



Villages at Urbana

Frederick, MD

Washington-Arlington-Alexandria (DC-VA-MD-WV)



Skylar Jones

Leasing Representative

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AERIAL



GROSS LEASABLE AREA (GLA)

121,655 SF

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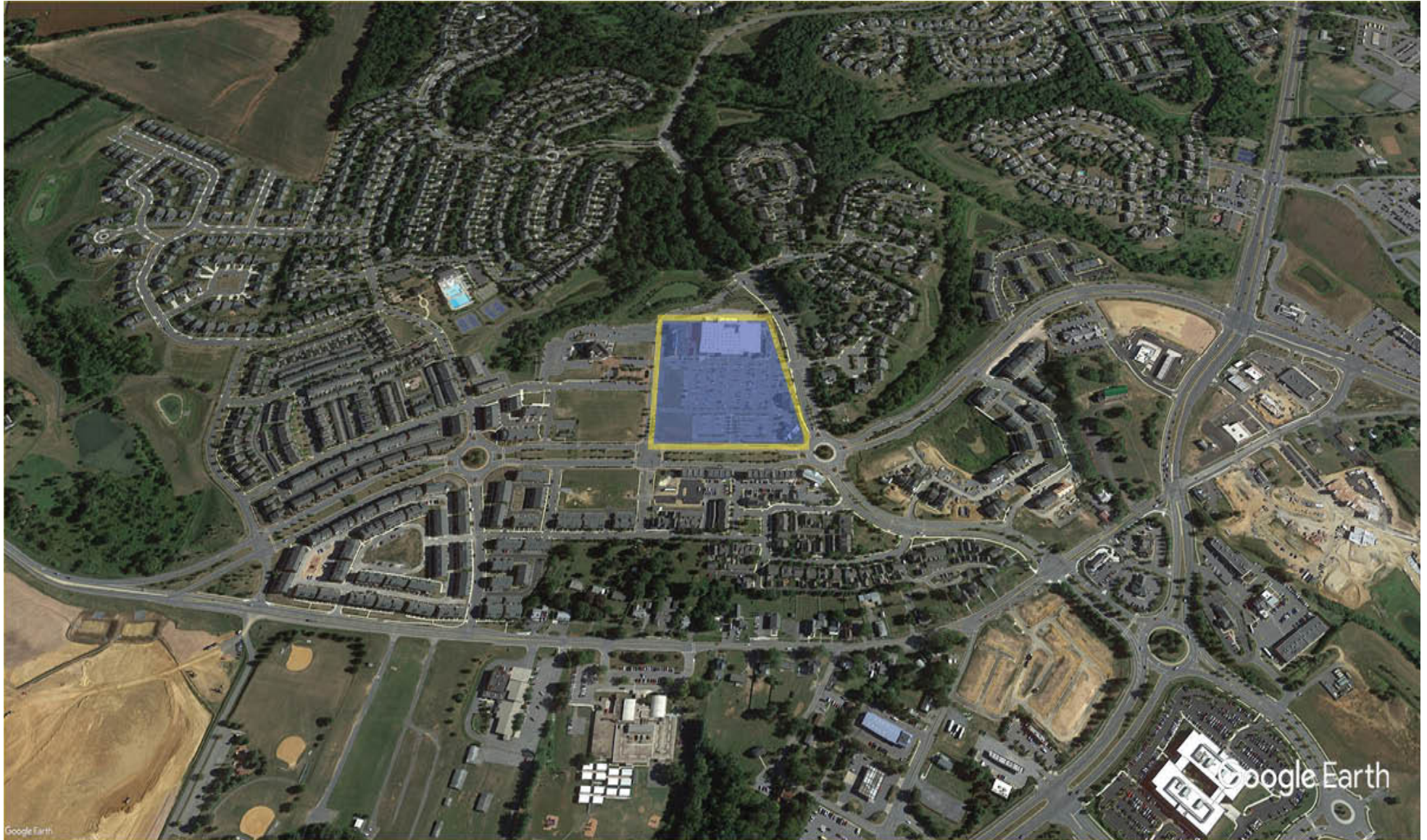
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Frederick, MD

