

# Fox Run

Lexington Park, MD

38.5551, -76.5948

615 Solomons Island Rd N | Prince Frederick, MD 20678



Center Size: 279,651 SF



Demographics	1 Mile	3 Mile	5 Mile
	1,992	9,610	23,040
	714	3,317	7,816
	\$99,346	\$112,276	\$128,021

Market-dominant center with Giant Food and a strong lineup of national retailers including Ross Dress For Less, Ulta, Planet Fitness, Five Below, Tropical Smoothie Café, and Starbucks drawing an estimated 4M+ annual visits (Placer.ai 2024)

Ranked in the top 3% of similar class centers in the market in terms of traffic (Placer.ai, 2024)

Surrounded by an affluent population with an average household income of \$130K+ within a 3-mile radius

Strong daytime population of 14K+ within 3-miles and adjacent to the 73-bed Calvert Memorial Hospital as well as Calvert High School and Calvert Middle School with a combined enrollment of 3,800+ students (NCES, 2023)

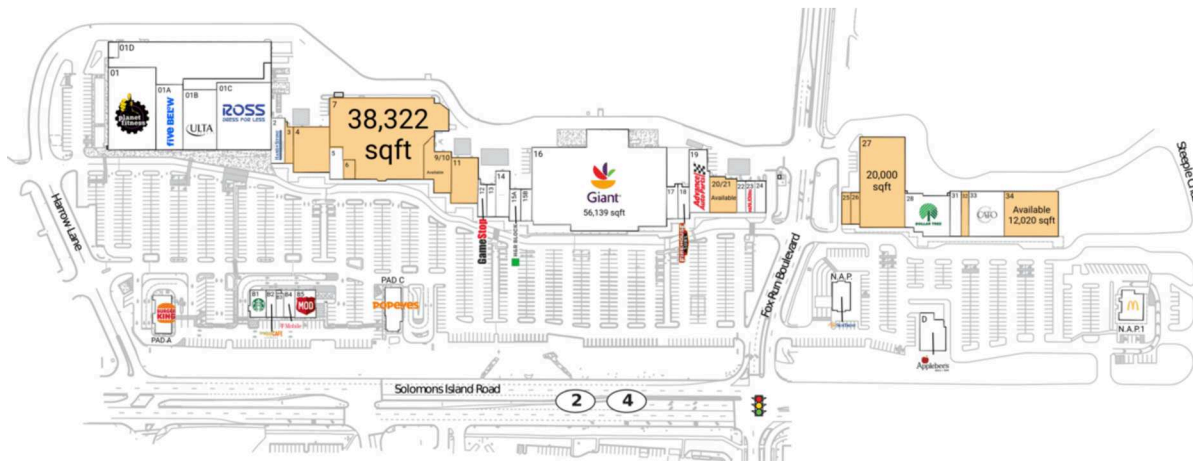
High visibility from 37K+ VPD on Solomon Island Rd (Kalibrate, 2020)

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## Available Space

3	1,600 SF
4	8,000 SF
6	1,118 SF
7	38,322 SF
9/10	5,442 SF
11	5,931 SF
20/21	5,075 SF
25	1,400 SF
26	1,400 SF
27	20,000 SF
32	1,700 SF
34	12,020 SF

## Current Retailers

B1	Starbucks	2,170 SF	5	Nail Trix & Spa	2,030 SF
B2	Tropical Smoothie Cafe	1,300 SF	12	GameStop	1,400 SF
			13	GNC	1,400 SF
B3	Great Clips	900 SF	14	Bath & Body Works	3,000 SF
B4	T-Mobile	1,550 SF		H&R Block	1,750 SF
B5	MOD Super Fast Pizza	2,795 SF	15A	Fox Run Liquors	1,750 SF
			15B	Giant	56,139 SF
D	Applebee's	4,640 SF	16	Parcelex	1,750 SF
N.A.P.	SunTrust Bank	0 SF	17	Firehouse Subs	1,750 SF
N.A.P.1	McDonald's	0 SF	18	Advance Auto Parts	5,600 SF
PAD A	Burger King	3,235 SF	19		
PAD C	Popeyes	3,400 SF			
01	Planet Fitness	19,307 SF	22	J.W. Jewelers	1,400 SF
01A	Five Below	8,670 SF	23	Papa John's	1,400 SF
01B	Ulta Beauty	10,000 SF	24	Spot Out Cleaners	1,750 SF
01C	Ross Dress for Less	18,000 SF	28	Dollar Tree	8,600 SF
01D	Fox Run	26,479 SF	31	Golden Chicken	2,500 SF
2	Hand & Stone Massage & Facial Spa	3,000 SF	33	Cato	6,375 SF

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