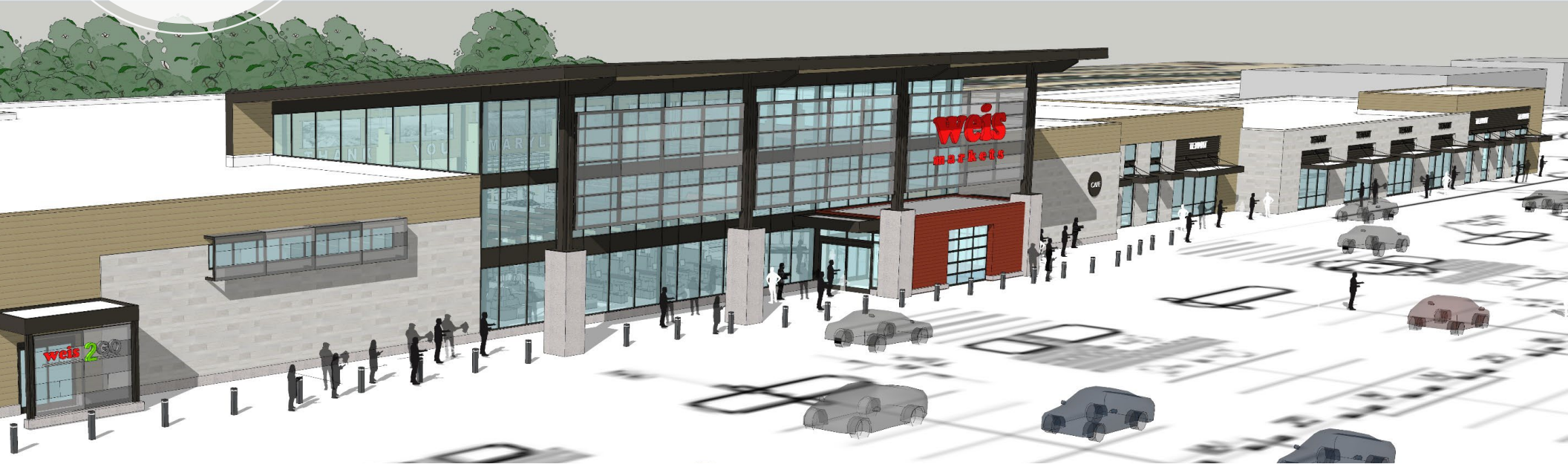




CHARLOTTE HALL STATION

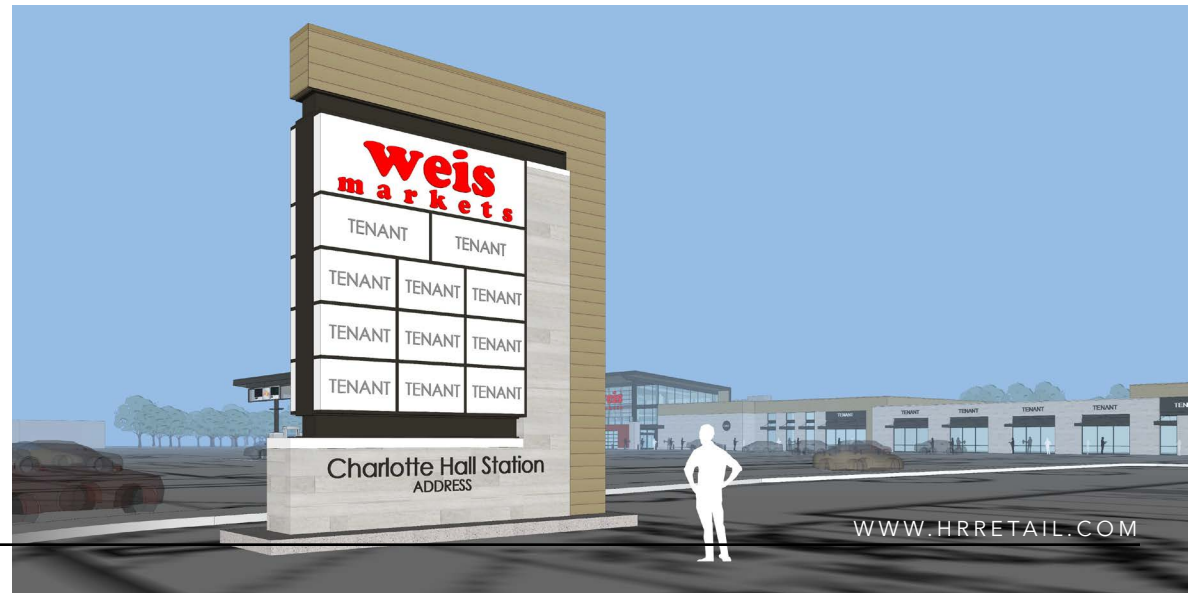
908 CHARLOTTE HALL ROAD | CHARLOTTE HALL, MD

