



LAND - COMMERCIAL - RESIDENTIAL
BROKERAGE - CONSULTING - INVESTMENT - DEVELOPMENT

HITCHING POST PLAZA

5078 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, located across from planned Dunkin Donuts
- 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:

Kevin Setzer
(410) 266-5100 ext. 136
Ksetzer@hogancompanies.com



2661 Riva Road, Suite 300 Annapolis, Maryland 21401
Office: (410) 266-5100 Toll Free: (866) 22-HOGAN Fax: (410) 266-9432
www.hogancompanies.com



LAND - COMMERCIAL - RESIDENTIAL
BROKERAGE - CONSULTING - INVESTMENT - DEVELOPMENT



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 2018!

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 (2014):

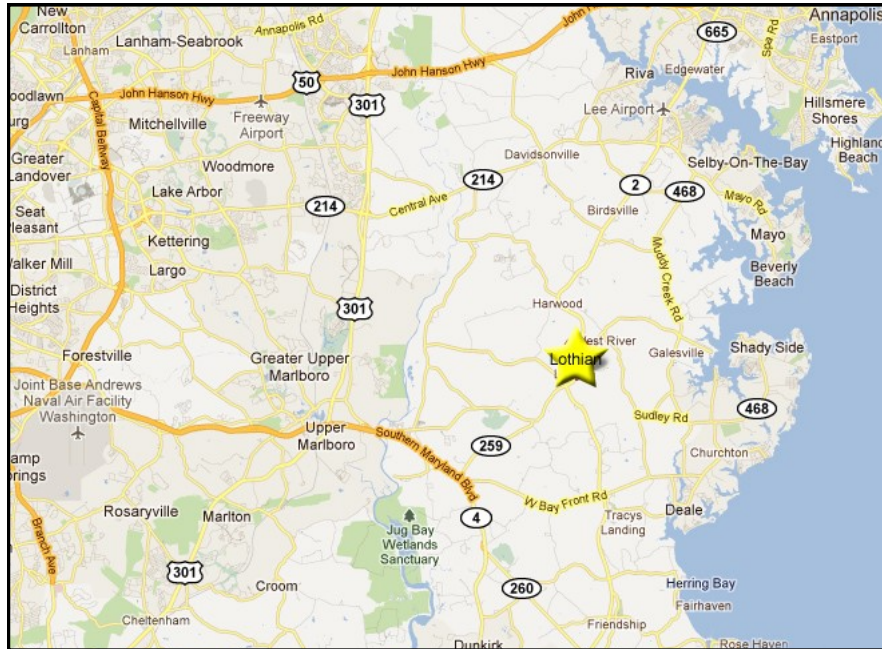
	3 Mile	5 Mile	7 Mile
Population	5,270	19,728	43,245
Avg. HH Income	\$135,990	\$122,586	\$121,606

Contact: Kevin Setzer
(410) 266-5100 ext. 136
Ksetzer@hogancompanies.com

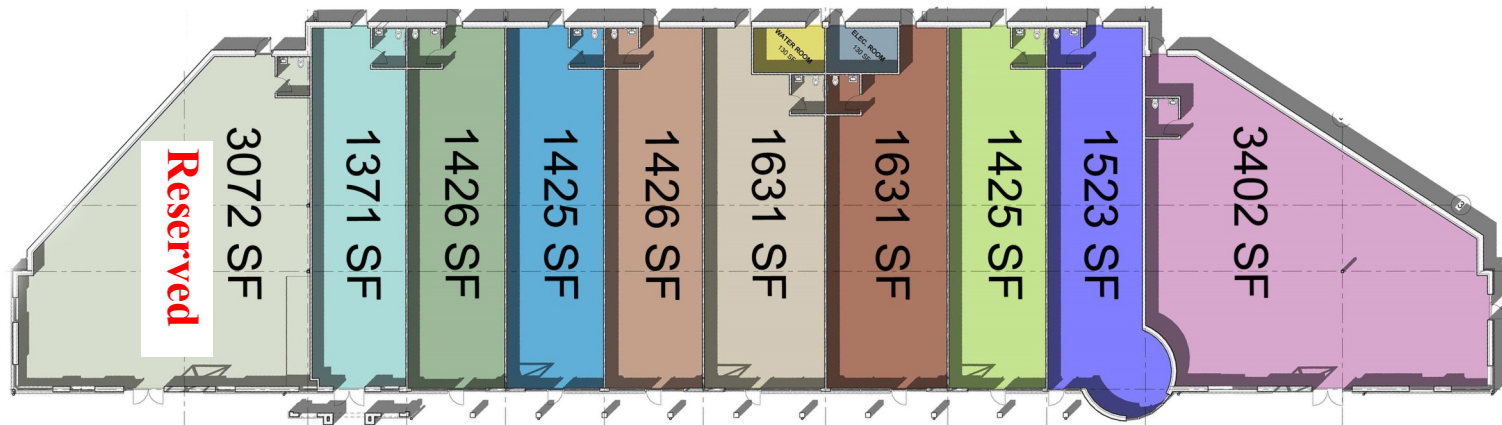
All information is from sources deemed reliable, but not guaranteed by Hogan Companies, LLC, its agents, the developer, or their consultants. Package is subject to price changes, errors, omissions, corrections, prior sales/leases or withdrawal.



