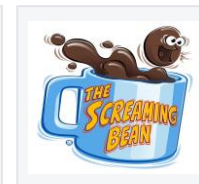
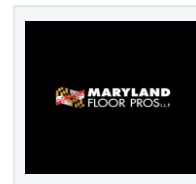
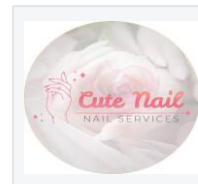
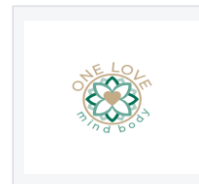
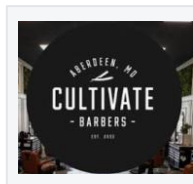
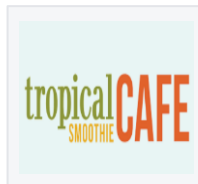
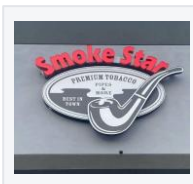




RETAIL SPACE FOR LEASE

I-95 CENTER • 3738 CHURCHVILLE RD. ABERDEEN, MARYLAND 21001

JOIN RETAILERS



CONTACT Nikos Kapsis 410.330.6990 nkapsis51@gmail.com

Property Highlights

- New Class A retail center
- Restaurant end cap available
- Drive-thru opportunities
- Excellent visibility
- Monument signage
- Signalized entrance
- High parking ratio
- Outdoor dining opportunities
- Restaurant-ready utilities
- Grease interceptor installed
- Gas, water, sewer, electric to each space

Prime Retail Location

- Located directly off Interstate 95 Exit 85
- Signalized intersection on MD Route 22 (Churchville Road)
- Visibility from one of Harford County's busiest commercial corridors
- Adjacent to Holiday Inn Express, Chick-fil-A, Wawa, Royal Farms, Walmart, Home Depot, Aldi, and numerous national retailers
- Minutes from Aberdeen Proving Ground (APG)

Expanding Residential Base

The I-95 Center is positioned to benefit from one of Aberdeen's fastest-growing residential areas. More than 1,200 new homes are located immediately behind and adjacent to the shopping center, creating a built-in customer base within walking and short driving distance. The surrounding area continues to experience residential growth, with additional single-family neighborhoods and townhome communities planned and under development as part of the City's I-95 Growth Area. This expanding population provides a steady source of repeat customers for restaurants, retail, medical, fitness, and personal service businesses.

A Captive Customer Base

- Over 1,200 nearby homes immediately surrounding the property.
- Employees from Aberdeen Proving Ground (APG), one of Harford County's largest employment centers.
- Travelers using I-95, one of the busiest interstate corridors on the East Coast.

Why National Tenants Like This Location

- Immediate access to 24,000–28,000+ vehicles per day on MD Route 22.
- Convenient access from I-95 Exit 85.
- A growing residential population with 1,200+ homes directly behind the center.
- Strong daytime employment from APG and nearby businesses.
- Established retail corridor with national brands including Chick-fil-A, Walmart, Home Depot, Aldi, Wawa, Royal Farms, Starbucks, Dunkin', and Holiday Inn Express.

Traffic Counts & Demographics

Average Daily Traffic

Roadway	Avg. Daily Traffic
MD Route 22 (Churchville Rd.) east of I-95	28,544 VPD
MD Route 22 between I-95 & MD 462	24,274 VPD
MD Route 22 west of I-95	17,671 VPD

