

# 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)



# South Plaza Shopping Center

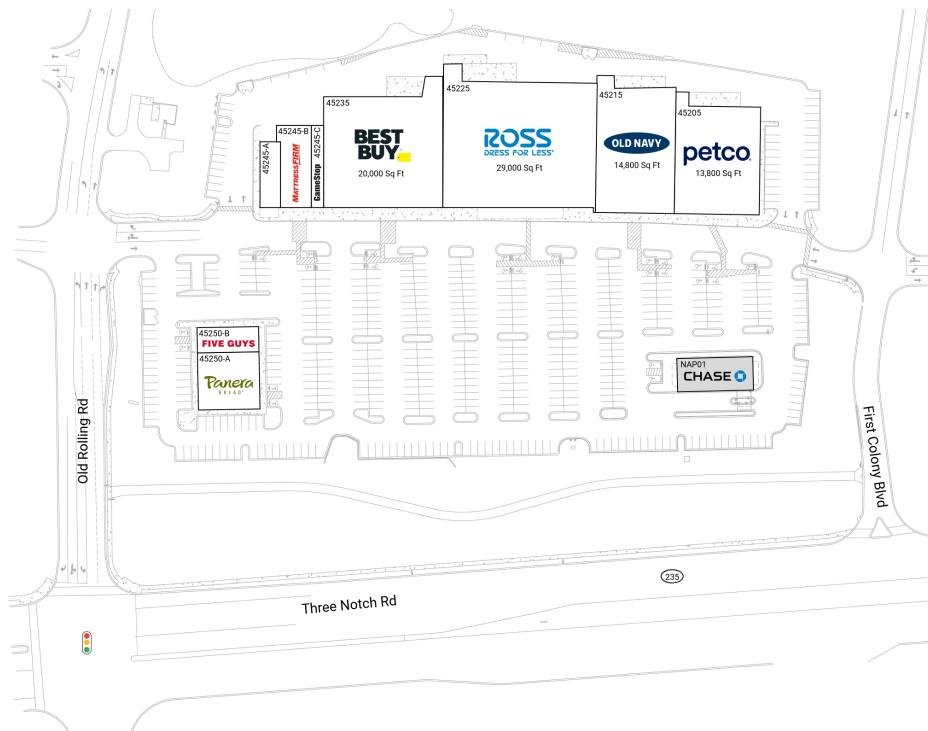
St. Mary's County

Lexington Park, MD

92,335 Sq Ft

45205-45250 Worth Avenue | California, MD 20619

38.2972, -76.5102



## 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.

1807

