



CHARLOTTE HALL STATION

908 CHARLOTTE HALL ROAD CHARLOTTE HALL, MD



NOW OPEN!



JUST SIGNED!



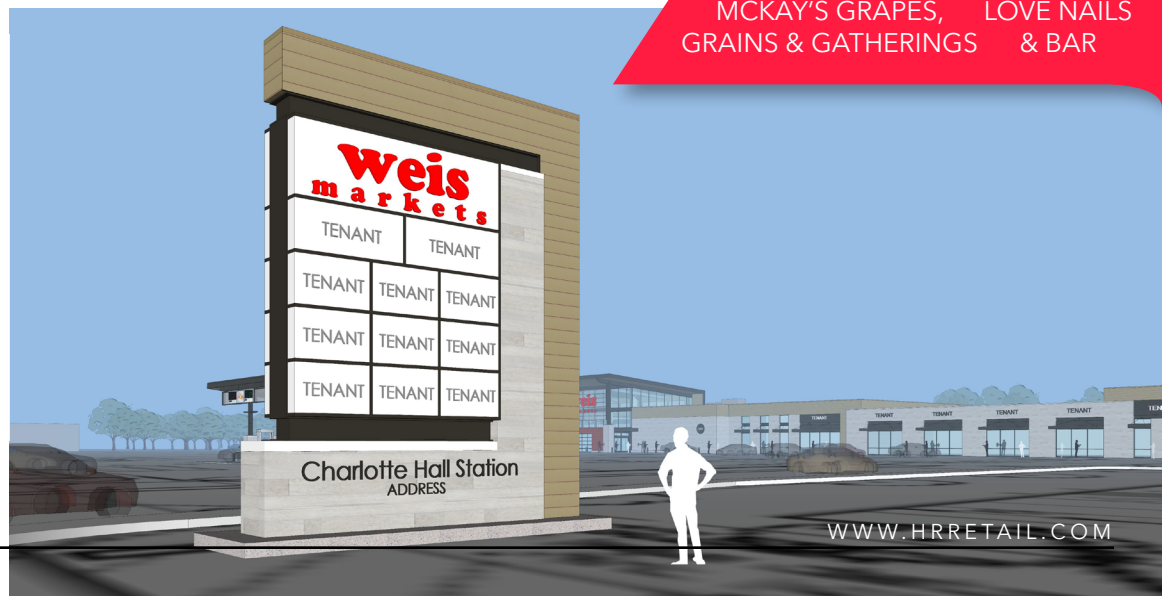
UNDER CONSTRUCTION

MCKAY'S GRAPES, LOVE NAILS
GRAINS & GATHERINGS & BAR

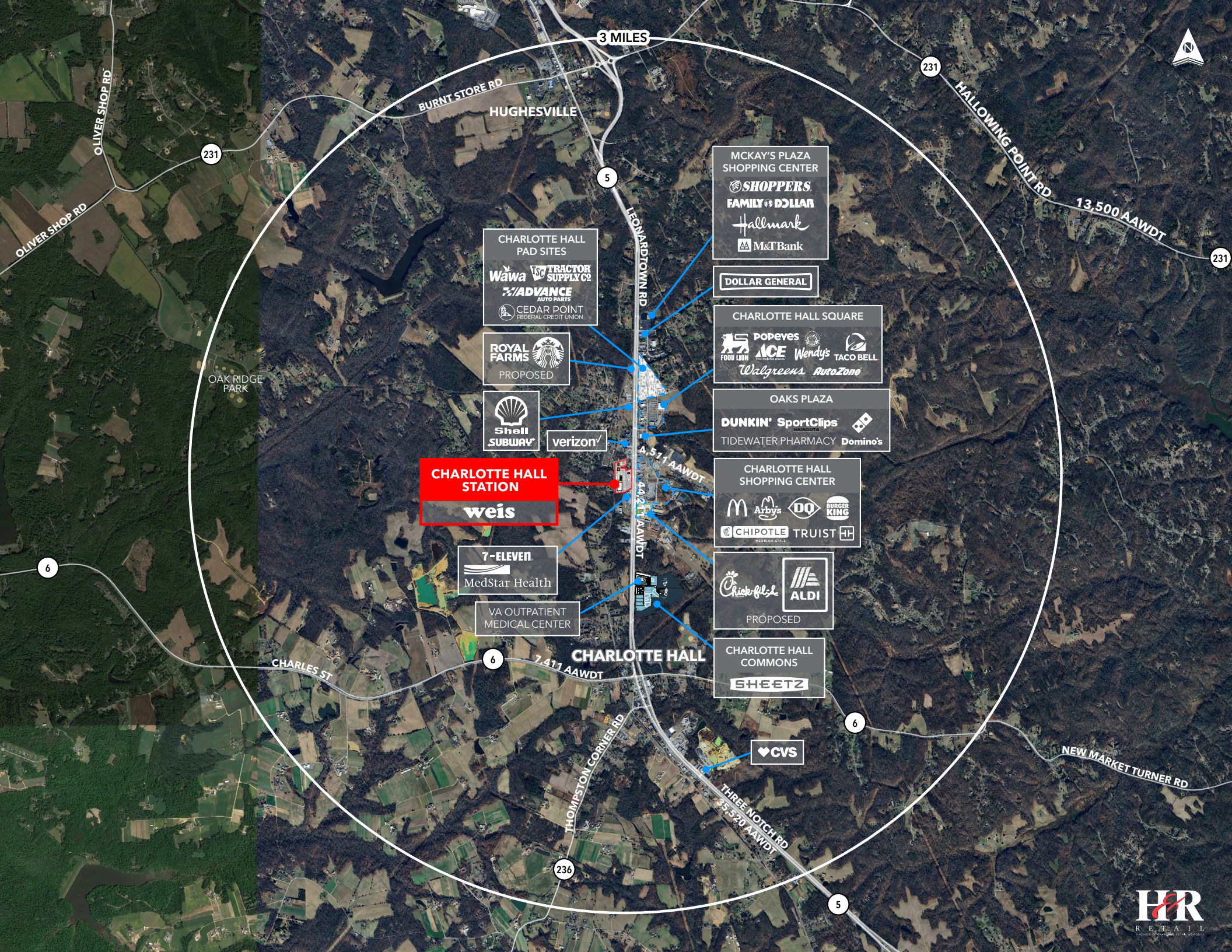
PROPERTY HIGHLIGHTS

- Grocery-anchored shopping center located along Three Notch Road (MD Route 5) with over 40,000 cars per day
- Over \$120,000 average household income within a drive time of 15 minutes
- Multiple pad sites available including building with drive thru