Demographics

1 Mile

Population: 4,060
Households: 1,755
Median HH Income: \$84,574

3 Miles

Population: 26,132
Households: 10,371
Median HH Income: \$82,392

5 Miles

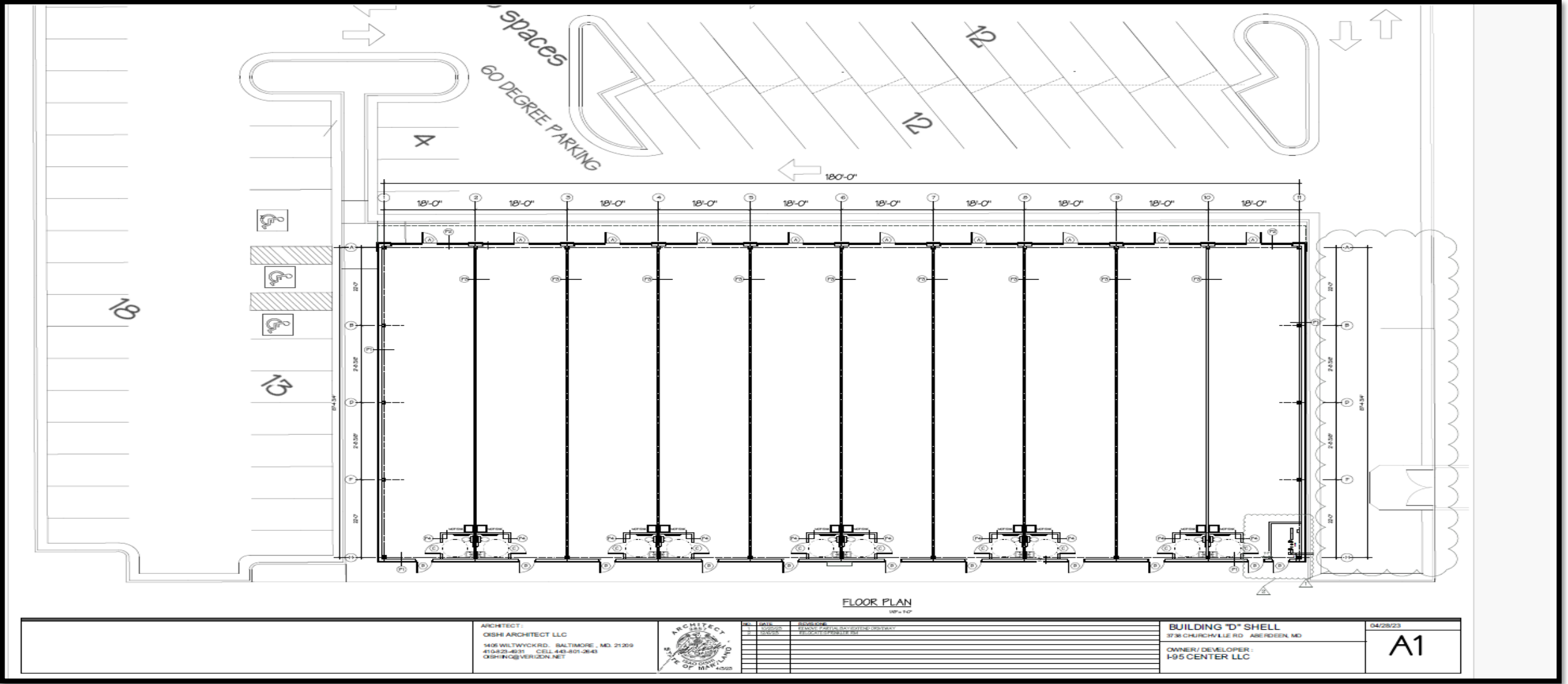
Population: 54,849
Households: 21,463
Median HH Income: \$101,780

Construction Details



- Ceiling height – 12ft tiled ceiling
- Storefront dimensions – Unit is 20x80
- Electrical service – Each unit is 400amps – Electric is already installed
- Gas installed
- Water and sewer connections installed
- One restroom installed
- Sprinklers Installed
- ADA compliant

Site Plan-Building D



I-95 CENTER



I-95 CENTER



Crafting an engaging, impactful, and professional presentation

Engagement data

I-95 CENTER



Residence
COURT YARD

THE YARDS

81,615 ADT

22
EXIT
85

John F. Kennedy Memorial Hwy

Aberdeen Thruway

462

22

22