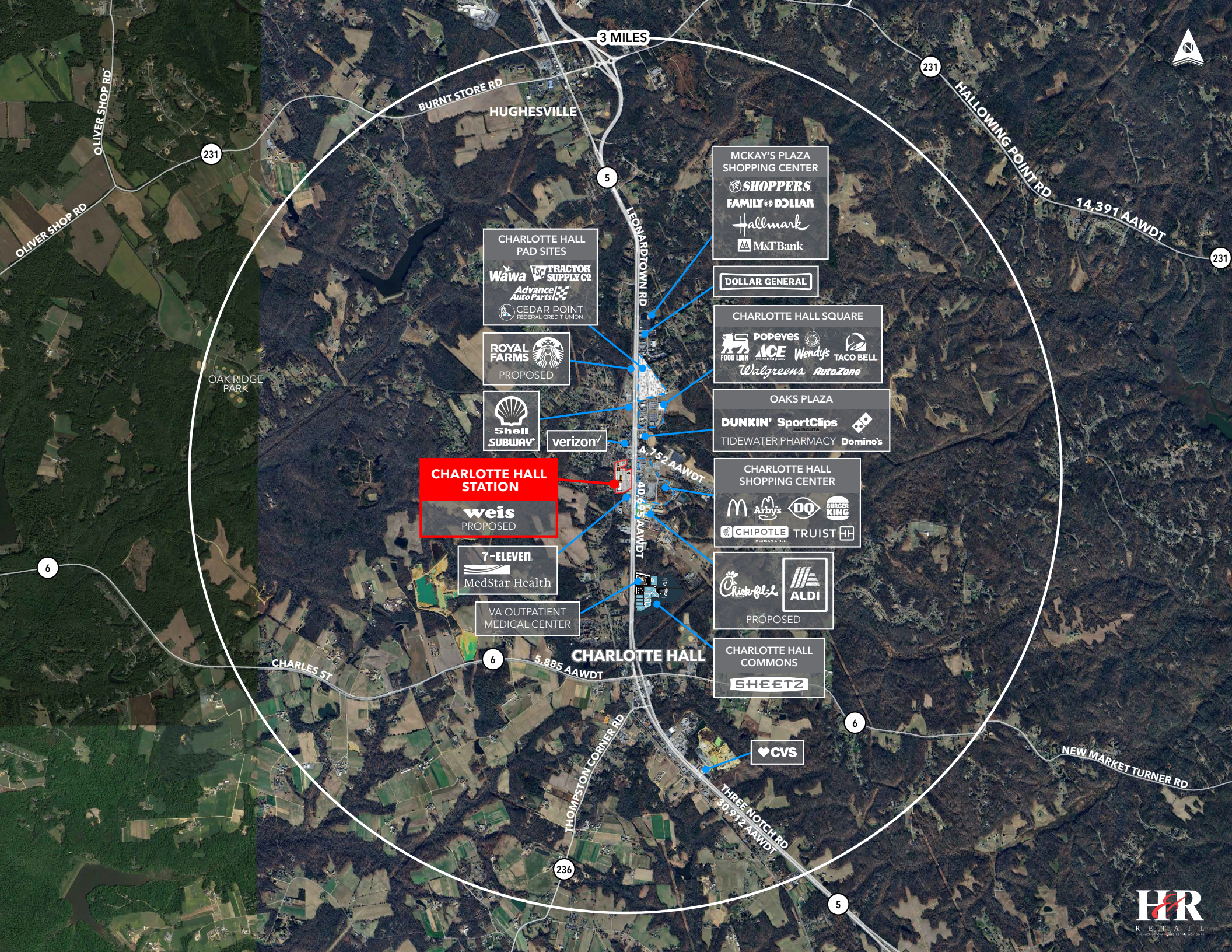


PROPERTY HIGHLIGHTS

- Charlotte Hall Station is located along Three Notch Road (MD Route 5) with over 39,000 cars per day
- Over \$143,000 average household income within 3 miles
- Pad site with drive-thru available
- Shop spaces adjacent to brand new Weis available