- Shop spaces adjacent to Weis available

New Development



WWW.HRRETAIL.COM



Charlotte Hall Station
weis

Charlotte Hall
PAD SITES
Wawa TRACTOR
SUPPLY CO
ADVANCE
AUTO PARTS
CEDAR POINT
FEDERAL CREDIT UNION

ROYAL FARM
PROPOSED

Shell
SUBWAY

verizon

7-ELEVEN
MedStar Health

VA OUTPATIENT
MEDICAL CENTER

Charlotte Hall

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

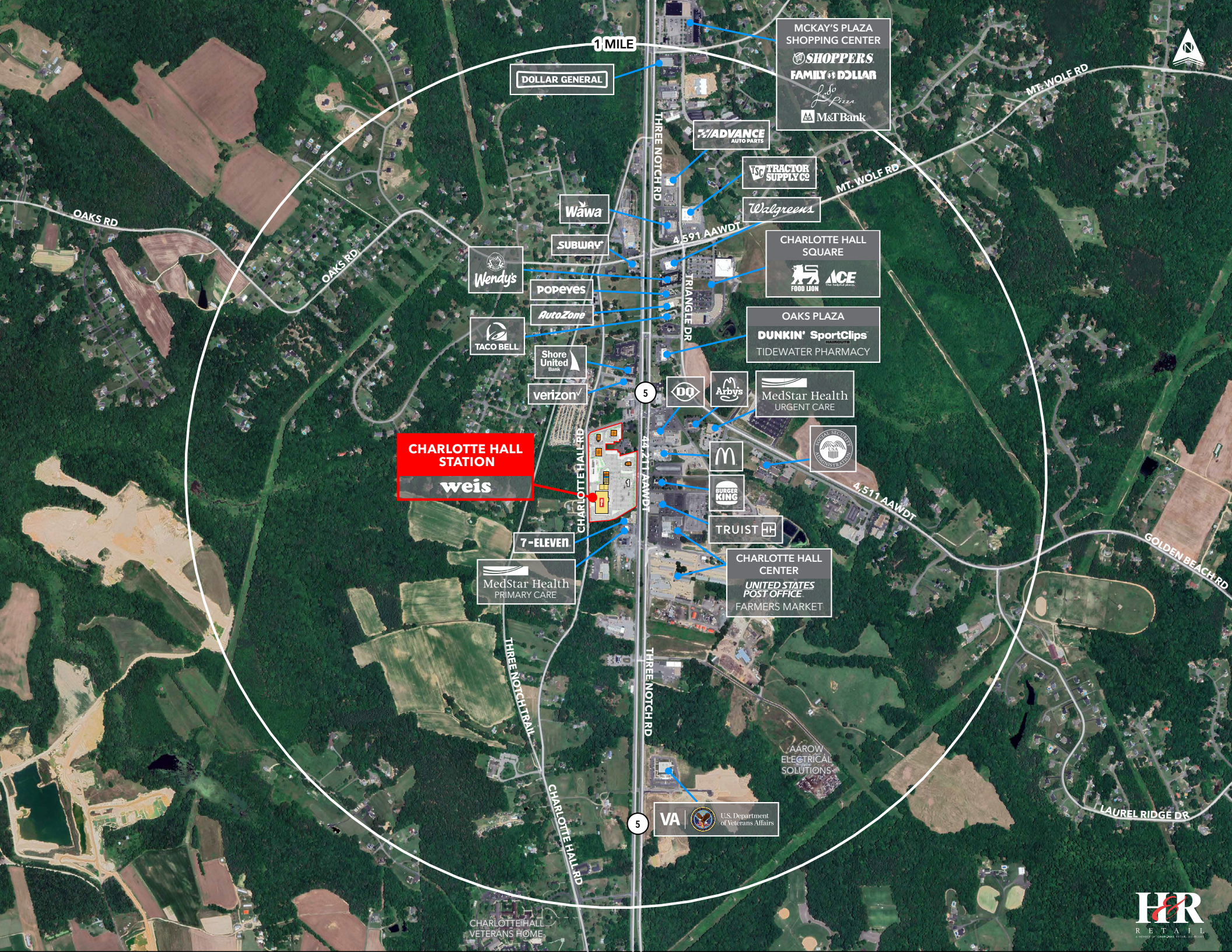
OAKS PLAZA
DUNKIN' SportClips
TIDEWATER PHARMACY Domino's

