

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.



ARNOLD STATION SHOPPING CENTER

1450 Ritchie Highway | Arnold, MD 21012

| Demographics | 1 Mile | 3 Mile | 5 Mile |
|----------------|-------------------------|-----------|-----------|
| Population | 3,647 | 44,739 | 123,291 |
| Households | 1,202 | 15,831 | 43,962 |
| Avg. HH Income | \$154,200 | \$126,564 | \$119,708 |
| Traffic Count | 58,670 vehicles per day | | |
| Zoning | C-3 (General) | | |

PLEASE CONTACT: CHERENE KEENAN | LEASING MANAGER
443.921.4336 | ckeenan@crcrealty.com

NOTABLE TENANTS



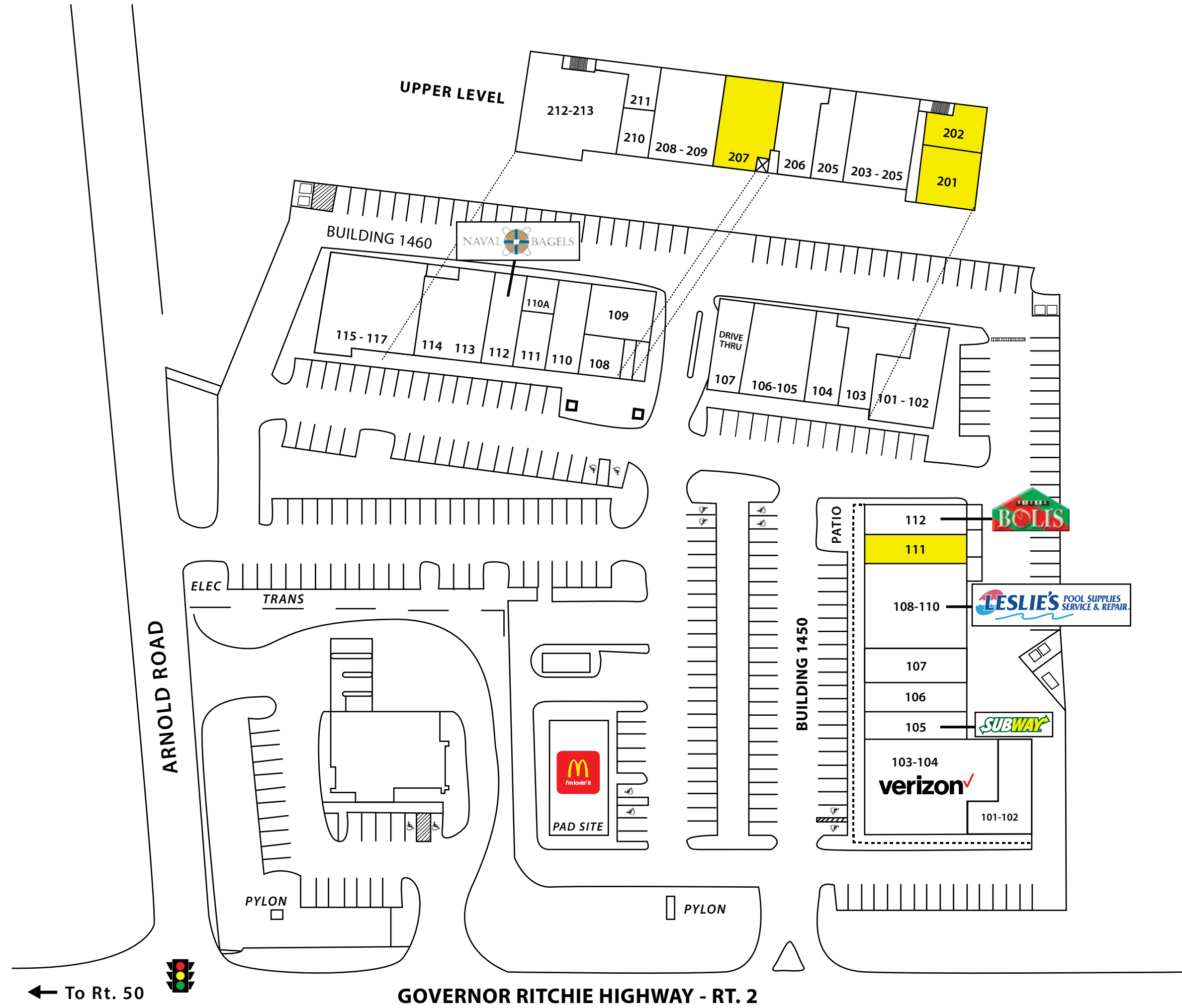
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PROPERTY FEATURES

- Two-level shopping center with a mixture of retail and office
- Direct visibility and access to Ritchie Highway at signalized
- Center sits directly in front of busy B & A Trail
- Great area demographics
- Total GLA: 60,165 SF

AVAILABLE SPACE

- 1,274 SF



← To Rt. 50

GOVERNOR RITCHIE HIGHWAY - RT. 2



ARNOLD STATION

Arnold, MD

| Suite | Tenant | Area (SF) |
|-------------------|------------------------------------|---------------|
| BLDG. 1460 | | |
| 101-102 | Bella Italia | |
| 103 | Arnold Professional Pharmacy | |
| 104 | Le's Nail Salon | |
| 105-106 | School of Rock | |
| 107 | Wild Flower | |
| 108 | Barre Forward | |
| 109 | Meals on Wheels | |
| 110 | Bay Properties | |
| 110A | Bay Properties | |
| 111 | Traynham's Jewelers | |
| 112 | Naval Bagels | |
| 113-114 | Pivot Physical Therapy | |
| 115-117 | Cheers & Spirits Beer, Wine & More | |
| 201 | AVAILABLE | 1,320 |
| 202 | AVAILABLE | 966 |
| 203-204 | Scott W. Finlay & Associates, DDS | |
| 205 | Touchstone Title | |
| 206 | Kelly Chiropractic Center | |
| 207 | AVAILABLE | 2,166 |
| 208-209 | Arundel Pediatrics | |
| 210 | Allstate | |
| 211 | Mid-Atlantic Health | |
| 212-213 | Cooch & Bowers, P.A. | |
| BLDG. 1450 | | |
| 101-102 | Zeskind's Hardware & Millwork | |
| 103-104 | Verizon Wireless | |
| 105 | Subway | |
| 106 | Hong Kong Chinese Restaurant | |
| 107 | Oishi Japanese Restaurant | |
| 108-110 | Leslie's Pool Supplies | |
| 111 | AVAILABLE | 1,246 |
| 112 | Pizza Boli's | |
| PAD | TD Bank | |
| PAD | McDonald's | |
| TOTAL: | | 60,165 |

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.