New Development





3 MILES

231

231

5

231

HUGHESVILLE

BURNT STORE RD

HALLOWING POINT RD
14,391 AAWDT

LECKMANTOWN RD

MCKAY'S PLAZA SHOPPING CENTER

- SHOPPERS FAMILY DOLLAR
- Hallmark
- M&T Bank

DOLLAR GENERAL

CHARLOTTE HALL SQUARE

- POPEYES
- ACE
- Wendy's
- TACO BELL
- Walgreens
- AutoZone

OAKS PLAZA

- DUNKIN' SportClips
- TIDEWATER PHARMACY
- Dominos

CHARLOTTE HALL SHOPPING CENTER

- McDonald's
- Arby's
- DO
- BURGER KING
- CHIPOTLE
- TRUIST

Chick-fil-A

ALDI

PROPOSED

CHARLOTTE HALL COMMONS

SHEETZ

CVS

CHARLOTTE HALL PAD SITES

- Wawa
- TRACTOR SUPPLY CO
- Advance Auto Parts
- CEDAR POINT FEDERAL CREDIT UNION

ROYAL FARMS

PROPOSED

Shell

SUBWAY

verizon

CHARLOTTE HALL STATION

weis

PROPOSED

7-ELEVEN

MedStar Health

VA OUTPATIENT MEDICAL CENTER

CHARLOTTE HALL

5,885 AAWDT

4,752 AAWDT

40,695 AAWDT

THREE NOTCH RD
30,972 AAWDT

236

5

OLIVER SHOP RD

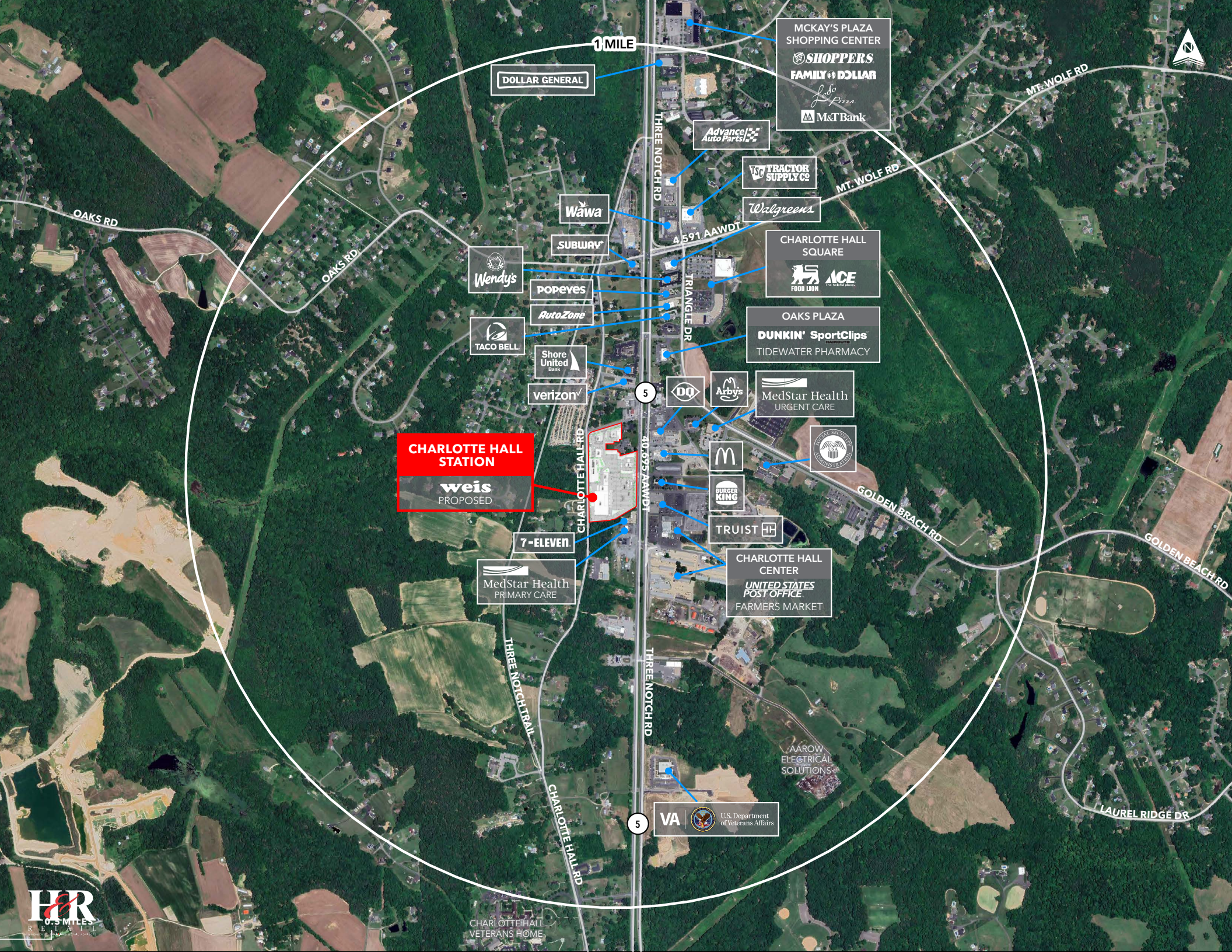
OLIVER SHOP RD

OAK RIDGE PARK

CHARLES ST

THOMPSON CORNER RD

NEW MARKET TURNER RD



1 MILE

DOLLAR GENERAL

MCKAY'S PLAZA SHOPPING CENTER