www.kimcorealty.com/110880



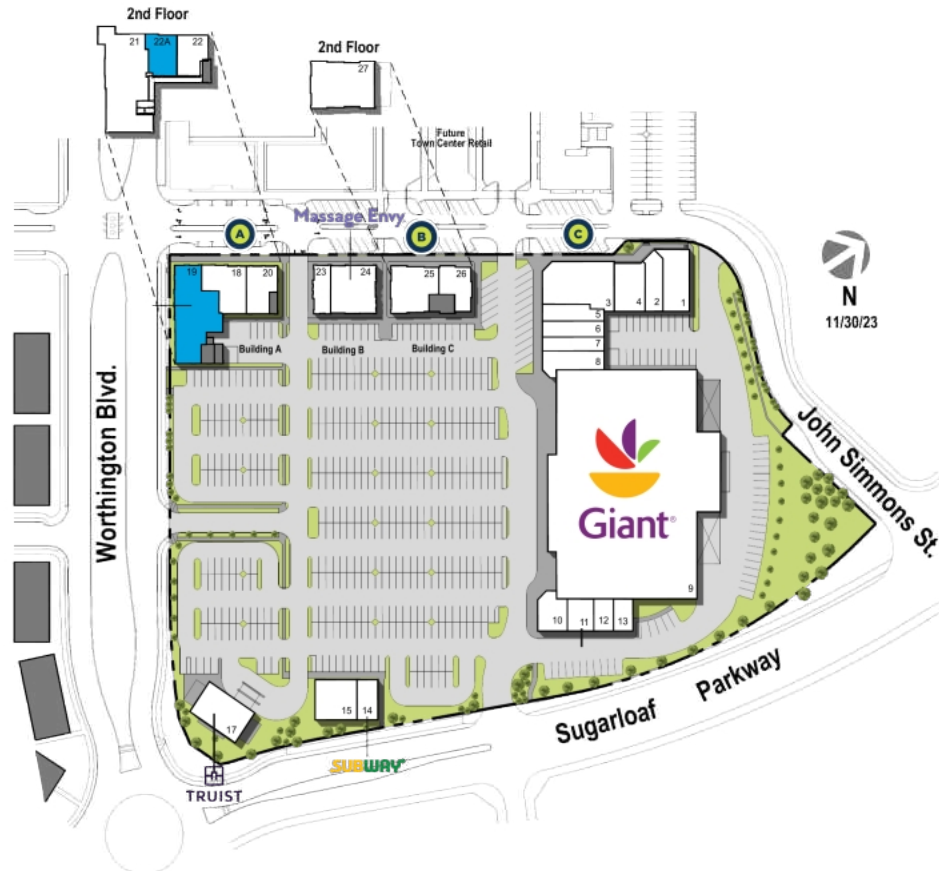
DENSITY AERIAL

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Available Curbside Pick-up



	TENANT	SQ FT
1	Kicks Karate	2,630
2	Urbana Tanning	1,697
3	Atlantic Grille	4,937
4	Grace of India	2,423
5	V. Eye. P. Eyecare	1,513
6	Structural Elements	1,600
7	Lime Chicken	1,365
8	Glam Nails and Spa	2,000
9	Giant Food	56,166
10	PearlFection Dentistry	1,650
11	Hair Cuttery	1,360
12	Postal Place	1,000
13	Dry Cleaners	1,000
14	Subway	1,351
15	Sloan School of Music	2,676
17	Truist	3,600
18	Manhattan Pizza	2,805
19	Available (Former Restaurant)	5,546
20	Cinco de Mayo Urbana, Inc.	2,097
21	Johns Hopkins	10,173
22	Red Canyon PT	2,000
22A	Available	1,531
23	C2 Education	1,347
24	Massage Envy	3,373
25	Urbana Liquors	3,045
26	Kokee Tea	1,900
27	Posh Bridal	3,952

Disclaimer: This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposed only and shall not be deemed a representation by Landlord or their accuracy. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.

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COMPETITION MAP

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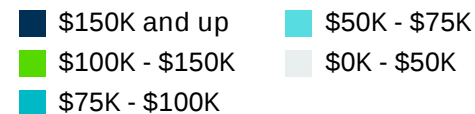
by Block Group

Demographics

2023 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	10,858	20,461	42,860
Daytime Pop	8,121	18,420	44,428
Households	3,534	6,486	14,115
Average HH Income	\$182,397	\$187,767	\$178,448
Median HH Income	\$161,819	\$164,843	\$153,687
Per Capita Income	\$59,371	\$59,533	\$58,962

Average Household Income

Popstats, 4Q 2023, Trade Area Systems



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Sugarloaf Pkwy. & Rt MD 355, Frederick, MD



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