Charlotte Hall
SHOPPING CENTER
McDonald's
Arby's
DQ
BURGER KING
CHIPOTLE TRUIST IH

Chick-fil-A
ALDI
PROPOSED

Charlotte Hall
COMMONS
SHEETZ

CVS



1 MILE

DOLLAR GENERAL

MCKAY'S PLAZA
SHOPPING CENTER
SHOPPERS
FAMILY DOLLAR
Life's a Journey
M&T Bank

ADVANCE
AUTO PARTS

TRACTOR
SUPPLY CO.

Walgreens

Wawa

SUBWAY

Wendy's

POPEYES

AutoZone

TACO BELL

Shore
United
Bank

verizon

CHARLOTTE HALL
SQUARE
ACE
FOOD LION
THE TRUCKEE STORE

OAKS PLAZA
DUNKIN' SportClips
TIDEWATER PHARMACY

DD

Arby's

MedStar Health
URGENT CARE

ROYAL SECURITY
GUARD SERVICE

McDonald's

BURGER KING

TRUIST

**CHARLOTTE HALL
STATION**
weis

7-ELEVEN

MedStar Health
PRIMARY CARE

CHARLOTTE HALL
CENTER
UNITED STATES
POST OFFICE
FARMERS MARKET

THREE NOTCH TRAIL

CHARLOTTE HALL RD

THREE NOTCH RD

5

VA | U.S. Department
of Veterans Affairs

AAROW
ELECTRICAL
SOLUTIONS

MT. WOLF RD

MT. WOLF RD

OAKS RD

OAKS RD

GOLDEN BEACH RD

LAUREL RIDGE DR

CHARLOTTE HALL
VETERANS HOME

HR
RETAIL
A MEMBER OF CHANDLER RETAIL GROUP



CHARLOTTE HALL RD

GOLDEN BEACH RD

5

THREE NOTCH RD

44,211 AAWDT

weis
markets

BUILDING E
AVAILABLE
8,725 SF
109.05'

BUILDING F
AVAILABLE
4,000 SF
78.28'

BUILDING G
AVAILABLE
5,800 SF
74.35'

BUILDING H
AVAILABLE
3,900 SF
49.92'

MICKY'S GRAPES,
GRANIS & GATHERINGS

Building - B
200 s.f.

