

VILLAGES AT URBANA ■ FREDERICK, MD



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Villages at Urbana

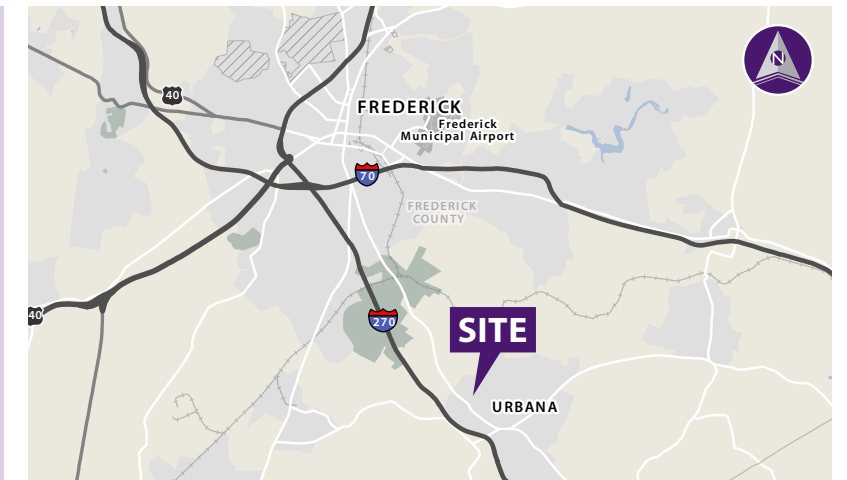
3530 SUGARLOAF PARKWAY | FREDERICK, MD 21704

1,342 SF - 2,000 SF Space Available



Property Highlights

- Phase II now complete!
- Over 33,000 square feet of additional space added in 2018 to the existing 86,968 square foot shopping center
- High-volume Giant Food anchored shopping center
- The premier grocery anchored shopping center in Urbana
- Space available with excellent visibility to MD Route 355 and Sugarloaf Parkway



Demographics (2019 Estimated)

	3 Mile	5 Mile	7 Mile
Population	16,177	31,695	90,896
Average HH Income	\$160,942	\$149,899	\$125,405
Number of Households	5,007	10,516	32,978

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JOHN SIMMONS STREET ELEVATION



MD ROUTE 355 ELEVATION



PARKING ELEVATION



#	TENANTS	SQUARE FEET
1	Pearflection Dentistry	1,650 SF
2	Hair Cuttery	1,360 SF
3	Priority Xpress	1,000 SF
4	Dry Cleaners	1,000 SF
5	Giant	56,166 SF
6	AVAILABLE	2,000 SF
7	AVAILABLE	1,365 SF
8	Structural Elements	1,600 SF
9	V. Eye P. Eyecare	1,513 SF
10	Atlantic Grille	4,937 SF
11	Grace of India	2,423 SF
12	Urbana Tanning	1,697 SF
13	Kicks Karate	2,630 SF
22	Subway	1,351 SF
23	AVAILABLE	1,342 SF
24	Passion Nails	1,334 SF
25	BB&T	3,600 SF
26	Posh Bridal	3,499 SF
TOTAL		90,467 SF

PHASE II FUTURE BUILDINGS		
#	TENANTS	SQUARE FEET
14	Verizon	1,900 SF
15-16	Urbana Liquors	3,045 SF
17	Massage Envy	3,373 SF
18	C2 Education	1,347 SF
19	Cinco de Mayo	2,097 SF
20	Manhattan Pizza	2,805 SF
21	The Greene Turtle	5,546 SF
TOTAL		20,113 SF

OFFICE SPACES	
TENANTS	SQUARE FEET
AVAILABLE	10,172 SF
TOTAL	10,172 SF

TOTAL GLA	120,752 SF
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