

FOR SALE / LEASE

21703 GREAT MILLS RD, LEXINGTON PARK, MD 20653



Former AMC Theater
for Sale or For Lease

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HIGHLIGHTS

- Large former theater space with expansive, open floor plate
- Wide, uninterrupted layout ideal for flexible buildouts
- Accommodates large-format users and high-capacity operations
- Well-suited for experiential concepts, entertainment, or specialty uses
- Minimal structural obstructions for maximum layout efficiency
- High ceilings enhance volume and adaptability
- Strong potential for creative repositioning or redevelopment
- Located in Lexington Park with convenient regional access
- Positioned near established retail, services, and major employment drivers



OFFERING



FOR SALE / LEASE

FORMER THEATRE PROPERTY

Sale Price	\$3,500,000
Lease Rate	\$17.50/SF/yr
Lease Type	NNN

SPACE AVAILABLE

SPACE SIZE

Former AMC Theater

14,310 SF



ADDITIONAL PHOTOS





LEGEND

- LEASED
- AVAILABLE
- NEGOTIATING / AWAITING LE

UNIT	STATUS	AREA (SQ FT)	REMARKS
A1	AVAILABLE	5,873	
A2	AVAILABLE	34,354	
A3	AVAILABLE	4,227	
A4	2020 LEASE	1,803	
A5	2020 LEASE	819	
A6	2020 LEASE	3,234	
A7	AVAILABLE	1,037	
A8	AVAILABLE	1,296	
A9	AVAILABLE	1,296	
A10	AVAILABLE	1,400	
A11	AVAILABLE	1,414	
A12	AVAILABLE	885	
A13	AVAILABLE	1,495	
A14	AVAILABLE	1,390	
A15	AVAILABLE	500	
A16	AVAILABLE	6,623	
A17	AVAILABLE	2,896	
A18	AVAILABLE	1,206	
A19	AVAILABLE	3,308	
A20	AVAILABLE	11,823	
A21	AVAILABLE	11,823	
A22	AVAILABLE	11,823	
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A96	AVAILABLE	11,823	
A97	AVAILABLE	11,823	
A98	AVAILABLE	11,823	
A99	AVAILABLE	11,823	
A100	AVAILABLE	11,823	



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 arcreealty.com

PAX RIVER VILLAGE CENTER
 21800 N SHANGRI-LA DR
 LEXINGTON PARK, MD 20653



PRELIMINARY DRAFT
LEASE PLAN
 01/31/25

RETAILER MAP



21703 Great Mills Rd

Million Plaza

- HongKong
- SUBWAY eat fresh.
- SHOWTIME DELI
- The Well Pet Clinic
- DONUT CONNECTION
- EL RINCONITO it's So Good

H&R BLOCK

verizon

DQ

ROYAL FARMS
Real Fresh. Real Fast.

PHO D'LITE
SOUTHEAST ASIAN KITCHEN

Checkers
CRAZY GOOD FOOD.

St. Inie's COFFEE

PAPA JOHN'S

Wendy's

CVS pharmacy

3 Bay District 99
Volunteers





Saint Mary's Square Shopping Center

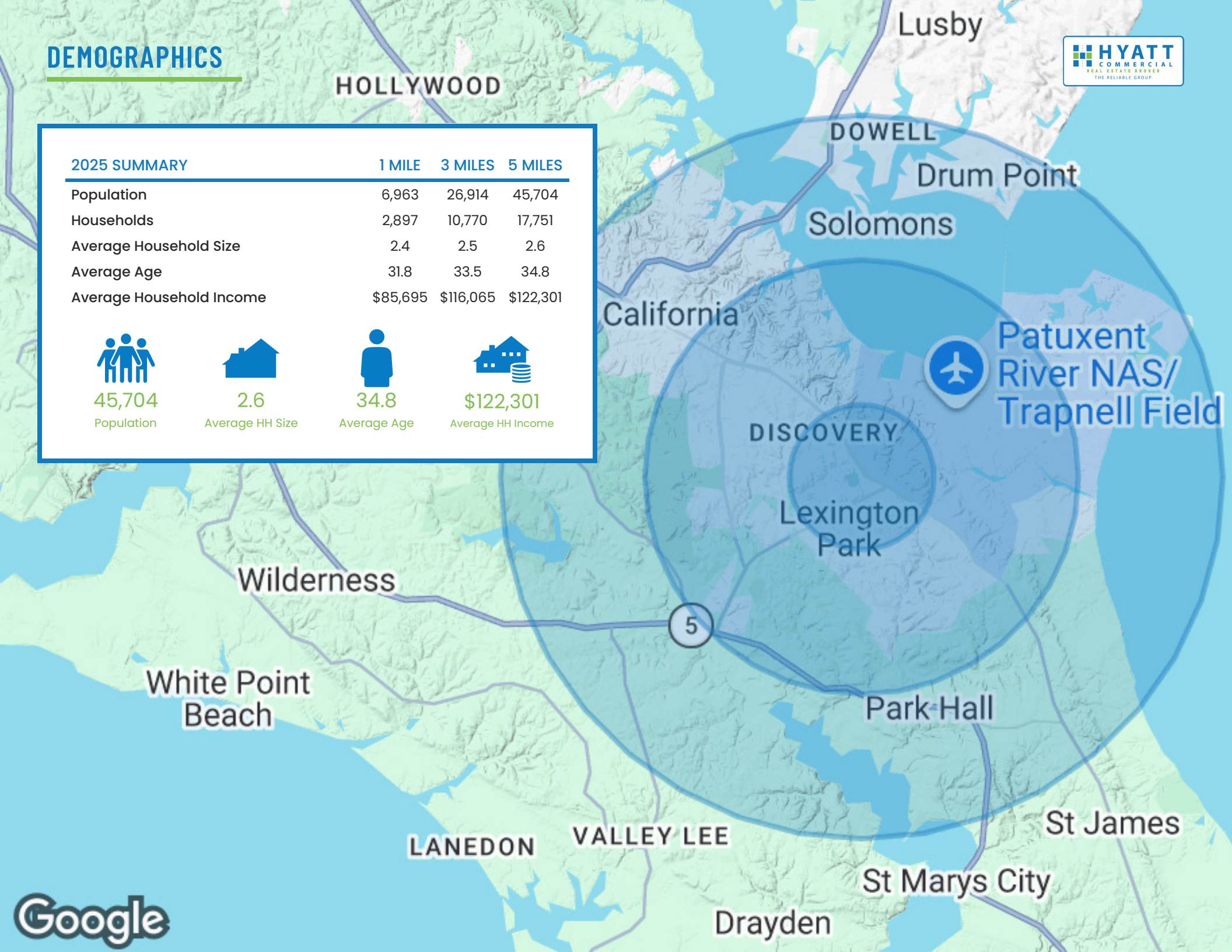
- weis
- McDonald's
- AutoZone
- Habitat for Humanity ReStore
- OLLIE'S Bargain Outlet
- POF
- PIZZA HUT
- RSC

DEMOGRAPHICS



2025 SUMMARY	1 MILE	3 MILES	5 MILES
Population	6,963	26,914	45,704
Households	2,897	10,770	17,751
Average Household Size	2.4	2.5	2.6
Average Age	31.8	33.5	34.8
Average Household Income	\$85,695	\$116,065	\$122,301

 45,704 Population	 2.6 Average HH Size	 34.8 Average Age	 \$122,301 Average HH Income
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CONTACT

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