

VILLAGES AT URBANA ■ FREDERICK, MD



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Villages at Urbana

3530 SUGARLOAF PARKWAY | FREDERICK, MD 21704



Property Highlights

- Over 33,000 square feet of additional space added in 2018 to the existing 86,968 square foot shopping center
- High-volume Giant Food anchored shopping center
- The premier grocery anchored shopping center in Urbana
- Space available with excellent visibility to MD Route 355 and Sugarloaf Parkway



Demographics 2026

	3 Mile	5 Mile	7 Mile
Population	19,756	43,148	115,225
Average HH Income	\$214,906	\$204,586	\$170,335
Number of Households	6,097	13,895	41,163

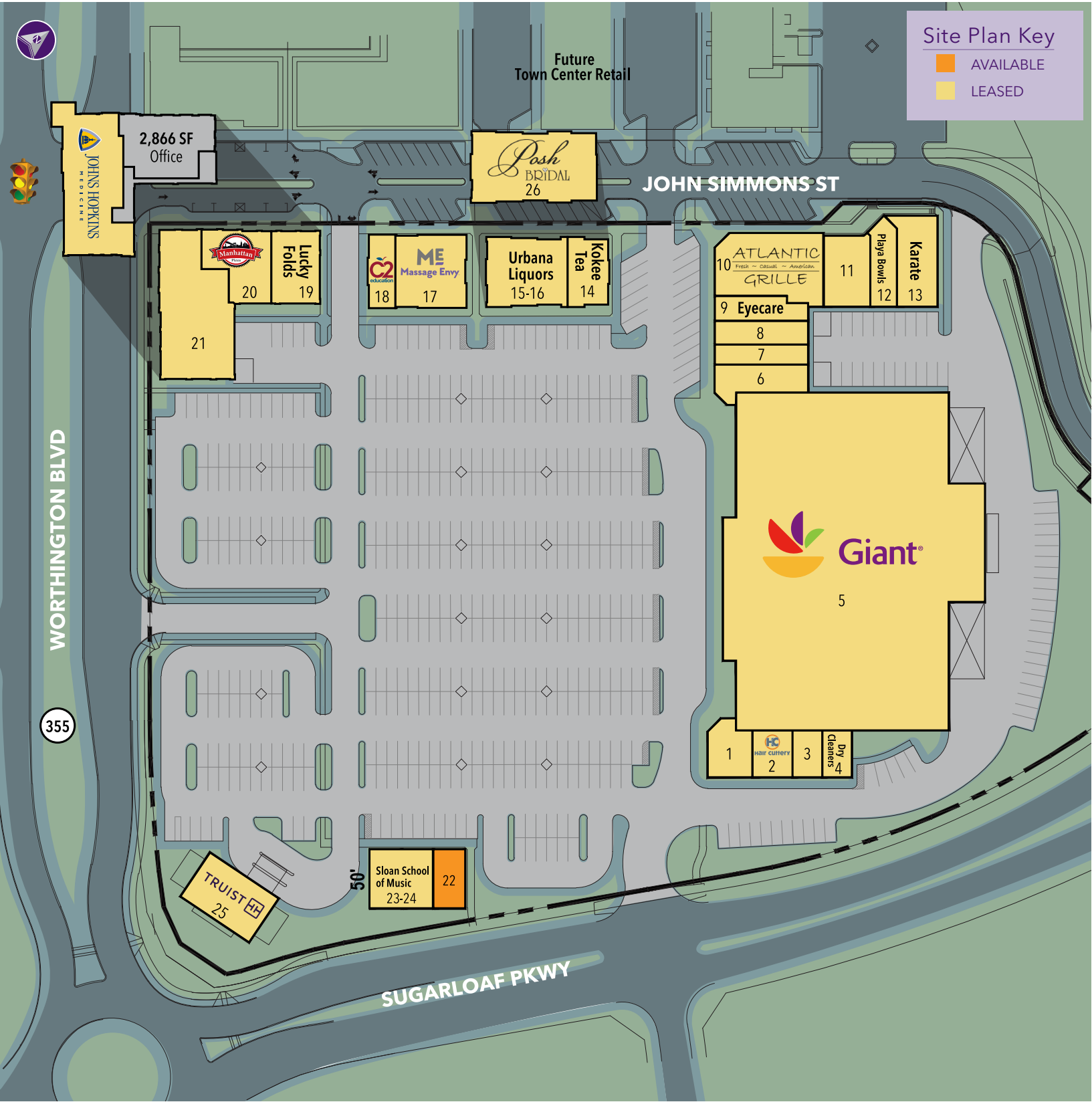
Please Contact

Ray Schupp	Spencer Ward
240.482.3611 (direct)	240.482.3614 (direct)
301.656.3030 (office)	301.656.3030 (office)
rschupp@hrretail.com	sward@hrretail.com



Owned & Managed by Kimco Realty

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Space #	Tenant Name	GROSS FLOOR AREA (SF)
1	Pearlflection Dentistry	1,650
2	Hair Cuttery	1,360
3	Priority Xpress	1,000
4	Dry Cleaners	1,000
5	Giant	56,166
6	Glam Salon	2,000
7	Lima Chicken	1,365
8	Structural Elements	1,600
9	V. Eye P. Eyecare	1,513
10	Atlantic Grille	4,937
11	Grace of India	2,423
12	Playa Bowls	1,697
13	Kicks Karate	2,630
14	Kokee Tea	1,946
15-16	Urbana Liquors	3,045
17	Massage Envy	3,373
18	C2 Education	1,347
19	Lucky Folds	2,097
20	Manhattan Pizza	2,805
21	Masa Sushi and Hibachi	5,546
22	AVAILABLE	1,351
23-24	Sloan School of Music	2,676
25	Truist	3,600
26	Posh Bridal	3,499
TOTAL		110,626

OFFICE SPACES	
Tenant Name	GROSS FLOOR AREA (SF)
Johns Hopkins Medicine	10,173 SF
AVAILABLE	2,866 SF
TOTAL	13,039 SF
TOTAL GLA	123,665 SF