SHOPPERS FAMILY DOLLAR
M&T Bank

Advance Auto Parts

TRACTOR SUPPLY CO

Walgreens

Wawa

SUBWAY

CHARLOTTE HALL SQUARE
ACE FOOD LION

Wendy's

POPEYES

AutoZone

OAKS PLAZA
DUNKIN' SportClips
TIDEWATER PHARMACY

TACO BELL

Shore United Bank

verizon

DQ

Arby's

MedStar Health URGENT CARE

CHARLOTTE HALL STATION
weis PROPOSED

CHARLOTTE HALL RD

McDonald's

BURGER KING

UNITED STATES DEPARTMENT OF VETERANS AFFAIRS

7-ELEVEN

MedStar Health PRIMARY CARE

TRUIST

CHARLOTTE HALL CENTER
UNITED STATES POST OFFICE
FARMERS MARKET

THREE NOTCH TRAIL

THREE NOTCH RD

GOLDEN BRACH RD

GOLDEN BEACH RD

5

VA U.S. Department of Veterans Affairs

LAUREL RIDGE DR

CHARLOTTE HALL VETERANS HOME



CHARLOTTE HALL RD

GOLDEN BEACH RD

weis
markets
PROPOSED
BUILDING A
60,000 SF

NICKAY'S
GRAINS, GRAINS
& GATHERINGS
46'
74'

BUILDING D
AVAILABLE
9,613 SF
180'
70'

BUILDING E
AVAILABLE
8,725 SF
109.05'
80'

BUILDING F
AVAILABLE
4,000 SF
78.28'
51.07'

BUILDING G
AVAILABLE
5,800 SF
74.35'
78'

BUILDING H
AVAILABLE
3,900 SF
49.99'
30'

Building - B
200 s.f.

