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CONSULTING  
COMMERCIAL REAL ESTATE

# Central Square South

90 - 104 Central Square Drive, Prince Frederick, MD, 20678

**Retail Space For Lease**



## Quick Facts

### PROJECT SIZE

8,000 ± SF

### AVAILABILITY

2,000 SF

### DEMOGRAPHICS

POPULATION AVG. INCOME DAYTIME POP

	POPULATION	AVG. INCOME	DAYTIME POP
1 mile	2,205	\$99,566	5,435
3 mile	8,725	\$126,497	10,156
5 mile	21,397	\$136,174	12,948

**Click For Virtual Tour!**

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Retail/Office space in the heart of Prince Frederick Town Center adjacent to Outback Steak House. Multiple uses allowed with ample parking, public water and sewer available. Lease term flexible! Excellent opportunity to locate in busy business district!

JOIN THESE TENANTS:



[Click For Street View](#)



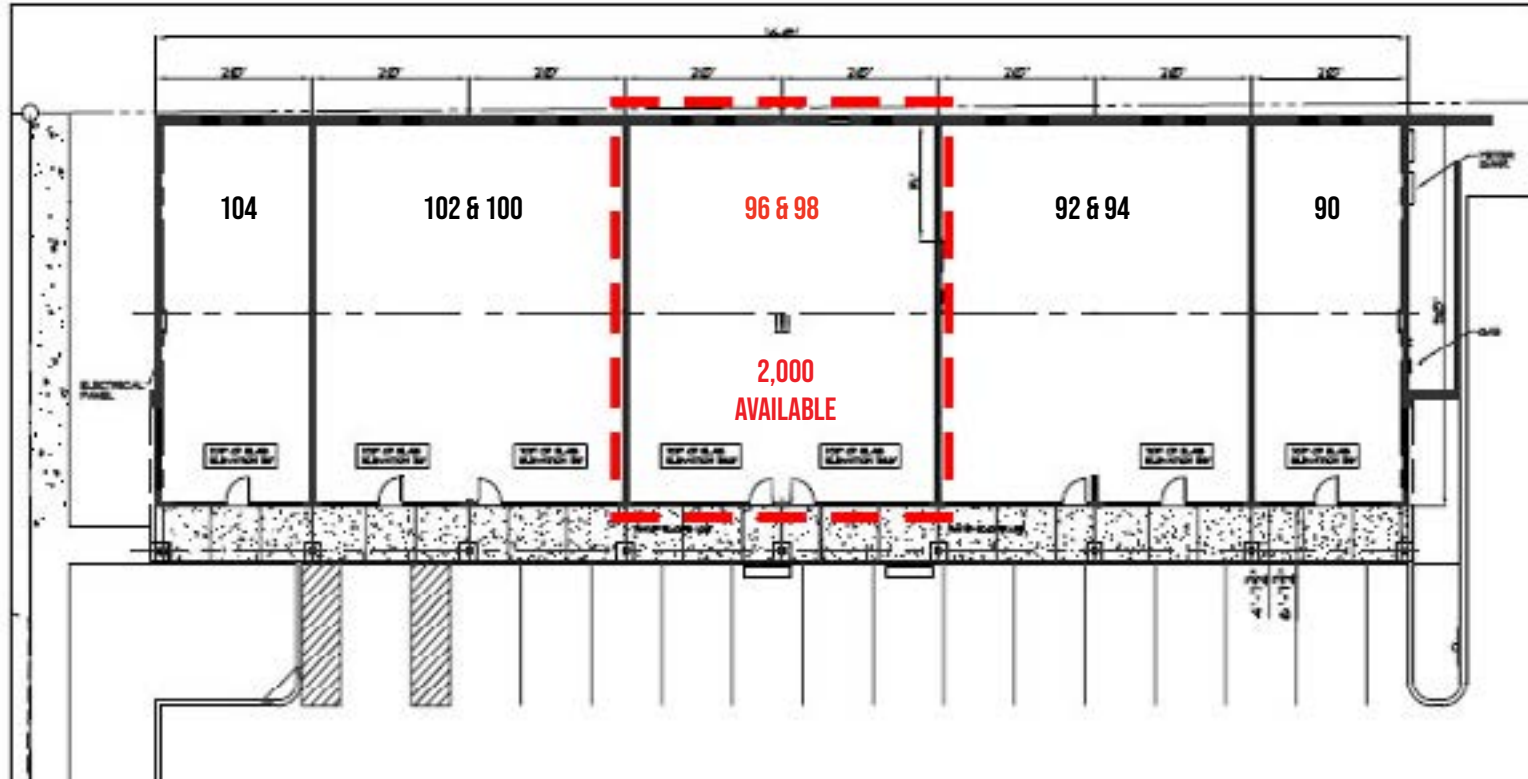
Phone: 703-404-2346 | 8605 Westwood Center Drive • Suite 410 • Vienna, Virginia 22182 | [renaudconsulting.net](http://renaudconsulting.net)



