# FIRST COLONY CENTER

CALIFORNIA, MARYLAND

Michaels | Bath & Body Works | Giant | Hallmark | Rack Room Shoes | Lowe's SHADOW ANCHOR | Target SHADOW ANCHOR

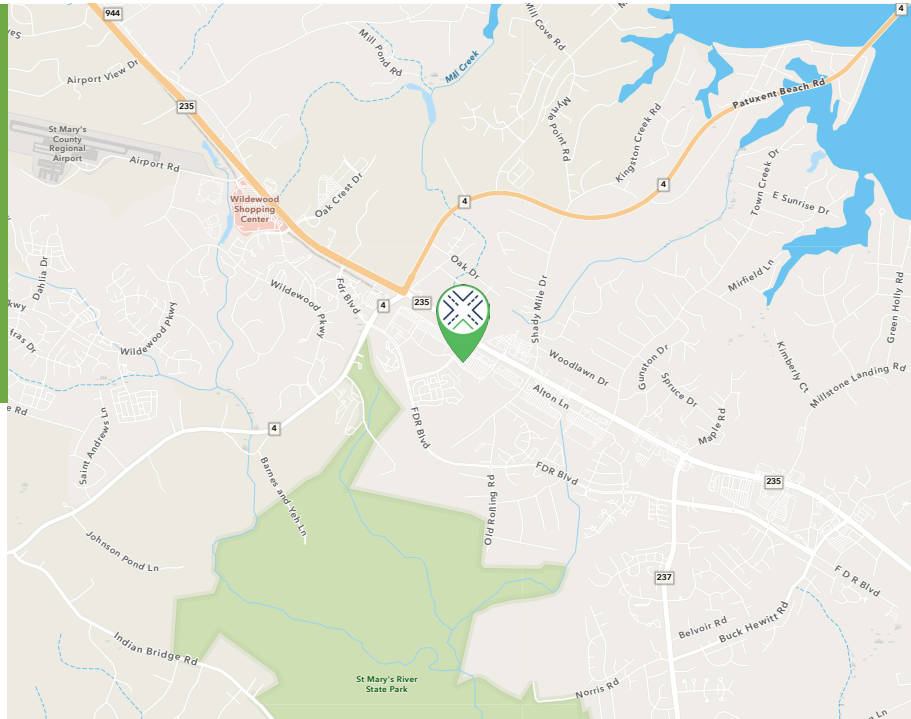
| | 1mi | 3mi | 5mi |
|---|---|---|---|
| **Average HH Income** | $115,679 | $137,956 | $122,129 |
| **Total HouseHolds** | 2,226 | 10,290 | 18,632 |
| **2025 Population** | 4,860 | 27,001 | 48,384 |
| **2030 Population** | 5,251 | 29,087 | 51,818 |

*2025; Data provided by Placer Labs Inc*

FAST-GROWING COMMUNITY

GROCERY ANCHORED SHOPPING CENTER

NEAR NAVAL AIR STATION PATUXENT RIVER

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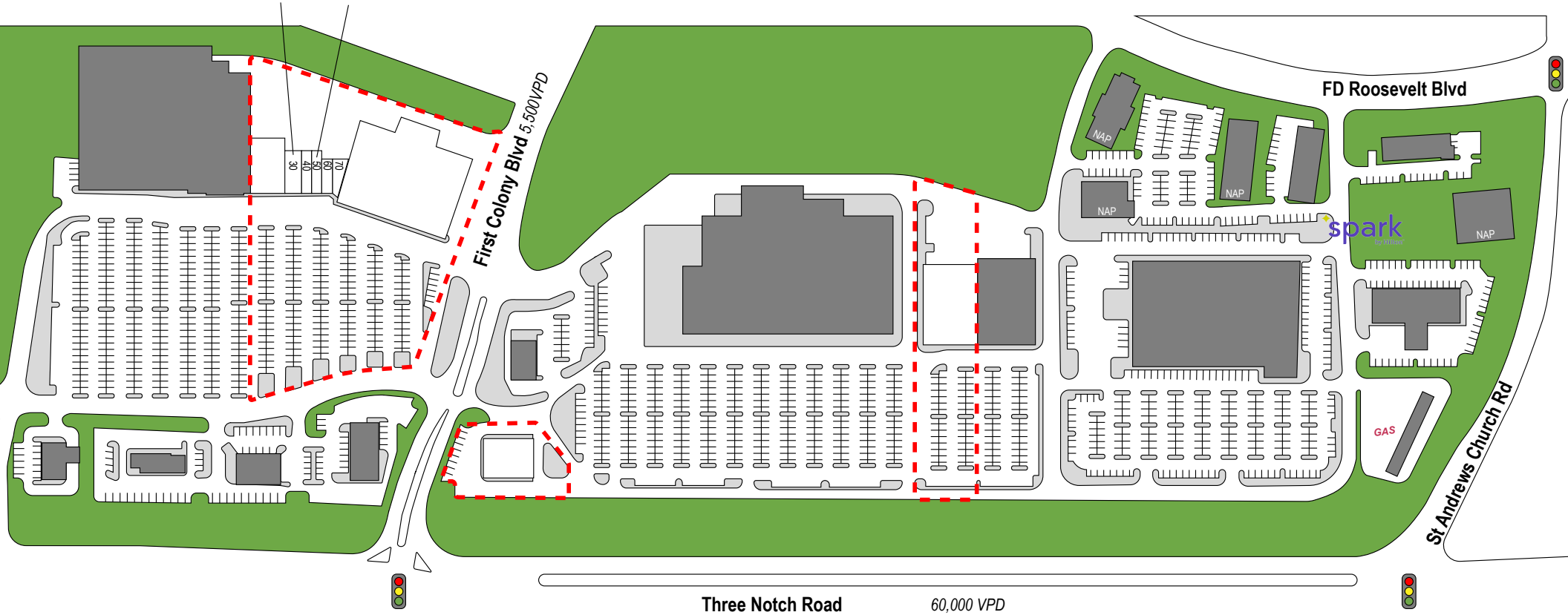


| TENANT | SUITE ID | SF |
|---|---|---|
| RACK ROOM SHOES | 20 | 9,000 |
| PAM'S HALLMARK | 30 | 4,000 |
| FIRST COLONY WINE & SPIRITS | 40 | 3,000 |
| BATH & BODY WORKS | 50 | 2,500 |
| HAIR CUTTERY | 60 | 1,200 |
| ANGEL NAILS & SPA | 70 | 2,204 |
| GIANT FOOD STORES | 80 | 46,815 |
| ADVANCE AUTO PARTS | 90 | 8,987 |
| MICHAELS | 110 | 20,473 |
| | TOTAL SF: | 98,179 |

We obtained the information contained herein from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawl without notice. All marks displayed on this document are the property of their respective owners.

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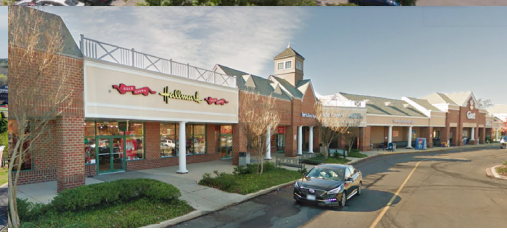

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