

Landon Crossing

3401 Urbana Pike

Frederick, MD

www.cbre.us/LandonCrossing

Highlights

- + **Prime Location** just off of I-270 (84,713 VPD) in the rapidly growing Urbana, Maryland, one of Frederick County's most desirable and **high-income** residential areas
- + 2nd Generation Restaurant Space with over **100 surface parking spaces**
- + Phenomenal **Visibility** and **Signage** Opportunities from Fingerboard Road (21,630 VPD) and Urbana Pike (9,828 VPD)
- + Join nearby retailers:



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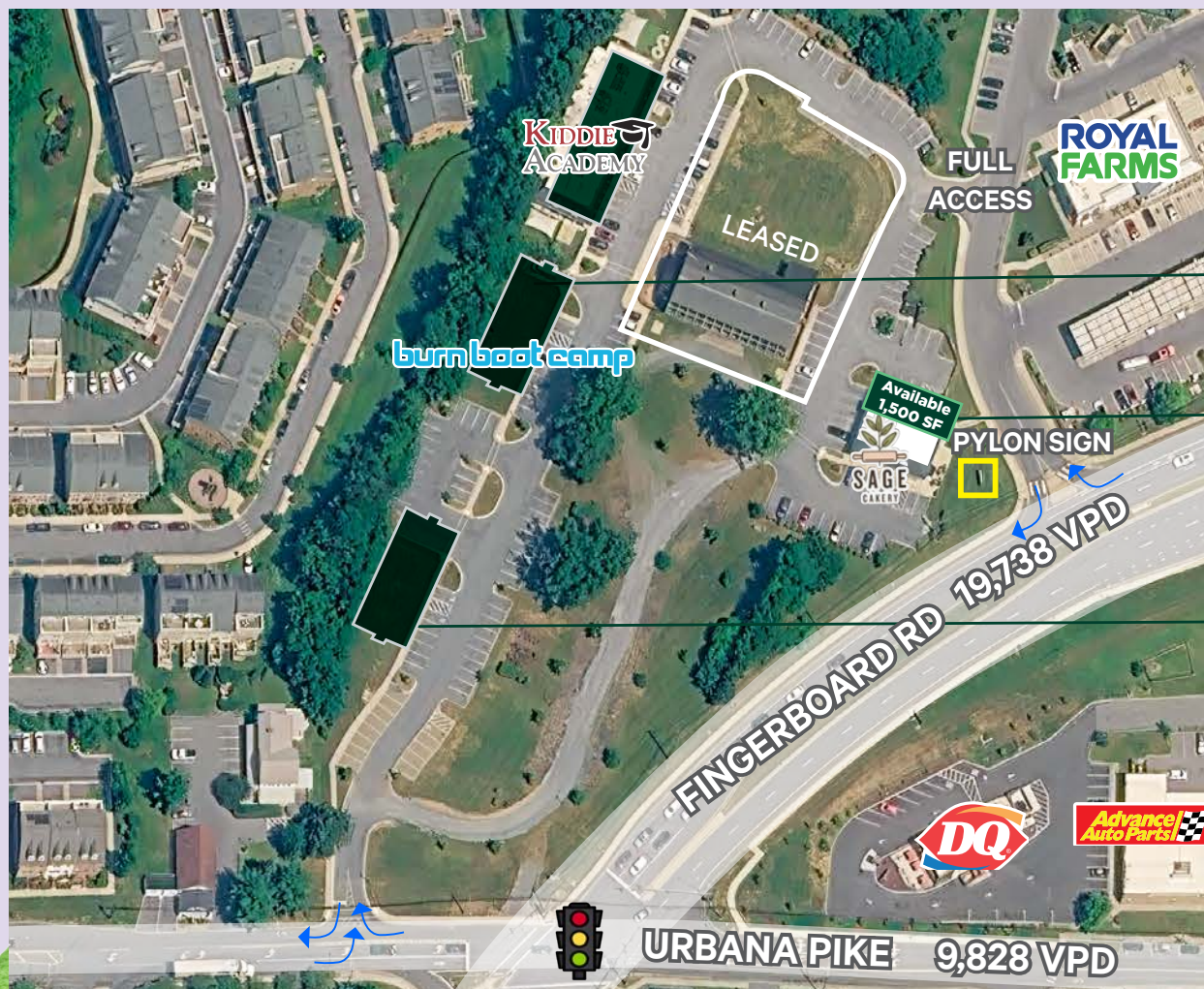
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The Opportunity



+ Building B

- 1,740 SF Available
- Second Level

+ Building E

- 1,500 SF Available
- 2nd Generation Restaurant

+ Building A

- Approximately 1 Acre Pad Site
- Ground Lease Opportunities

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Urbana, Maryland



Urbana, Maryland is a high-growth suburban community in Frederick County and a well-established part of the Washington, D.C. Metropolitan Area. Located approximately 7.5 miles southeast of Frederick and 37 miles northwest of Washington, D.C., Urbana benefits from strong commuter access on I-270 (84,173 VPD) while functioning as a self-sustaining residential and commercial hub.

Over the past two decades, Urbana has transformed from a small rural area into one of the county's most affluent and fastest-growing communities. The area is characterized by a predominantly owner-occupied housing base, strong household incomes, and a concentration of family-oriented neighborhoods—all of which support consistent discretionary spending and daily-needs retail demand. Continued population growth is expected to further strengthen the local consumer base.