# Leasing Plan

## Tenants

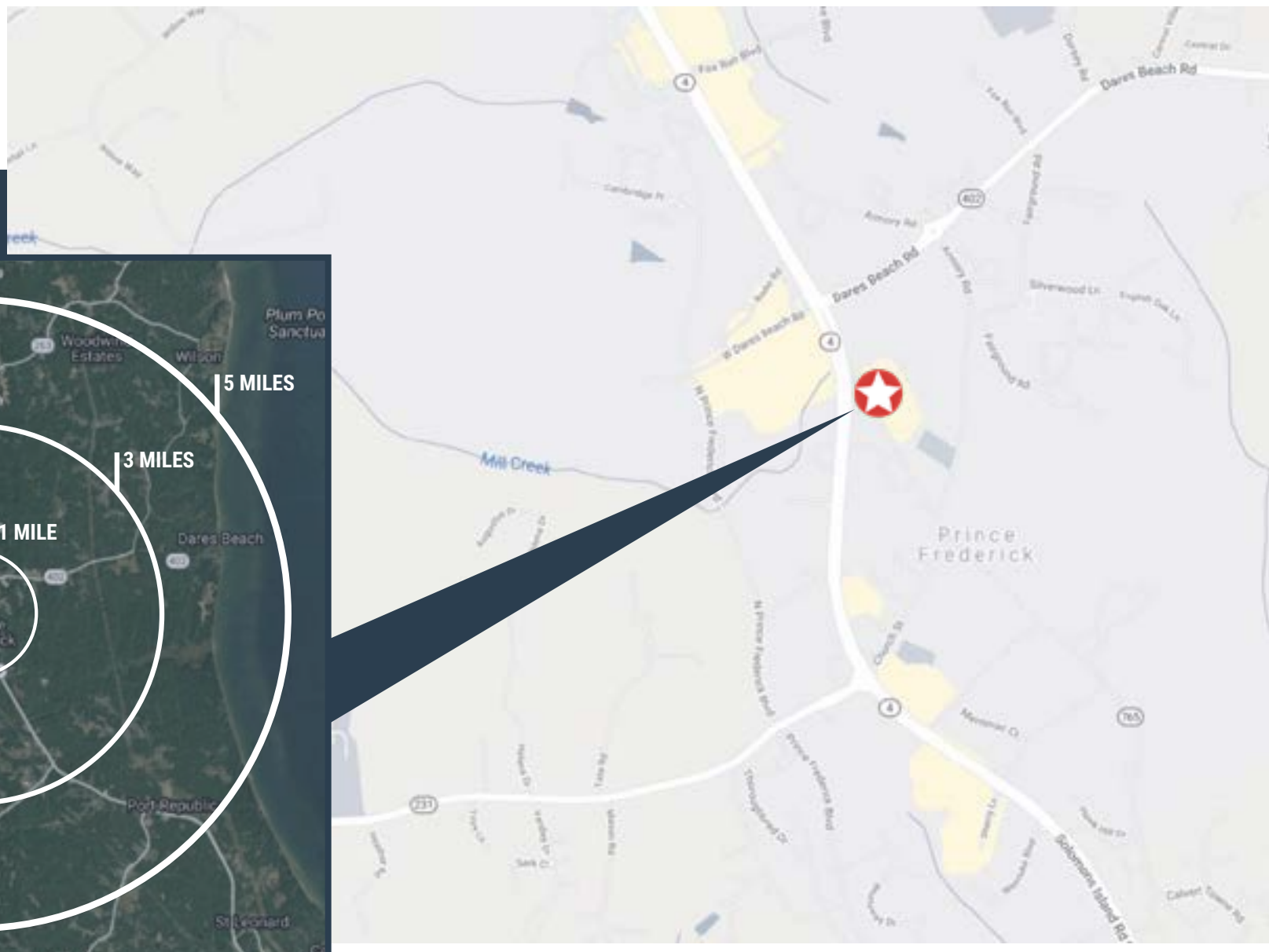
104	Carrington Formal Wear	1,000
102 & 100	Calvert Pawn	2,000
96 & 98	Available	2,000
92 & 94	Shoppe For Hospice	2,000
90	Barber	1,000
<b>Total Site</b>		<b>8,000</b>