MedStar Health
PRIMARY CARE

7
ELEVEN

gasngo

Ritas

5

THREE NOTCH RD

40,695 AAWDT

CHARLOTTE HALL
CENTER

TRUIST

BURGER
KING

CHIPOTLE
MEXICAN GRILL

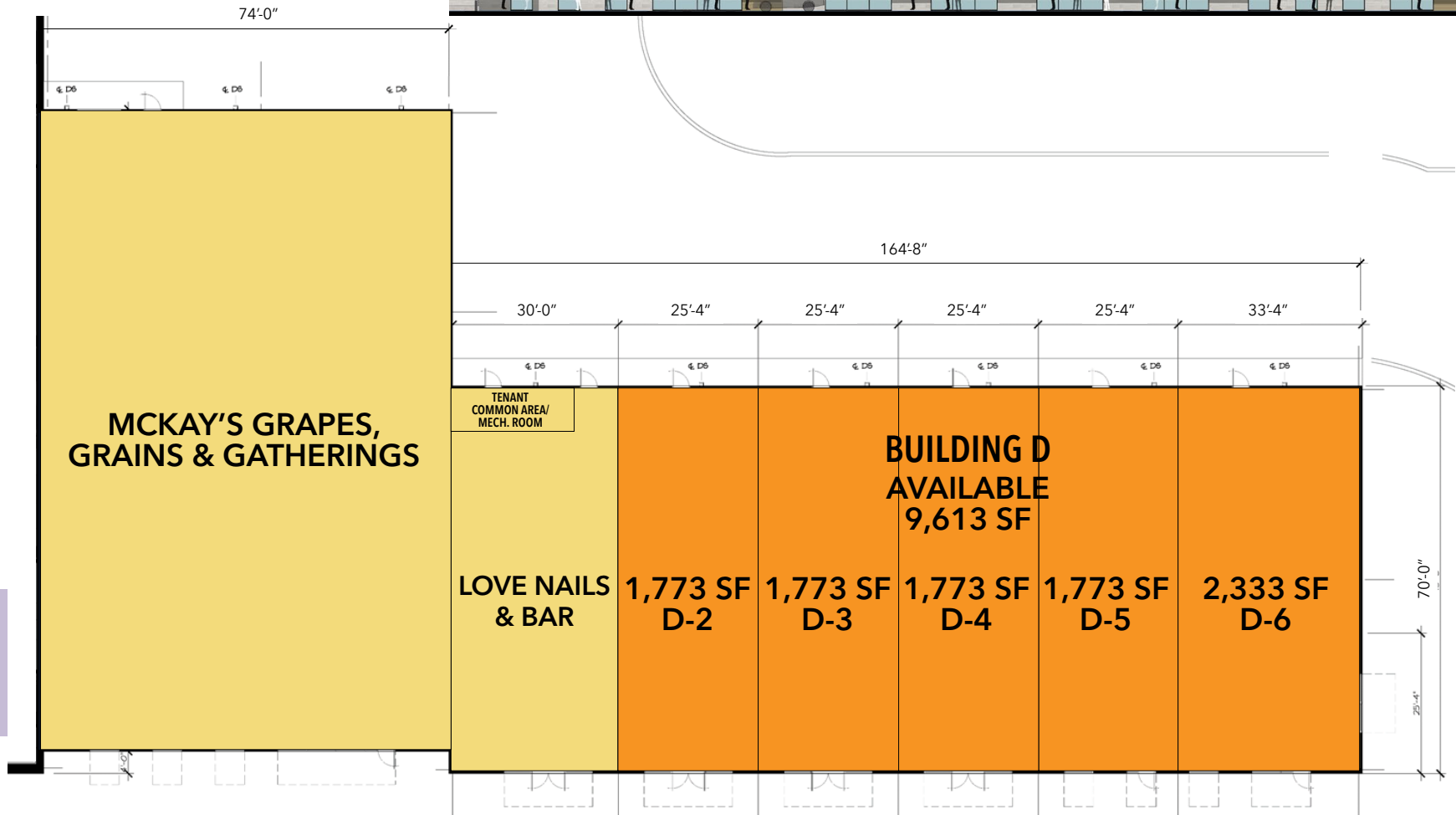
McDonald's

DQ
Grill & Chill

EXON

- Site Plan Key
- LEASED
 - PROPOSED WEIS
 - AVAILABLE

FR
RETAIL



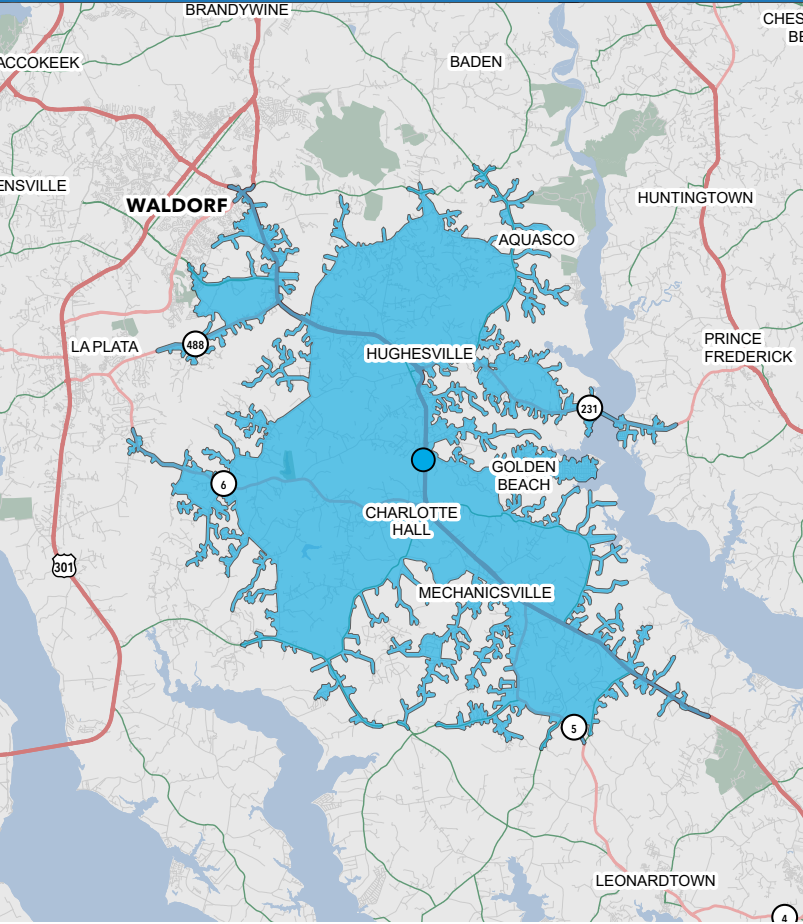
Site Plan Key

- LEASED
- AVAILABLE



CHARLOTTE HALL, MD

DEMOGRAPHIC PROFILE (2024)
Charlotte Hall Station
Drive time of 15 minutes



KEY FACTS

26,262 Population	41.9 Median Age	8,779 Households
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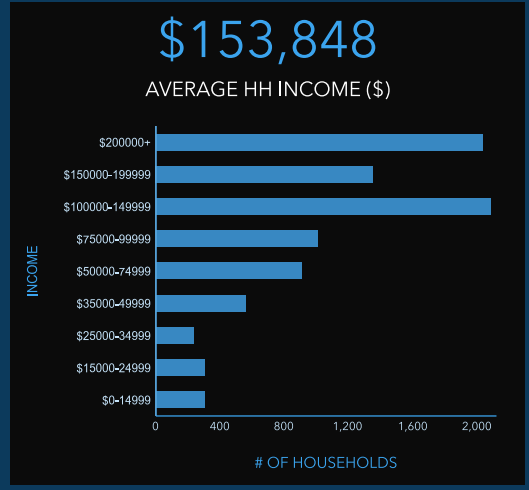
EDUCATION

31% High School Diploma	18% Bachelor's Degree	12% Graduate/Professional Degree
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INCOME

\$120,368
Median Household Income

\$52,136
Per Capita Income



BUSINESS

741 Total Businesses	20,351 Daytime Population	41 Food Srv & Drinking Places
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TAPESTRY SEGMENTS

1D Savy Suburbanites
3,123 (35.5%) of households

Savy Suburbanites residents are well educated, well read, and well capitalized. Families include empty nesters and empty nester wannabes, who still have adult children at home. Located in older neighborhoods outside the urban core, their suburban lifestyle includes home remodeling and gardening plus the active pursuit of sports and exercise. They enjoy good food and wine, plus the amenities of the city's cultural events.

- Well-connected consumers that appreciate technology and make liberal use of it for everything from shopping and banking to staying current and communicating.
- Informed shoppers that do their research prior to purchasing and focus on quality.

2B Pleasantville
2,128 (24.2%) of households

