

# LAPLATA PLAZA

LA PLATA, MD



## SIZE

123,561 square feet

## DEMOGRAPHICS

	1 mile	3 mile	5 mile
<b>Population</b>	3,901	15,141	41,551
<b>Households</b>	1,437	5,463	14,757
<b>Median HH Income (\$)</b>	98,734	122,027	124,485

## MAJOR TENANT(S)

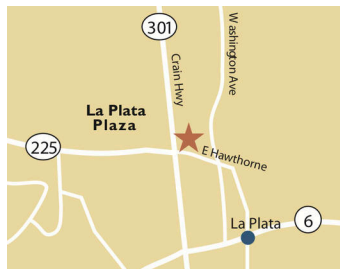
Safeway  
Petco  
Panera Bread  
Safeway Fuel

## LEASING CONTACT

Scott Faloni  
Mobile (410) 693-3248  
sfaloni@phillipsedison.com

## MORE INFO

[www.phillipsedison.com](http://www.phillipsedison.com)



## LOCATION

301 Shining Willow Way | La Plata, MD 20646

## PROPERTY HIGHLIGHTS

- Anchored by Safeway and shadow-anchored by Target
- Additional tenants include Petco, Panera Bread, Famous Footwear and Dairy Queen
- Located at the intersection of Crain Highway U.S. 301 and E Hawthorne Drive with more than 49,000 cars per day
- Growing population of 41,500 within a five-mile trade area with an average household income over \$139,100



**PHILLIPS EDISON & COMPANY®**

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SPACE	TENANT	SQ. FT.
FUEL	Safeway Fuel	
OUT1	Applebee's	5,200 SF
OUT2	Hand & Stone Massage and Facial Spa	3,000 SF
OUT3	Dairy Queen	2,500 SF
OUTB1	Five Guys	2,500 SF
OUTB2	Horizon Family Dental Care of La Plata	1,900 SF
SHAD1	Target	
00010	Cellular Connection	2,400 SF
00020	FedEx Office	2,000 SF
00030	Ka'ribbean Fire	3,200 SF
00040	LabCorp	1,800 SF
00050	MV Nails Salon LLC	1,200 SF
00060	Petco	15,000 SF
00070	Panera Bread	5,000 SF
00080	Wild Birds Unlimited	1,400 SF
00090	Famous Footwear	6,600 SF
00100	Safeway	57,860 SF
00200	Mattress Warehouse	4,000 SF
00300	Dragon Nails	880 SF
00350	The UPS Store	1,120 SF
00400	Great Clips	1,200 SF
00425	MyEyeDr	1,600 SF
00450	Lendmark Financial Services	1,600 SF
00500	Little Caesars	1,600 SF
<b>TOTAL SQ. FT.</b>		<b>123,561</b>

SITE LEGEND	
<span style="display:inline-block; width:15px; height:15px; background-color:orange; border:1px solid black;"></span> Available	<span style="display:inline-block; width:15px; height:15px; background-color:white; border:1px solid black;"></span> Occupied
<span style="display:inline-block; width:15px; height:15px; background-color:lightblue; border:1px solid black;"></span> Leased (not occupied)	<span style="display:inline-block; width:15px; height:15px; background-color:gray; border:1px solid black;"></span> Owned by Others
<span style="display:inline-block; width:15px; height:15px; border:2px dashed blue;"></span> Site Boundary	



DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.