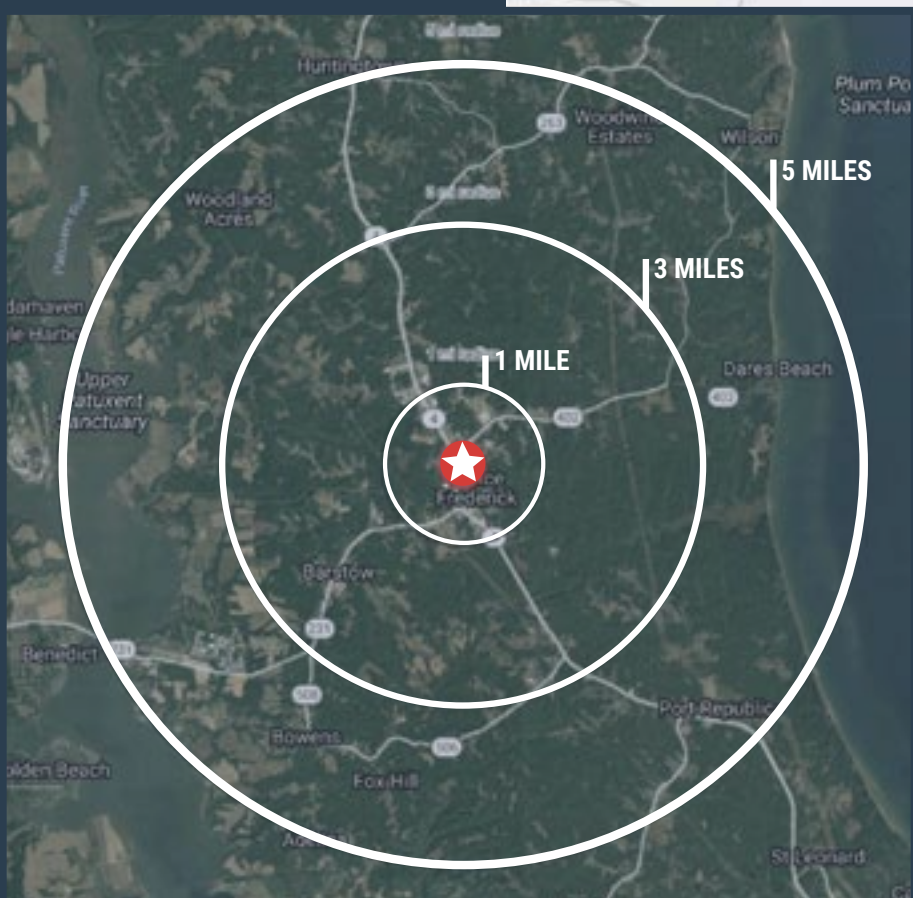


# Location Map

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# Radius Map





# Competitive Map

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## In The Area

### NEARBY RETAILERS

- Giant
- Papa Johns
- GNC
- Walmart
- Sally's Beauty Supply
- Firehouse Subs
- Five Below
- Walgreens
- Office Depot
- Wawa
- Panera Bread
- Weis
- Pizza Hut
- IHOP
- Starbucks
- TJ Maxx
- Chipotle
- Safeway