Founded in 1730, Urbana blends historic character with master-planned development, resulting in a highly desirable live-work environment. The community's quality of life and economic profile have earned both national and statewide recognition, reinforcing Urbana's position as a prime market for retail, service, and dining concepts seeking long-term stability supported by strong household purchasing power.

Meet Your Customers

Within 3 Miles

Professional Pride: 66.8%

Avg Household Size: 3.3

Median Age: 38

Median Household Income: \$179,281

- Highly educated career professionals with strong buying power and a focus on quality and convenience
- Family-Oriented households that invest heavily in home improvement, decor, and premium lifestyle
- Households that enjoy premium dining and takeout convenience
- Family-centric consumers who seek convenient, service-oriented retail offering efficiency and time saving solutions



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Urbana Retail Market

Villages at Urbana



Urbana
Regional
Library

Key (2 mile Radius)

Residential



Households: 5,655



Population: 17,821

Urbana
Middle
School

Urbana
Elementary
School

Urbana
High
School

Landon Crossing



355

ROYAL FARMS

AutoZone

Urbana Village SC



19,738 VPD



PNC

DUNKIN'

Exxon

ELEVEN

WALHE HOME

Village Square at Urbana



Fingerboard Plaza



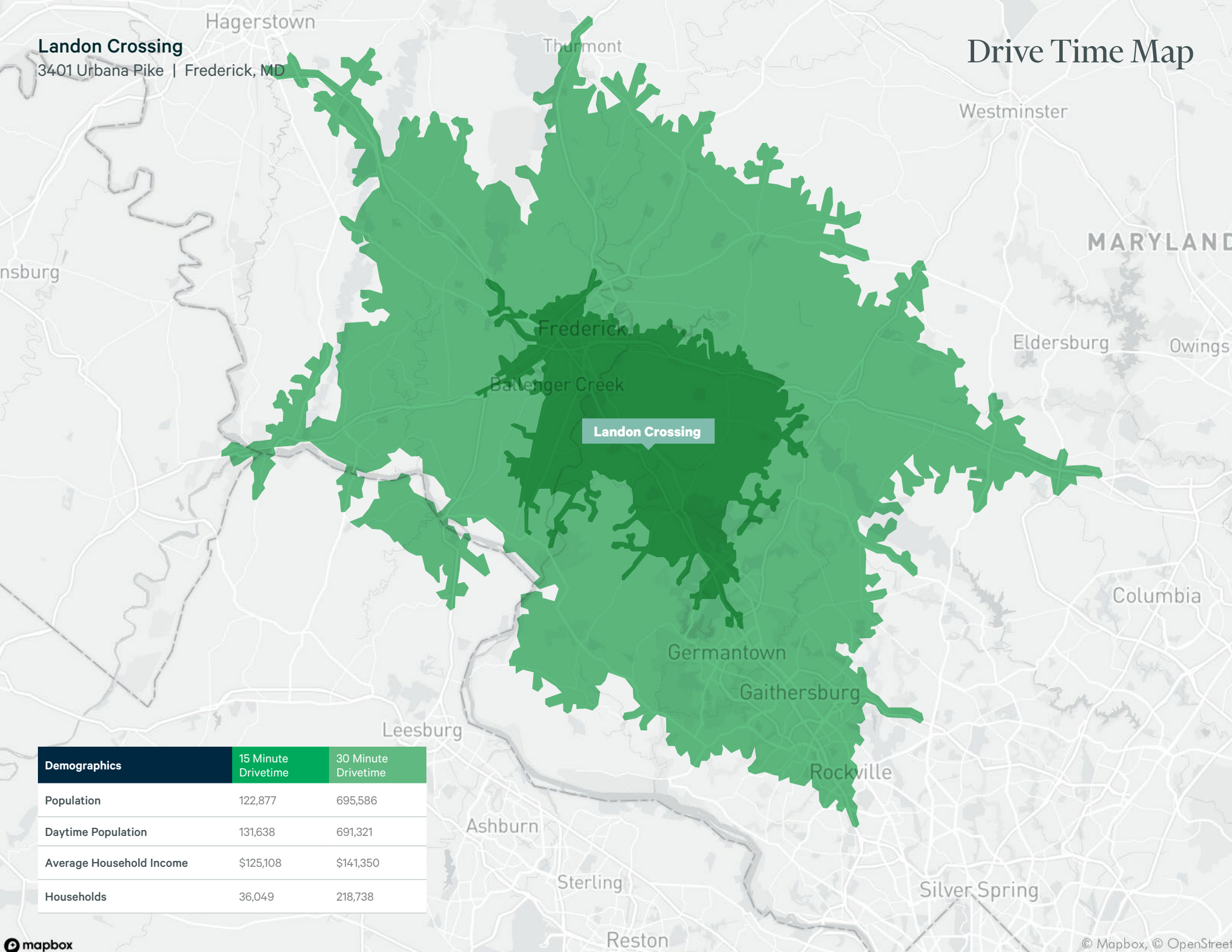
85,927 VPD

270

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Drive Time Map



Demographics	15 Minute Drivetime	30 Minute Drivetime
Population	122,877	695,586
Daytime Population	131,638	691,321
Average Household Income	\$125,108	\$141,350
Households	36,049	218,738