MedStar Health
PRIMARY CARE

7
ELEVEN

gas
go

Rita's

CHARLOTTE HALL
CENTER

TRUIST

BURGER
KING

CHIPOTLE

McDonald's

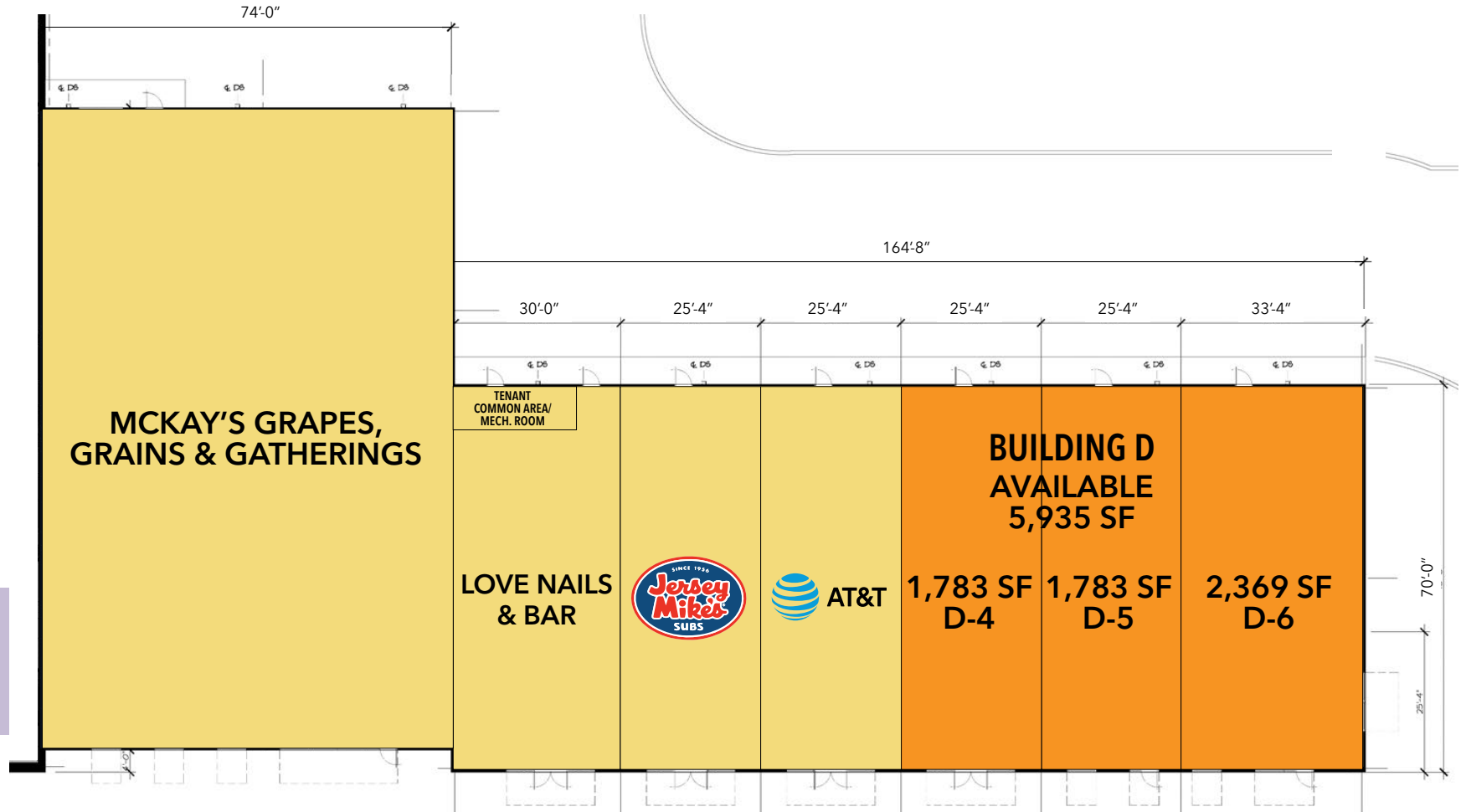
DQ
Grill & Chill

EXXON

Site Plan Key

- LEASED
- AVAILABLE

HR
RETAIL



Site Plan Key

LEASED

AVAILABLE

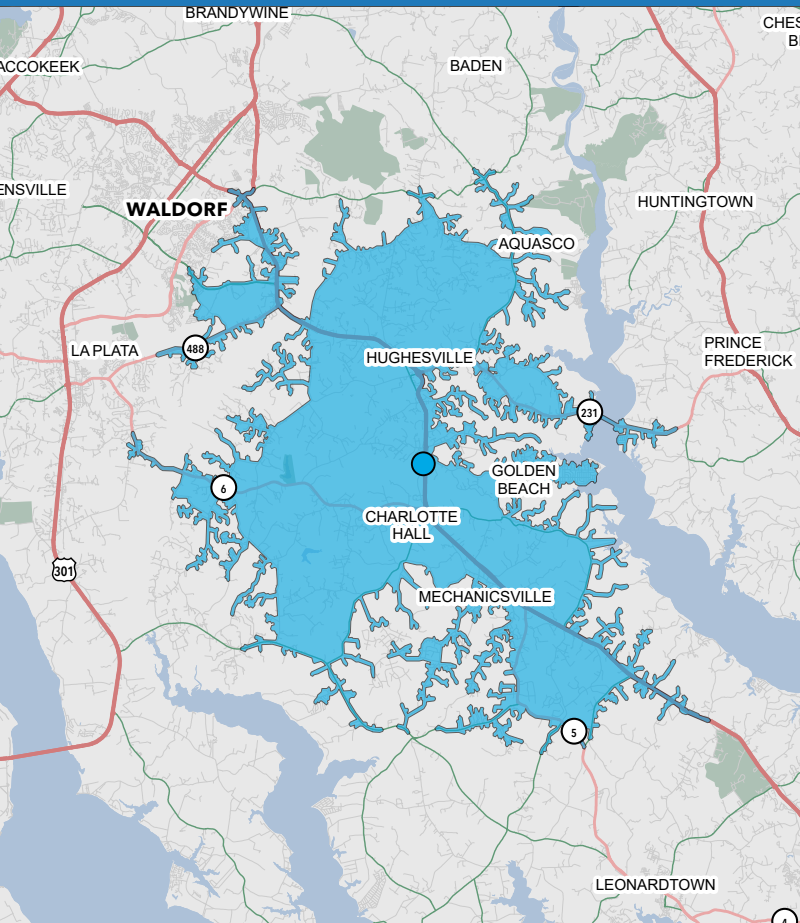


CHARLOTTE HALL, MD

DEMOGRAPHIC PROFILE (2025)

Charlotte Hall Station

Drive time of 15 minutes



KEY FACTS

28,969

Population

41.8

Median Age

9,604

Households

EDUCATION



30%

High School Diploma



18%

Bachelor's Degree



12%

Graduate/Professional Degree

INCOME



\$120,964

Median Household Income

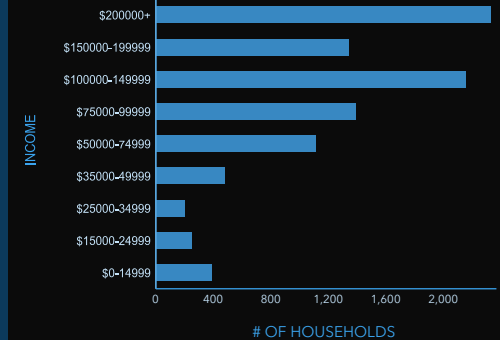


\$47,651

Per Capita Income

\$141,827

AVERAGE HH INCOME (\$)



BUSINESS



760

Total Businesses



22,322

Daytime Population



42

Food Srv & Drinking Places

TAPESTRY SEGMENTS

L1

Savvy Suburbanites

4,204 (43.8%) of households

Savvy 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.
- Residents tend to engage with their communities through fundraising and local politics. Vacation destinations often include beaches and national parks.

H1

Flourishing Families

2,880 (30.0%) of households

Members of these communities reside mostly in lower-density, rapidly growing suburbs in the South and Midwest. Most householders are between the ages of 35 and 64, and households are mainly comprised of large families with children. Marriage rates are high. Members of this segment are often employed in professional roles and earn middle-tier incomes. Many are self-employed, and some households support their earnings with interest, dividends, or rental properties. Available housing is predominantly composed of single-family units built in the 1990s and 2000s, with home values and rents that mirror national averages. The rate of new development is notably higher here than in most other regions. Many households have multiple vehicles, and long commutes are common.

- They often play board games and read books.
- Residents tend to travel domestically.

K5

Dreambelt

1,578 (16.4%) of households

These suburban neighborhoods are predominantly located in the West, often outside the principal cities of major metropolitan areas. About half of the population is between 35 and 74, and most households consist of married or cohabiting couples. Most households earn middle-tier incomes, and labor force participation is high. This segment has a high concentration of employment in public administration, construction, health care, and retail trade sectors. Neighborhoods consist mainly of single-family homes built between 1950 and 1990, offering ample parking space, often for three or more vehicles. A significant portion of the population commutes alone by car. Rental rates and home prices are substantial, with more than half of the properties for purchase valued between \$300,000 and \$500,000.

- Residents typically shop at warehouse clubs, and they tend to exhibit brand loyalty.
- They often spend money on their pets and tools for gardening. Residents take active roles in planning their financial future.



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