

South Plaza Shopping Center

Lexington Park, MD

38.297, -76.5102

45205-45250 Worth Avenue | California, MD 20619



Center Size: 92,335 SF



Demographics	1 Mile	3 Mile	5 Mile
	4,754	24,526	52,333
	1,964	9,484	20,336
	\$144,409	\$150,738	\$136,299

Strong anchor lineup including Old Navy, Best Buy, and Ross Dress for Less with national retailers including Panera Bread and Five Guys Burger and Fries

High tenant stability as 89% of the tenants have been in the center for 10+ years

Surrounded by an affluent and well-educated population with an average household income of \$150K+ and 44% college educated within a 3-mile radius

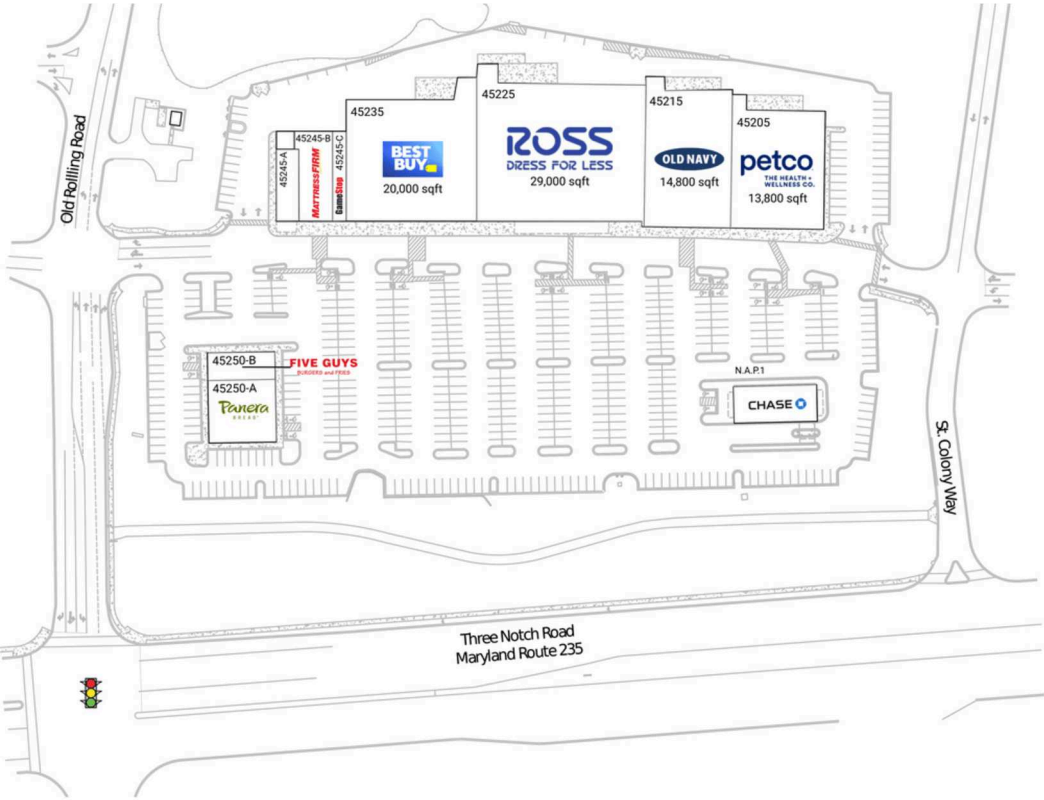
High visibility from 53K+ VPD on Route 235 (Kalibrate, 2020)

South Plaza Shopping Center

Lexington Park, MD

38.297, -76.5102

45205-45250 Worth Avenue | California, MD 20619



Current Retailers

N.A.P.1	Chase	0 SF
45205	Petco	13,800 SF
45215	Old Navy	14,800 SF
45225	Ross Dress for Less	29,000 SF
45235	Best Buy	20,000 SF
45245-A	Galaxy Nails & Spa Lounge	2,024 SF
45245-B	Mattress Firm	3,911 SF
45245-C	GameStop	1,500 SF
45250-A	Panera Bread	5,000 SF
45250-B	Five Guys	2,300 SF



1807