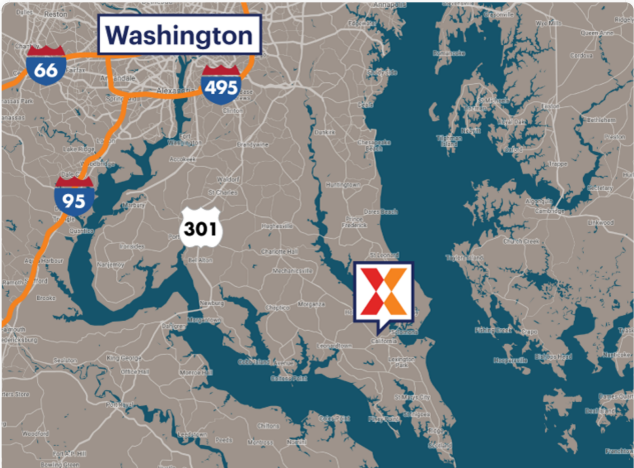


South Plaza Shopping Center

45205-45250 Worth Avenue | California, MD 20619

St. Mary's County Lexington Park, MD 92,335 Sq Ft

38.2972, -76.5102



Demographics	1 Mile	3 Miles	5 Miles
Population	4,777	24,571	52,160
Daytime Pop.	7,587	27,162	60,786
Households	1,974	9,500	20,261
Income	\$139,963	\$158,948	\$145,836

Source: Synergos Technologies, Inc. 2024

- Strong anchor lineup including Old Navy, Best Buy, and Ross Dress for Less with national retailers including Panera Bread and Five Guys Burger and Fries
- High tenant stability as 89% of the tenants have been in the center for 10+ years
- Surrounded by an affluent and well-educated population with an average household income of \$150K+ and 44% college educated within a 3-mile radius
- High visibility from 53K+ VPD on Route 235 (Kalibrate, 2020)

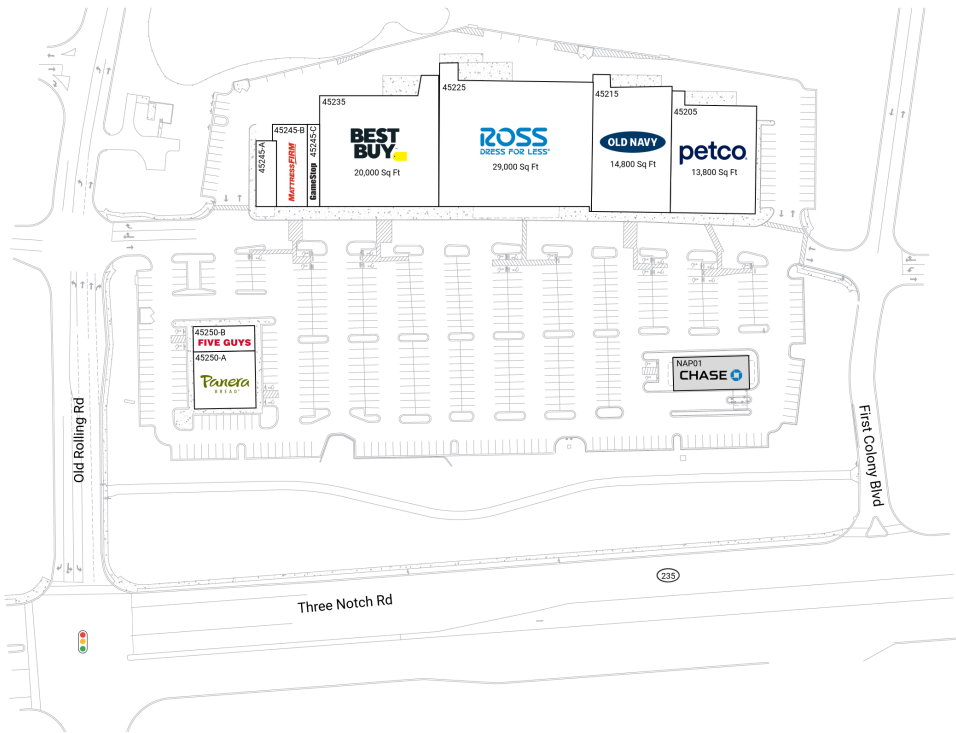


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Current Tenants

Space size listed in square feet		
45205	Petco	13,800
45215	Old Navy	14,800
45225	Ross Dress for Less	29,000
45235	Best Buy	20,000
45245-A	Galaxy Nails & Spa Lounge	2,024
45245-B	Mattress Firm	3,911
45245-C	GameStop	1,500
45250-A	Panera Bread	5,000
45250-B	Five Guys	2,300
NAP01	Chase	0

This site plan is for illustrative and information purposes only, showing the general layout of the shopping center; and is not a legal survey. Brixmor makes no representation or warranty that the shopping center is exactly as depicted as site conditions and tenant mix are subject to change over time.

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