



Villages at Urbana

Frederick, MD

Washington-Arlington-Alexandria (DC-VA-MD-WV)



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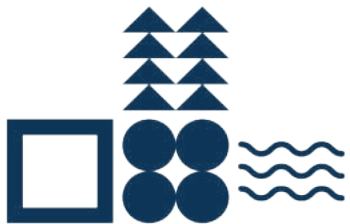




AERIAL

GROSS LEASABLE AREA (GLA)

121,655 SF



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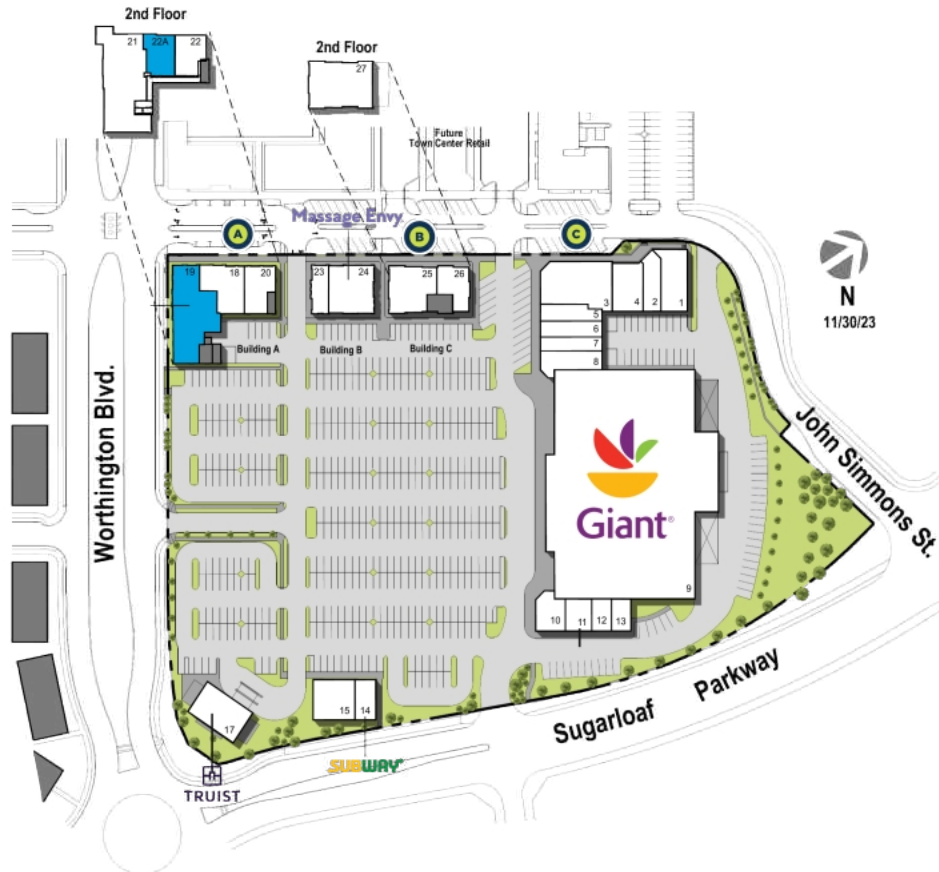
DENSITY AERIAL

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■ Available ● Curbside Pick-up



	TENANT	SQ FT
1	Kicks Karate	2,630
2	Urbana Tanning	1,697
3	Atlantic Grille	4,937
4	Grace of India	2,423
5	V. Eye. P. Eyecare	1,513
6	Structural Elements	1,600
7	Lime Chicken	1,365
8	Glam Nails and Spa	2,000
9	Giant Food	56,166
10	PearlFfection Dentistry	1,650
11	Hair Cuttery	1,360
12	Postal Place	1,000
13	Dry Cleaners	1,000
14	Subway	1,351
15	Sloan School of Music	2,676
17	Truist	3,600
18	Manhattan Pizza	2,805
19	Available (Former Restaurant)	5,546
20	Cinco de Mayo Urbana, Inc.	2,097
21	Johns Hopkins	10,173
22	Red Canyon PT	2,000
22A	Available	1,531
23	C2 Education	1,347
24	Massage Envy	3,373
25	Urbana Liquors	3,045
26	Urbana City Nutrition	1,900
27	Posh Bridal	3,952

Disclaimer: This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposes only and shall not be deemed a representation by Landlord or their accuracy. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.

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COMPETITION MAP

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by Block Group

Demographics

2022 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	11,216	20,576	40,547
Daytime Pop	8,750	18,429	48,676
Households	3,565	6,560	13,530
Average HH Income	\$166,221	\$174,046	\$161,049
Median HH Income	\$147,954	\$151,552	\$137,473
Per Capita Income	\$52,840	\$55,514	\$53,993

Average Household Income

Popstats, 4Q 2022, Trade Area Systems

- \$150K and up
- \$100K - \$150K
- \$75K - \$100K
- \$50K - \$75K
- \$0K - \$50K



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Sugarloaf Pkwy. & Rt MD 355, Frederick, MD



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