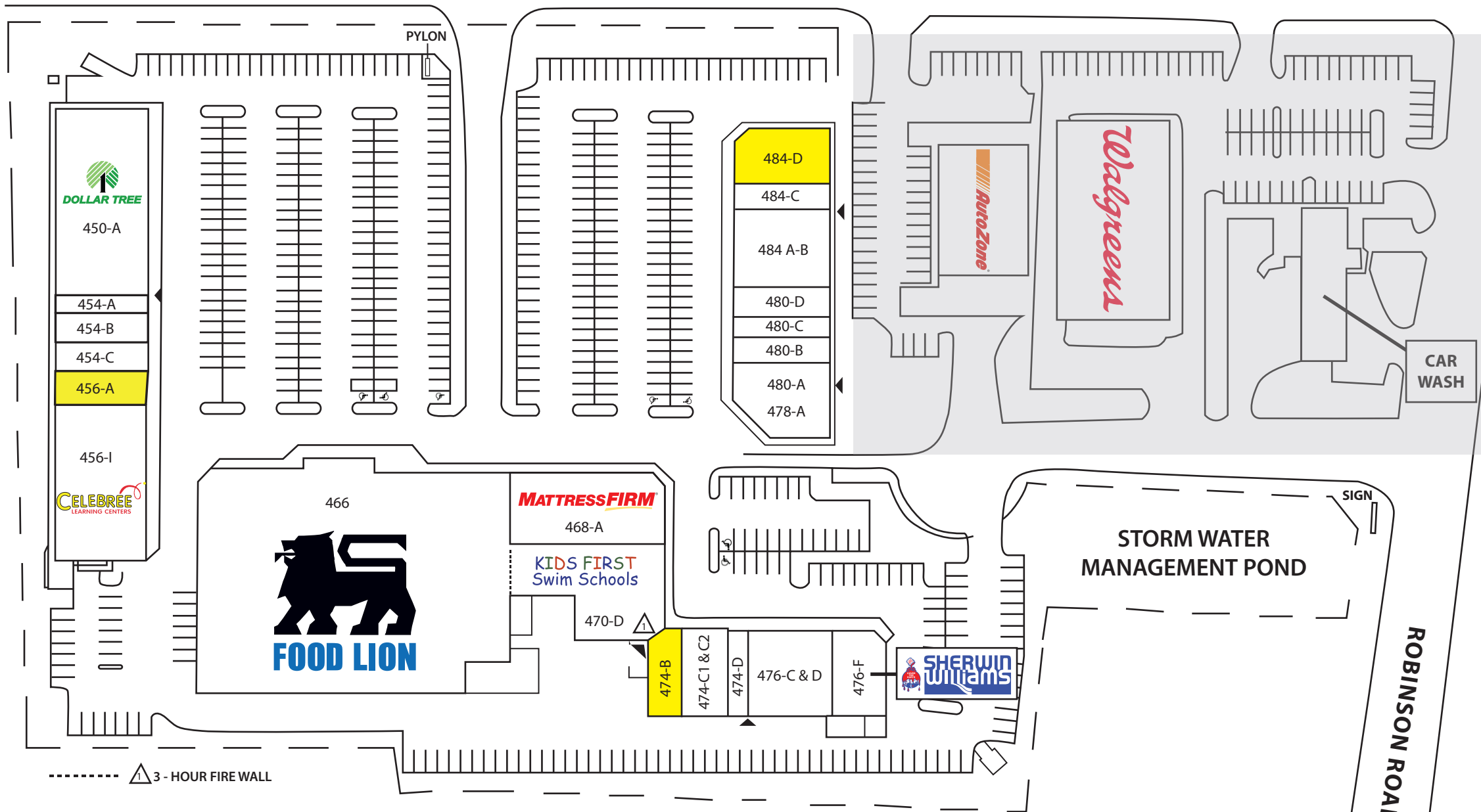
NOTABLE TENANTS



The information contained herein is believed to be accurate but is not warranted as to the accuracy and may change or be updated without further notice. Seller or Landlord makes no representation as to the condition of the property and recommends purchaser's or tenant's independent investigation.

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GOVERNOR RITCHIE HIGHWAY - MD ROUTE 2



ROBINSON CROSSING

Severna Park, MD

Suite	Tenant	Area (SF)
450-A	Dollar Tree	
454-A	Senior Helpers	
454-B	Club Pilates	
454-C	Nova Care Rehabilitation	
456-A	AVAILABLE	2,270
456-I	Celebree	
466	Food Lion	
468-A	Mattress Firm	
470-D	Kid's First Swim School	
474-B	AVAILABLE	1,710
474-C1 & C2	Agogoe Brazilian Jiu-Jitsu	
474-D	Frederick David Salon	
476-C & D	Rolly Pollies	
476-F	Sherwin Williams	
478-A & 480-A	Romilos Italian Restaurant	
480-B	ABC Cleaners	
480-C	Jade Nails	
480-D	Ming's Cafe	
484-A & B	Laser Center of MD	
484-C	Life Pho Vietnamese Restaurant	
484-D	AVAILABLE	3,375
TOTAL:		114,789

Available
 Separately Owned Outparcel
 Grade Change

Landlord does not covenant that any occupant indicated hereon will be a tenant in the space marked or in this shopping center. Nothing contained herein shall be deemed to limit, waive, or lessen the rights of Landlord under the lease. This exhibit shows only Tenant's location in the Landlord's property and is not a scale drawing showing size, etc.

