

Your New Location Awaits



THE VILLAGE AT WAUGH CHAPEL

1326 Main Chapel Way,
Gambrills, MD 21054

- Ideally positioned at the intersection of MD/301 and Waugh Chapel Road, minutes from I-97 in Anne Arundel County
- 15 minute drive from Annapolis, 25 minutes from Baltimore and 30 minutes from Washington, D.C.
- 71-acre mixed-use project that combines 404,000 SF of retail space, 400 market-rate senior living units, fast food outparcels, and office building and a restaurant park
- Backdrop includes exemplary architecture, lush landscaping, town squares, two lakes with fountains and a waterfall, parks and promenades

SAFeway

HomeGoods

TJ-maxx

LAIFITNESS

Marshalls

RACK ROOM SHOES

ROBERT ANDREW
The Salon & Spa

Bank of America



Chick-fil-A

THE VILLAGE AT WAUGH CHAPEL

PROPERTY OVERVIEW

Daily Traffic Count
Route 3

70,000 AADT



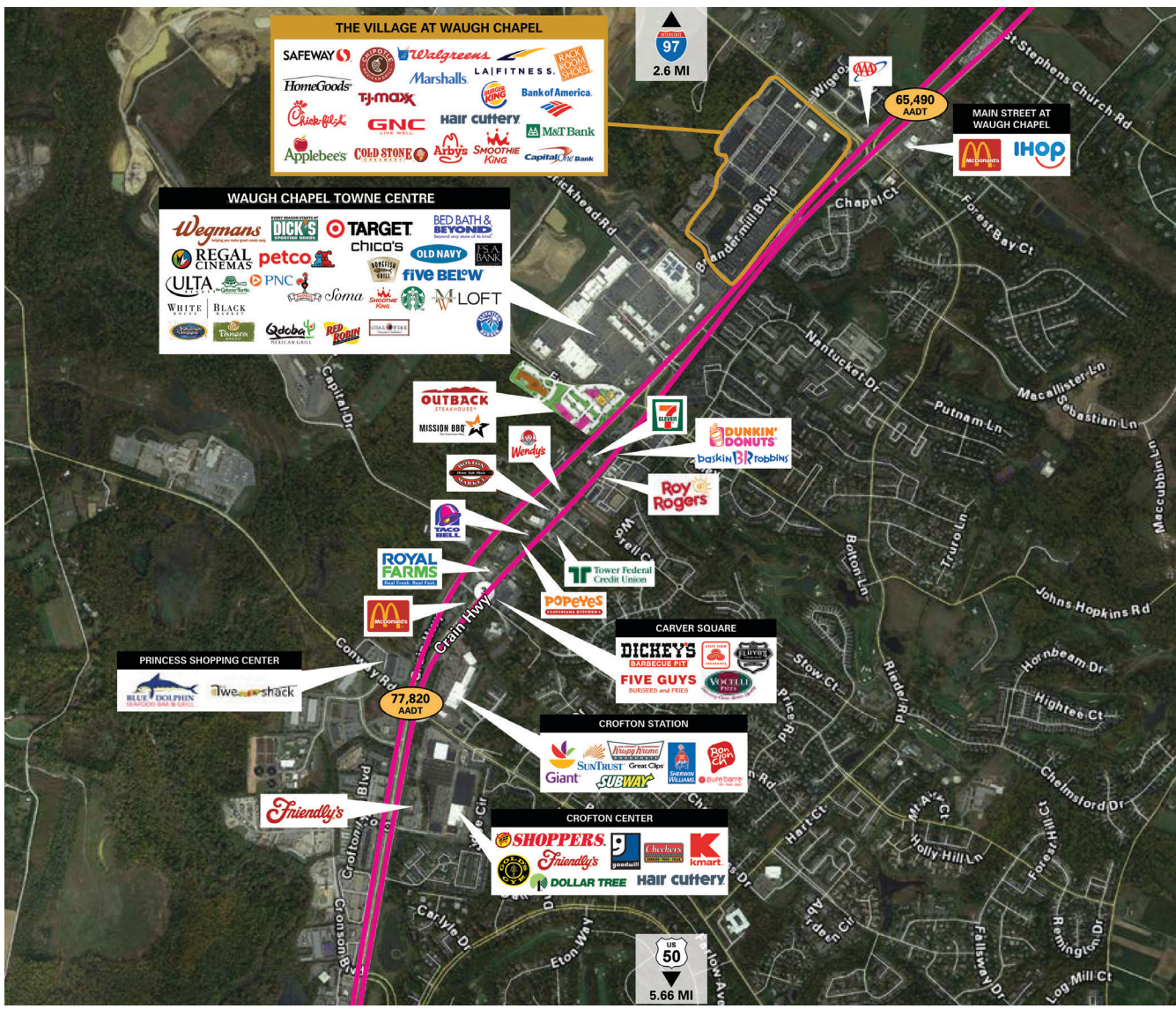
34,723
Households

90,585
Population

\$135,943
Average
HH Income

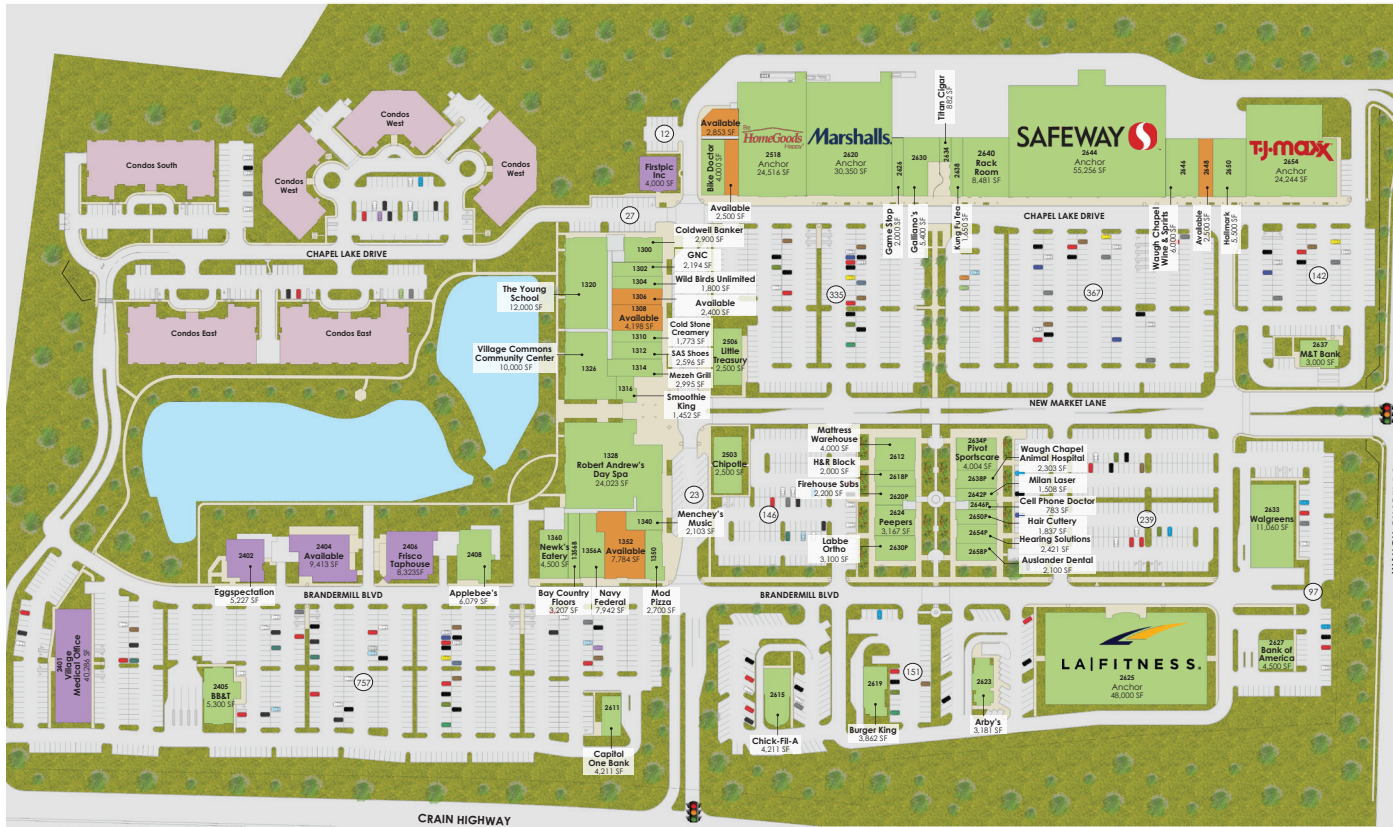
81,122
Daytime
Population

MARKET ANALYSIS



THE VILLAGE AT WAUGH CHAPEL

AVAILABILITY



Future Availability

| Rental Unit | Space Available |
|-------------|-----------------|
| 1306 | 2,400 SF |
| 1308 | 4,198 SF |
| 1352 | 7,784 SF |
| 2404 | 9,413 SF |
| 2616 | 2,853 SF |
| 2616B | 2,500 SF |
| 2648 | 2,500 SF |