

FOR LEASE

21882 FDR BOULEVARD, LEXINGTON PARK, MD 20653



Office/Flex Space
Former Gymnastics Center

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HIGHLIGHTS

- Office suites (2,729–3,133 SF) with efficient layouts, ideal for professional, administrative, or small team operations
- 15,360 SF former gymnastics center featuring a large open-span design suited for high-capacity or specialized uses
- High ceilings and minimal obstructions in the flex space allow for efficient layouts and maximum usability
- Flexible use potential including office, fitness, recreation, training, or other specialty commercial concepts
- Renovated in 2025 with updated interiors, improving functionality and overall tenant experience
- Ample on-site parking with convenient access to surrounding retail, services, and major employment drivers

OFFERING



FOR LEASE

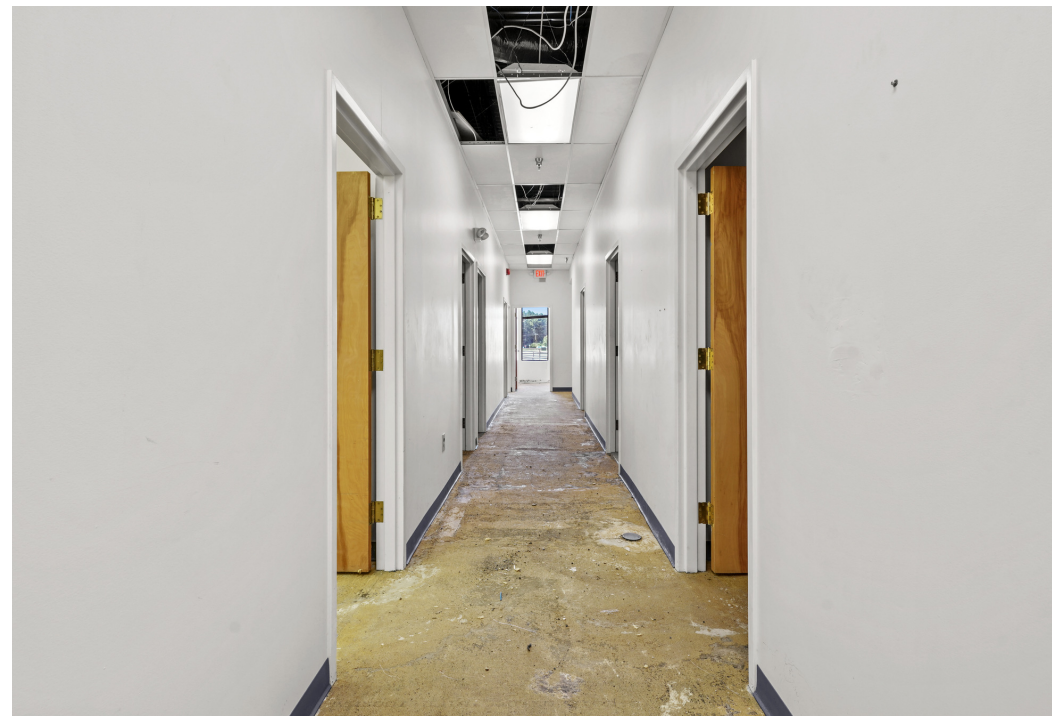
OFFICE/FLEX SPACE

Lease Rate	\$15 - \$19/SF/yr
Lease Type	NNN

SPACES	SPACE SIZE
Former Gymnastics Center	15,360 SF
B5 - Office Space	2,830 SF
B6 - Office Space	2,729 SF
B7 - Office Space	3,133 SF
B8 - Office Space	2,471 SF



INTERIOR PHOTOS - 21882 FDR BOULEVARD



SITE PLAN



LEGEND
 LEASED
 AVAILABLE
 NEGOTIATING / AWAITING LE

21882 FDR BLVD

21703 GREAT MILLS RD



ZMC THEATRE

BLDG C BASEMENT	BLDG B	BLDG A	BLDG F	BLDG D	BLDG E																																																																																																																																													
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PRELIMINARY DRAFT



Atlantic
 REALTY COMPANIES

Leasing:
 Atlantic Realty Companies
 703-760-9500
 arcreealty.com

PAX RIVER VILLAGE CENTER

21800 N SHANGRI-LA DR
 LEXINGTON PARK, MD 20653



This plan is for the purpose of site location and general information only. It is not intended to be used as a representation of the actual condition of the property. It is not intended to be used as a representation of the actual condition of the property. It is not intended to be used as a representation of the actual condition of the property.

