



# Patuxent Crossing

**TOTAL VISITORS**  
256.6K  
(12 MONTHS)

## OVERVIEW

27355 MacArthur Blvd.  
California, MD 20619

**For Lease**  
**County:** St. Mary's  
**Type:** Retail  
**Total SF:** 264,068

Patuxent Crossing thrives on its diverse lineup of tenants that provide a wide range of essential products to the California, MD community. Patuxent Crossing boasts an impressive array of national retailers including HomeGoods, Marshalls, Dollar Tree, Mission BBQ, and Famous Footwear, to name a few. Indulge in a delightful dining experience with a variety of beloved local restaurants and even fast-food options from renowned national brands. This vibrant center serves as a convenient one-stop destination for everyday errands, offering services such as nail and beauty salons, fitness centers, and postal services.

## RETAILERS INCLUDE



## LEASING ASSOCIATE



**Kevin Conway**  
*Sr. Leasing Manager*  
(757) 618-5932  
kconway@whlr.us

### DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
POPULATION	29,433	53,044	100,294
HOUSEHOLDS	10,939	20,360	36,746
AVG. HH INCOME (\$)	\$90,800	\$100,200	\$103,811
MEDIAN AGE	32	34	35

# Patuxent Crossing

27355 MacArthur Blvd.  
California, MD 20619



SUITE	TENANTS	S.F.	SUITE	TENANTS	S.F.
1	AVAILABLE - can be demised	61,466	24	AVAILABLE	1,600
2	Boost Mobile	1,375	25	TJ Liquors	1,600
4	Kims Nails III	1,200	26	U.S. Postal Service	9,500
5	Kwik Wash Laundromat	1,200	27	Thai Inter Restaurant	2,400
6	AVAILABLE	1,760	28	Cali Big Cigar	800
7	Mosaic Cafe	1,600	29	Dollar Tree	11,200
8	Sally Beauty Supply	1,600	31	AVAILABLE	8,995
9	AVAILABLE	1,600	32	Marshalls	27,000
10	Sword & Spoons	3,200	33	Famous Footwear	6,700
11	AVAILABLE	7,500	34	Teariffic	1,804
12	HomeGoods	19,688	35	AVAILABLE	1,600
14	Method Gym	15,612	36	Woo's Korean Chicken	1,200
15	Mission BBQ	6,300	37	Slim Chickens	3,000
16	Taco Bell	3,500	38	Wag N' Wash	6,561
17	AVAILABLE	14,058	39/3	Active Physical Therapy	2,943
18	Asahi Japanese Restaurant	6,000	40	AVAILABLE	3,877
19	AVAILABLE	3,200	41	Sword & Spoons	1,600
20	AVAILABLE	1,600	42	AVAILABLE	3,125
21	Method Studio	2,148	43	Nationwide Dent Repair	2,478
22	LUX Sports Bar & Grill	3,400	44	AVAILABLE	1,600
23	AVAILABLE	3,848	45	AVAILABLE	1,496
			46	Happy Seafood House	1,200

# Patuxent Crossing

27355 MacArthur Blvd.  
California, MD 20619



**AADT: 18,629 vehicles (Three Notch Rd.)**  
**Avg. Hourly Traffic: 1,150 vehicles (Three Notch Rd.)**

#### DISCLAIMER

The information contained herein has been obtained from sources we believe to be reliable; however, we have not investigated nor verified any information and make no guarantee, warranty or representation to the accuracy or completeness of information. By accepting this Marketing Brochure, you agree to release Wheeler Real Estate Company and WHLR and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or lease of this property. This Marketing Brochure and offering is subject to correction or errors and omissions, change of price, prior to sale/lease or withdrawal from the market, without notice.

# WHLR

WHEELER REAL ESTATE COMPANY  
a subsidiary of Wheeler Real Estate Investment Trust

2529 VIRGINIA BEACH BLVD., VIRGINIA BEACH, VA 23452 | P: (757) 627-9088 | WHLR.US