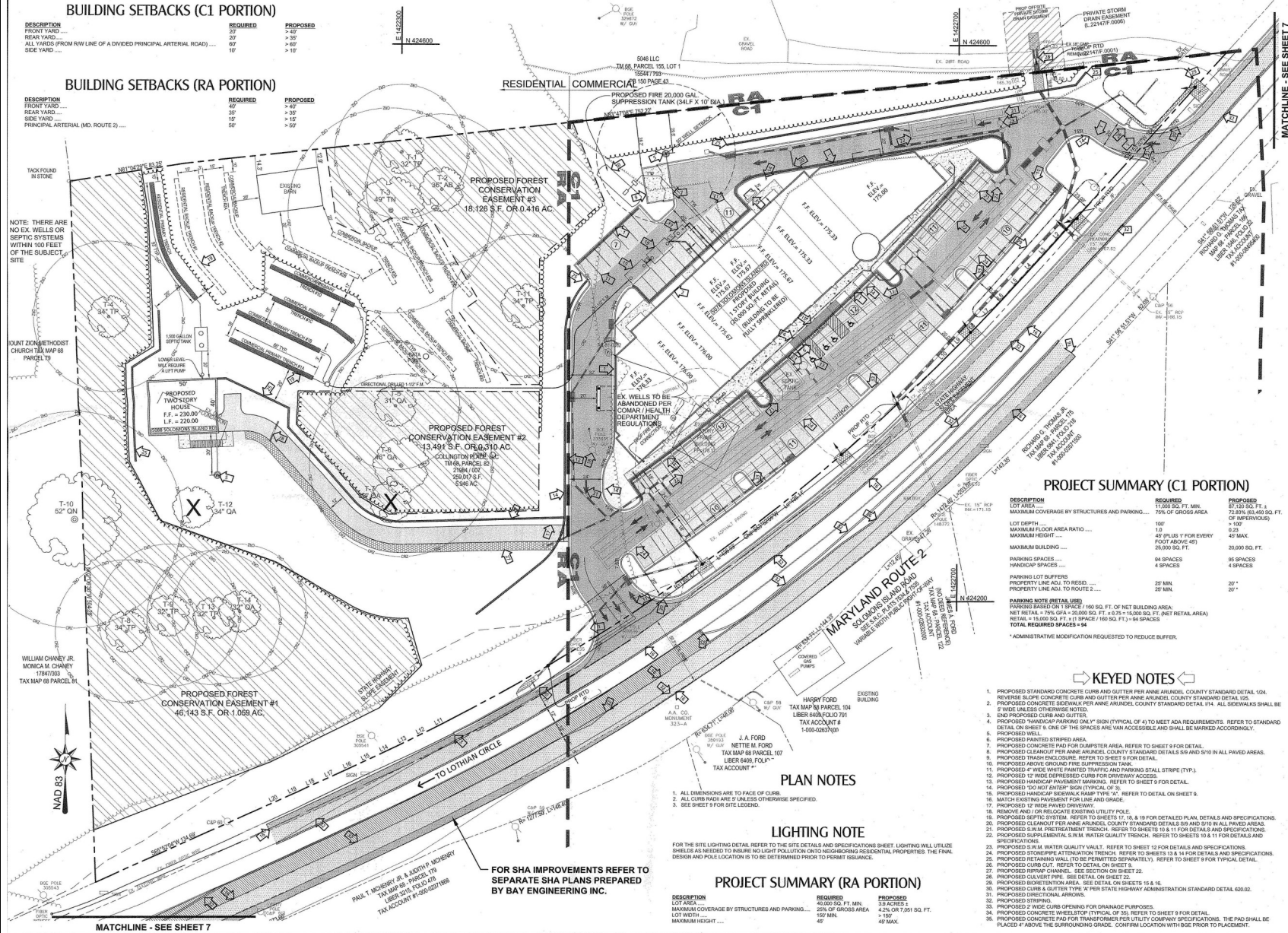
LAND - COMMERCIAL - RESIDENTIAL
BROKERAGE - CONSULTING - INVESTMENT - DEVELOPMENT



Proposed Floor Plan
(Net Square Footage)



Site Plan



Revisions	
Rev #	Date

Bay Engineering Inc.
1500 Capital Centre Drive, Suite 175
Annapolis, Maryland 21401
410.887.8000
www.bayengineering.com

FOR THE
FORD, JAMES PROPERTY
5074 S. SOLICITORS BLVD. (ROUTE 2)
FIRST DISTRICT JAMES ANNE ARUNDEL COUNTY, MD 21046

DATE OCTOBER 2010
JOB NUMBER 07-2507
SCALE 1" = 30'
DRAWN BY TSS
APPROVED BY TSS

Folder Reference
COLUMBIAN RD & ROUTE 2 LOTMAN

SITE & UTILITY PLAN
SITE DEVELOPMENT, GRADING, & BUILDING PERMIT PLANS

Sheet No. 3 OF 35