LEASE PLAN
 01/31/25

RETAILER MAP



21882 FDR Blvd

Million Plaza

- Heng Heng
- The Well Pet Clinic
- DONUT CONNECTION
- POPEYES
- SUBWAY eat fresh.
- FAMILY DOLLAR
- SHOWTIME DELI

Saint Mary's Square Shopping Center

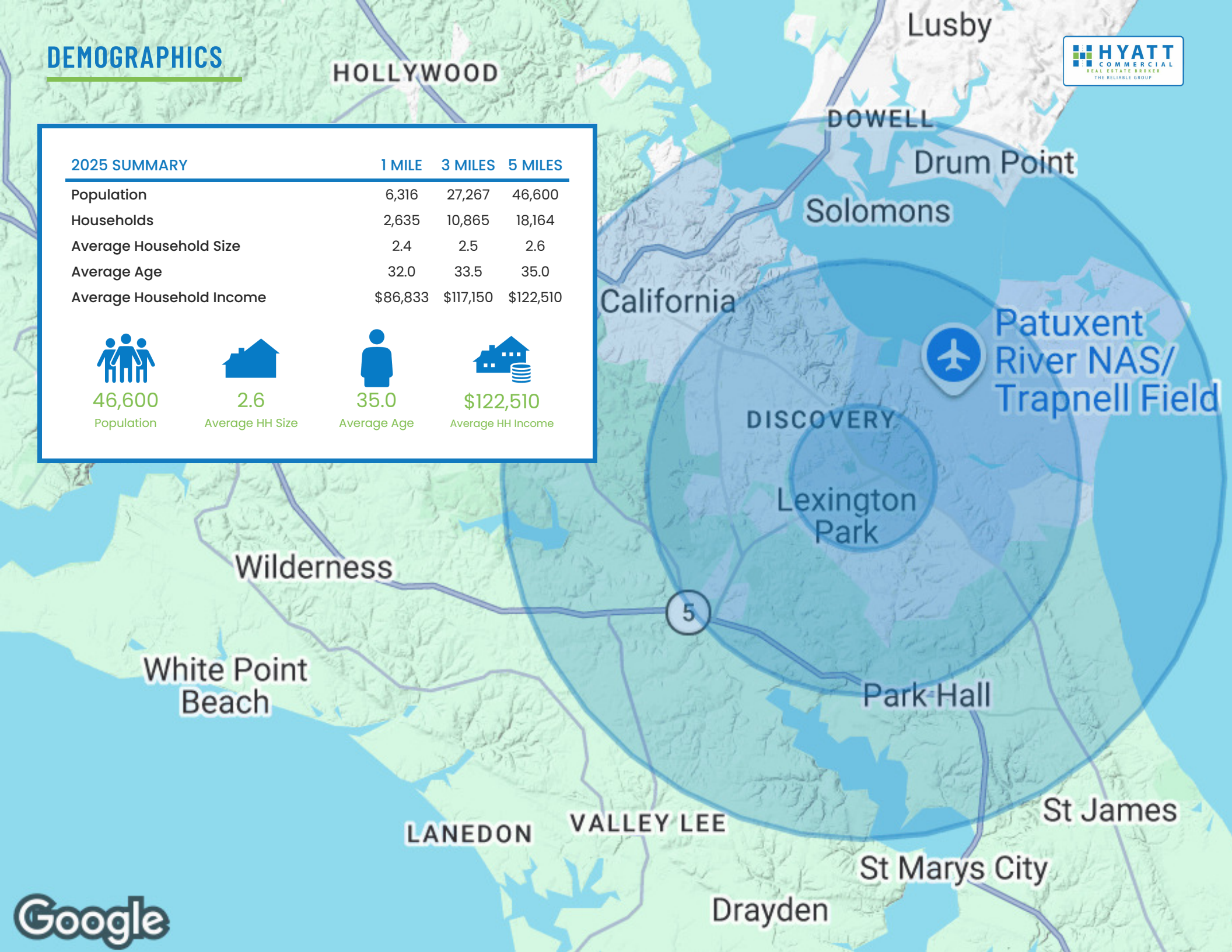
- Ollie's Bargain Outlet
- weis
- McDonald's
- RAC
- Habitat for Humanity ReStore
- PUF
- AutoZone
- Pizza Hut

DEMOGRAPHICS



2025 SUMMARY	1 MILE	3 MILES	5 MILES
Population	6,316	27,267	46,600
Households	2,635	10,865	18,164
Average Household Size	2.4	2.5	2.6
Average Age	32.0	33.5	35.0
Average Household Income	\$86,833	\$117,150	\$122,510

46,600	2.6	35.0	\$122,510
Population	Average HH Size	Average Age	Average HH Income





CONTACT

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