ICSC IN LAS VEGAS

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HYATT COMMERCIAL
REAL ESTATE BROKER
THE RELIABLE GROUP

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HYATT COMMERCIAL REAL ESTATE BROKER THE RELIABLE GROUP

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Grocery Anchored				
3	Market at South River Colony 3209 Solomons Island Rd, Edgewater, MD 21037	Retail	118,105 SF	1,155 - 10,168 SF
	Kent Island Crossing 1700 Piney Creek Rd, Chester, MD 21619	Retail	54,000 SF	2,000 - 10,000 SF
4	Denton Shopping Center 840 S 5th Ave, Denton, MD 21629	Retail	145,926	2,300 - 2,800 SF
Non-Grocery Anchored Centers				
4	Chester Place 1205 Shopping Center Rd, Stevensville, MD 21666	Retail	45,612 SF	3,364 - 10,410 SF
5	Red Apple Plaza 2126 Didonato Dr, Chester, MD, 21619	Retail	69,771 SF	4,000 SF
	Jemal's Bay 50 Shopping Center 1544 Whitehall Rd, Annapolis, MD, 21409	Retail	89,406 SF	1,160 - 20,698 SF
6	Hitching Post Plaza 5078 Solomons Island Rd, Lothian, MD, 20711	Retail	20,000 SF	1,371 - 5,400 SF
Pad Sites				
6	3167 Solomons Island Rd, Edgewater, MD 21037	Retail	1,920 SF	-
7	5540 Muddy Creek Rd, West River, MD 20778	Retail	8,250 SF	1.14 Acres
	Market at South River Colony 3209 Solomons Island Rd, Edgewater, MD 21037	Retail	118,105 SF	3,200 SF
8	Kent Island Crossing 1700 Piney Creek Rd, Chester, MD 21619	Retail	54,000 SF	2,100 SF
	85 Stewart Drive, Edgewater, MD 21037	Retail	2,880 SF	1.26 AC

GROCERY ANCHORED

1



MARKET AT SOUTH RIVER COLONY

3209 Solomons Island Rd Edgewater, MD 21037

VIEW FLYER

DEMOGRAPHICS

PROPERTY DETAILS

Available Spaces:	1,155 - 10,168 SF
Base Rent + NNN:	$18.00 - 26.00 / SF
Co-tenancy:	Weis Market, Walgreens, West Marine
Traffic Count:	42,580 AADT
Notes:	New Ownership since Q1 2024 Shadow anchored by Tractor Supply

PROPERTY DESCRIPTION

Market at South River Colony is at the corner of Solomons Island Rd (Rt. 2) and Central Ave (Rt. 214), strategically positioned to serve the Mayo Peninsula and surrounding areas.

2



KENT ISLAND CROSSING

1700 Piney Creek Road, Chester, MD 21619

VIEW FLYER

DEMOGRAPHICS

PROPERTY DETAILS

Available Spaces:	2,000 - 10,000 SF
Base Rent + NNN:	$30.00 - 32.00 SF/yr
Co-tenancy:	Grocery Outlet
Traffic Count:	76,830 AADT
Notes:	New Development delivering late 2025

PROPERTY DESCRIPTION

Prominent retail development with an potential anchor grocery store, a 16,000 sq. ft. neighborhood retail center and three freestanding pads; one with a drive-thru.

GROCERY ANCHORED

3



PROPERTY DESCRIPTION

Two points of access off Rt-404 seeing ±22,000 cars per day with Abundant surface parking and truck access. Ideal for fitness, medical, general retail and quasi-office.

DENTON SC

840 S 5th Ave, Denton, MD 21629

PROPERTY DETAILS

Available Spaces:	2,300 - 2,800 SF
Base Rent + NNN:	$18.00/SF
Co-tenancy:	Food Lion
Traffic Count:	22,760 AADT
Notes:	Vanilla Shell Condition with TIA available

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VIEW FLYER

DEMOGRAPHICS

NON-GROCERY ANCHORED CENTERS

1



PROPERTY DESCRIPTION

Well positioned community retail center with over 600’ of frontage along MD-Rt 50. The property is supported by 1400 new residential units in the rear and over 70,000 cars passing daily.

CHESTER PLACE

1205 Shopping Center Rd, Stevensville, MD

PROPERTY DETAILS

Available Spaces:	3,364 - 10,410 SF
Base Rent + NNN:	$18.00 / SF
Co-tenancy:	Dollar General - Trailer Parts
Traffic Count:	76,830 AADT
Notes:	Highway visibility with abundant parking

VIEW FLYER

DEMOGRAPHICS

2



PROPERTY DESCRIPTION

Red Apple Plaza has served as a community retail & service center in Chester, Maryland since 1989 when the first two buildings were constructed.

