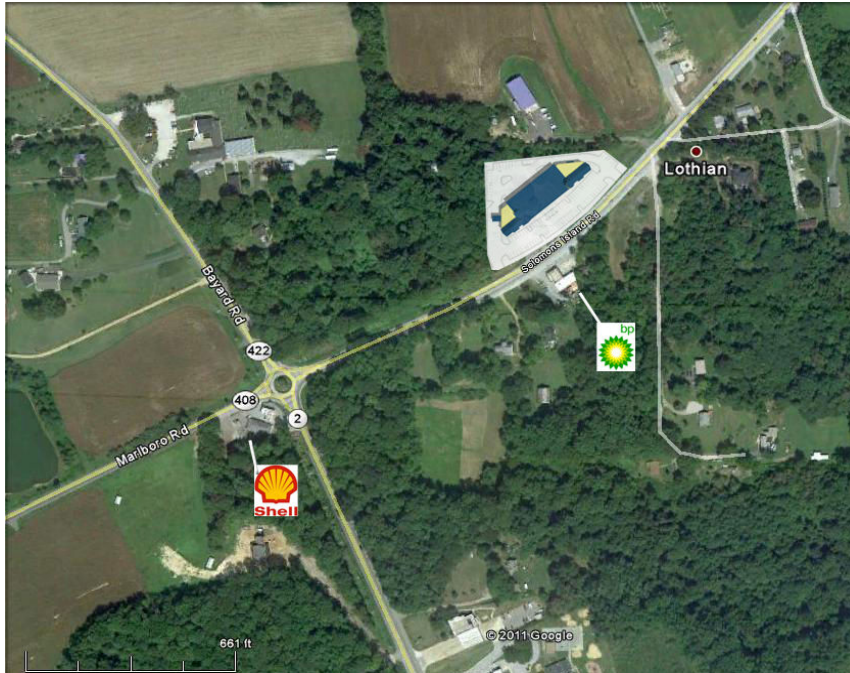




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HITCHING POST PLAZA

5099 SOLOMONS ISLAND ROAD, LOTHIAN, ANNE ARUNDEL COUNTY, MARYLAND 20711



Property Highlights

- 20,000 square foot retail/office neighborhood center
- Highly visible with approximately 20,000 vehicles per day
- High barriers to development and limited commercially zoned land in Southern Anne Arundel County
- Underserved commercial market located on highly traveled commuter route
- End cap has drive-thru potential
 - Perfect for bank or coffee shop!
- Pre-Construction Leasing Special - \$24/PSF NNN

For additional information, please contact:

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View from Route 2 North



View from Route 2 South



Hitching Post Plaza

Location: Solomons Island Road (Route 2) just north of the Lothian traffic circle at its intersection with Marlboro Road (Rt. 408) and Bayard Road (Rt. 422). Located approximately 10 minutes South of Edgewater, MD.

Status: Permit Ready - Construction Planned for Early 2012

Zoning: Anne Arundel County C1 Local Commercial
 Potential uses include bank, coffee/donut shop, convenience store, dry cleaner, salon, restaurant, office space, neighborhood retail/specialty shops, etc.

Parking: 95 spaces proposed

Utilities: Private well and septic

Demographics (Fall 2010):

	3 Mile	5 Mile	7 Mile
Population	3,791	15,022	39,297
Avg. HH Income	\$120,444	\$122,071	\$135,558

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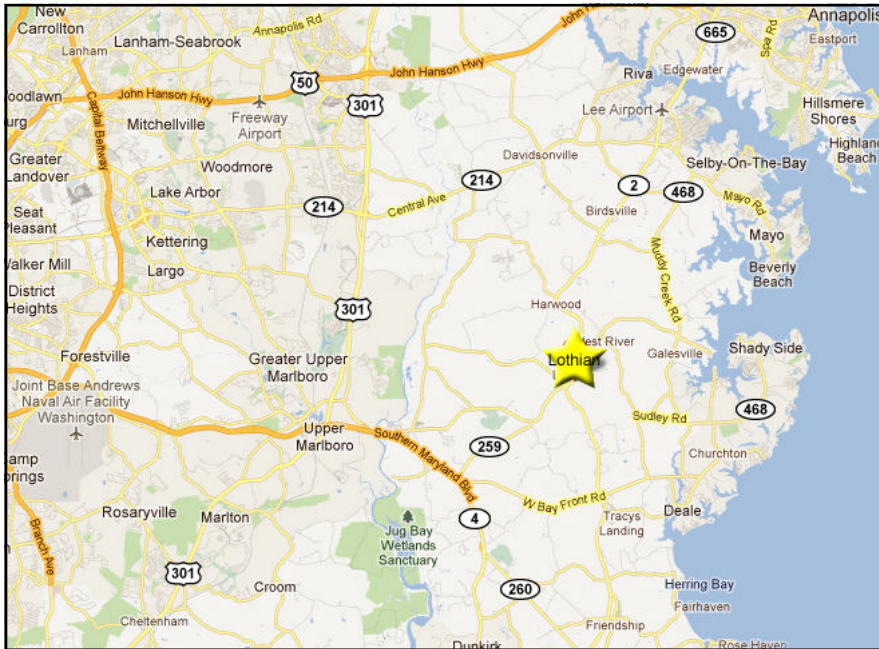
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NOW LEASING - NEW RETAIL AND OFFICE SPACE AVAILABLE



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Proposed Floor Plan
(Net Square Footage)