Prosperous domesticity best describes the settled denizens of Pleasantville. Situated principally in older housing in suburban areas in the Northeast (especially in New York and New Jersey) and secondarily in the West (especially in California), these slightly older couples move less than any other market. Many couples have already transitioned to empty nesters; many are still home to adult children. Families own older, single-family homes and maintain their standard of living with dual incomes. These consumers have higher incomes and home values and much higher net worth. Older homes require upkeep; home improvement and remodeling projects are a priority—preferably done by contractors. Residents spend their spare time participating in a variety of sports or watching movies. They shop online and in a variety of stores, from upscale to discount, and use the Internet largely for financial purposes.

- Not cost-conscious, these consumers willing to spend more for quality and brands they like.
- Prefer fashion that is classic and timeless as opposed to trendy.

4A Workday Drive
1,583 (18%) of households

Workday Drive is an affluent, family-oriented market with a country flavor. Residents are partial to new housing away from the bustle of the city but close enough to commute to professional job centers. Life in this suburban wilderness offsets the hectic pace of two working parents with growing children. They favor time-saving devices, like banking online or housekeeping services, and family-oriented pursuits.

- Connected, with a host of wireless devices—anything that enables convenience, like banking, paying bills, or even shopping online.
- Well insured and invested in a range of funds, from savings accounts or bonds to stocks.
- Carry a higher level of debt, including first (Index 149) and second mortgages (Index 154) and auto loans (Index 149).



Please Contact

Bryan Davis
240.482.3612
bdavis@hrretail.com

Ray Schupp
240.482.3611
rschupp@hrretail.com

3 Bethesda Metro Center,
Suite 620
Bethesda, Maryland 20814
301.656.3030