RED APPLE PLAZA

2126 Didonato Dr, Chester, MD, 21619

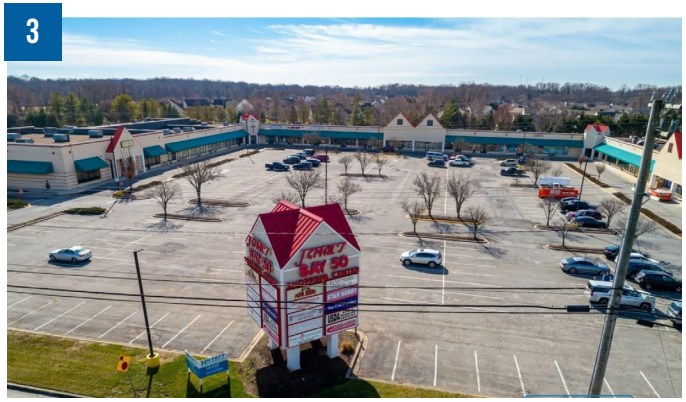
VIEW FLYER

DEMOGRAPHICS

PROPERTY DETAILS

Available Spaces:	4,000 SF
Base Rent + NNN:	$ 25.00 / SF
Co-tenancy:	Zipps, West Marine, Five Guys, Mr. Tire, I-hop, AT&T
Traffic Count:	76,830 AADT
Notes:	Non-grocery anchored with national tenants, local owner

3



PROPERTY DESCRIPTION

The property is ideal for a destination business such a brewery, indoor recreation facility or sports complex, restaurants or retail supply stores.

JEMAL'S BAY 50

1544 Whitehall Rd, Annapolis, MD, 21409

VIEW FLYER

DEMOGRAPHICS

PROPERTY DETAILS

Available Spaces:	1,160 - 20,698 SF
Base Rent + NNN:	$18.00 SF/yr (NNN)
Co-tenancy:	Anytime Fitness, Star Hobby, Fence & Deck Connection
Traffic Count:	76,830 AADT
Notes:	Highway visibility along "Beach route" to MD Coast

NON-GROCERY ANCHORED CENTERS

4



HITCHING POST PLAZA

5078 Solomons Island Rd, Lothian, MD, 20711

VIEW FLYER

DEMOGRAPHICS

PROPERTY DETAILS

Available Spaces:	1,371 - 5,400 SF
Base Rent + NNN:	$28.50 / SF
Co-tenancy:	Ledo Pizza, Bayside Bull
Traffic Count	19,531 AADT
Notes:	New Construction with sitting on “PM” side of road warm dark shell delivery with $25/SF in TIA

PROPERTY DESCRIPTION

Strategically positioned community strip center ideal for a wide variety of retail and quasi-retail users, Hitching Post Plaza is 73% Leased and is also owner occupied.

PAD SITES

1



3167 SOLOMONS ISLAND RD

Edgewater, MD 21037

VIEW FLYER

DEMOGRAPHICS

PROPERTY DETAILS

Available Spaces:	1,920 SF
Base Rent + NNN:	+/- 7,000 / M
Traffic Count:	35,210 AADT
Notes:	LL hesitant to redevelop Needs to be North of $85,000/yr + as-is delivery

PROPERTY DESCRIPTION

Strategically positioned along Solomons Island Road (MD-2) North a private drive with north bound access and the frontage on Route 2 maximizes the high traffic count and visibility.

PAD SITES

2



5540 MUDDY CREEK RD

West River, MD 20778

VIEW FLYER

DEMOGRAPHICS

PROPERTY DETAILS

Available Spaces:	1.14 Acres
Base Rent + NNN:	$ 75,000 - $ 95,000 / year
Traffic Count:	10,542 AADT
Notes:	Corner lot on “AM” side of the road. No fast food within 10 miles

PROPERTY DESCRIPTION

Redevelopment opportunity for a drive thru retail or medical group to take advantage of the “only player in town” feel that Southern Anne Arundel County presents.

3



MARKET AT SOUTH RIVER COLONY

3209 Solomons Island Rd Edgewater, MD 21037

VIEW FLYER

DEMOGRAPHICS

PROPERTY DETAILS

Available Spaces:	3,200 SF
Base Rent + NNN:	$ 105,000 / yr
Co-tenancy:	Weis Market, Popeyes
Traffic Count:	42,580 AADT
Notes:	At entry to center with side walk connecting to local high school Former Wendy’s

PROPERTY DESCRIPTION

Market at South River Colony is at the corner of Solomons Island Rd (Rt. 2) and Central Ave (Rt. 214), strategically positioned to serve the Mayo Peninsula and surrounding areas.

PAD SITES

4



KENT ISLAND CROSSING

1700 Piney Creek Road, Chester, MD 21619

VIEW FLYER

DEMOGRAPHICS

PROPERTY DETAILS

Available Spaces:	2,100 SF
Base Rent + NNN:	$110,000 / yr
Co-tenancy:	Grocery Outlet, 80 Bed Senior Living
Traffic Count:	76,830 AADT
Notes:	New development coming late 2025 Seeking ground lease

PROPERTY DESCRIPTION

Prominent retail development with an potential anchor grocery store, a 16,000 sq. ft. neighborhood retail center and three freestanding pads; one with a drive-thru.

5



85 STEWART DRIVE

Edgewater, MD 21037

VIEW FLYER

DEMOGRAPHICS

PROPERTY DETAILS

Available Spaces:	2,880 SF
Base Rent + NNN:	$ 130,000 / yr
Traffic Count:	42,580 AADT
Notes:	Former Capital One Bank Also for Sale at $1,800,000

PROPERTY DESCRIPTION

85 Stewart Dr has a +/-2,880sf free standing, second generation, bank branch sitting on +/-1.26 acres fronting Solomons Island Rd. This property sees just under 42,000 vehicles daily and is located along the south bound side or the PM traffic route.