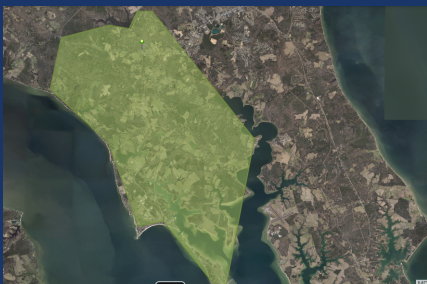
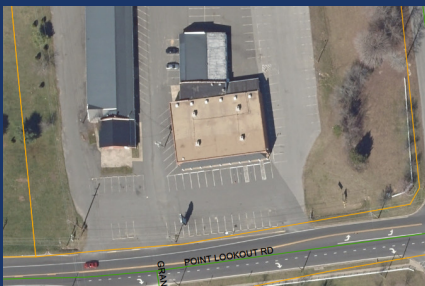


# RETAIL SPACE AVAILABLE

8,000 to 11,000 sq. ft. located in The Shops at 5 South at 21030 Point Lookout Road, Callaway MD 20620. The center occupies 460' along MD Route 5 in St. Mary's County with a daily traffic volume of 18,000+. With over 5000 neighborhood residents adjacent shopping centers include Weis Market, Sunoco and A&W Restaurant. Located just 5 miles from NAS Patuxent River, a \$3 billion economic engine employing over 25,000 workers. Home to United States Naval Air Systems Command (NAVAIR) and Naval Air Warfare Center Aircraft Division (NAWCAD). St. Mary's is ranked 7th in the United States for off-the-radar tech hubs and is one of the fastest growing regions in Maryland with steady population and job growth. Located just 38 miles Southeast of Washington D.C. the area picks up exurban migration from DC/Baltimore metro regions. Property is offered at \$8 sq. ft. NNN and the potential for build to suit.



## HIGH DAILY TRAFFIC

- 8000 to 11000 sq.ft.
- \$8 sq. ft. NNN
- 18,000+ daily traffic

## FASTEST GROWING REGION

- NAS Patuxent River
- Employs 25,000+
- \$3 billion economic engine

## PRIME LOCATION

- Restaurant or Super Market
- Discount or Dollar Store
- Auto Parts or Hardware

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