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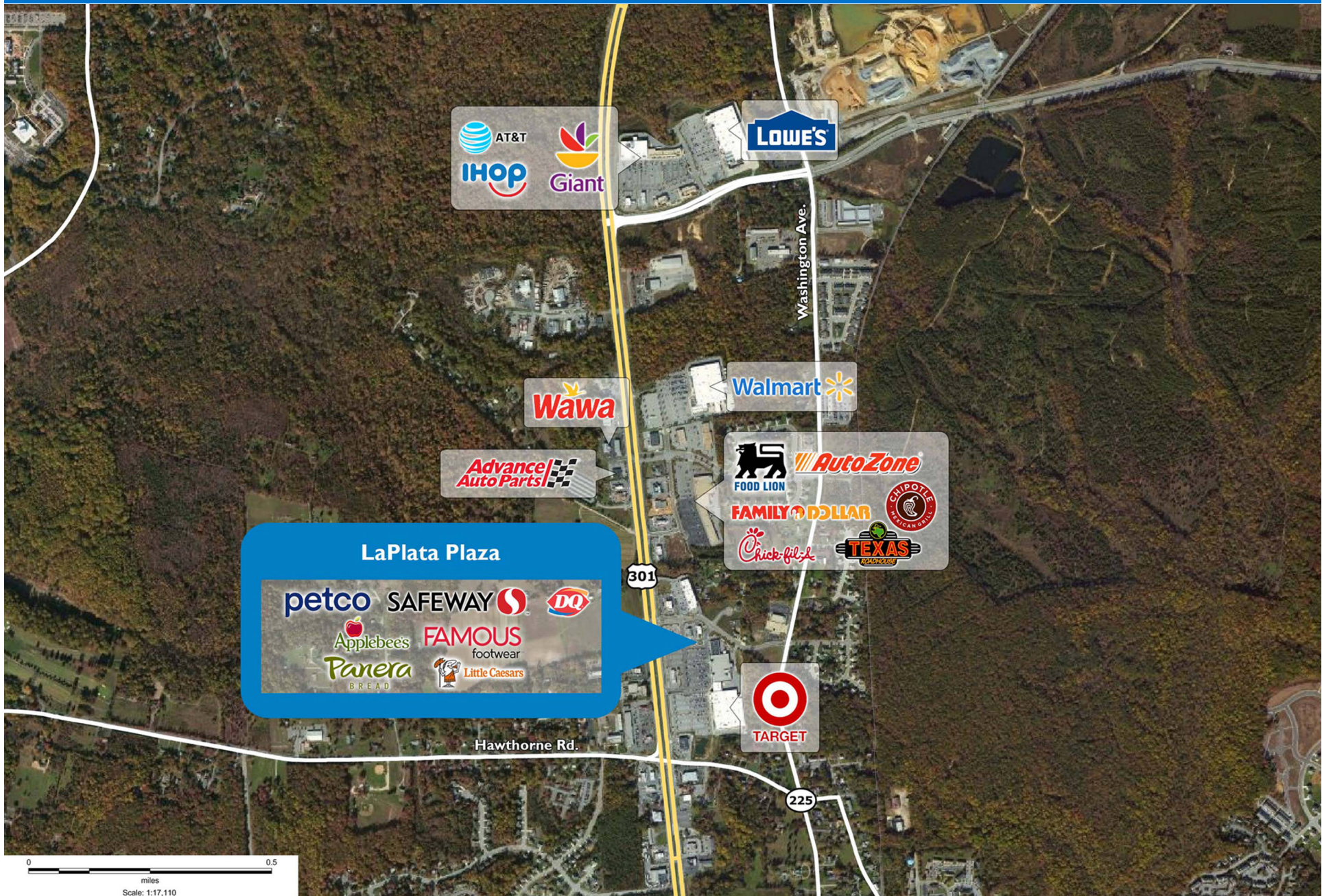
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**LaPlata Plaza**

petco SAFEWAY DQ  
Applebee's FAMOUS footwear  
Panera BREAD Little Caesars

AT&T  
IHOP  
Giant

LOWE'S

Wawa

Walmart

Advance Auto Parts

AutoZone  
FOOD LION  
FAMILY DOLLAR  
Chick-fil-A  
CHIPOTLE MEXICAN GRILL  
TEXAS ROADHOUSE

TARGET

0 0.5 miles  
Scale: 1:17,110



# Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 38.542182

Longitude: -76.984172

LaPlata Plaza LaPlata, MD		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	3,901	15,141	41,551
	2028 Projected Population	4,236	16,432	46,627
	2010 Census Population	3,382	12,989	28,878
	2000 Census Population	2,640	10,605	21,410
	1990 Census Population	2,695	10,126	19,885
	Historical Annual Growth 1990 to 2000	-0.21%	0.46%	0.74%
	Historical Annual Growth 2000 to 2010	2.51%	2.05%	3.04%
	Estimated Annual Growth 2010 to 2023	1.04%	1.12%	2.68%
	Projected Annual Growth 2023 to 2028	1.66%	1.65%	2.33%
	Median Age	42.3	41.8	40.6
Households	Q4 2023 Estimated Households	1,437	5,463	14,757
	2028 Projected Households	1,567	5,953	16,631
	2010 Census Households	1,218	4,582	10,102
	2000 Census Households	937	3,660	7,285
	1990 Census Households	898	3,272	6,332
	Historical Annual Growth 1990 to 2000	0.43%	1.13%	1.41%
	Historical Annual Growth 2000 to 2010	2.66%	2.27%	3.32%
	Estimated Annual Growth 2010 to 2023	1.21%	1.29%	2.79%
	Projected Annual Growth 2023 to 2028	1.75%	1.73%	2.42%
	Population per Household	2.56	2.67	2.77
Population by Race	White	52.3%	56.5%	40.8%
	Black or African American	32.3%	28.7%	43.7%
	Asian & Pacific Islander	3.0%	3.2%	3.3%
	Other Races	4.7%	5.4%	6.6%
	Hispanic Population	7.6%	6.1%	5.5%
Income	Average Household Income	\$121,794	\$135,207	\$139,114
	Median Household Income	\$98,734	\$122,027	\$124,485
	Per Capita Income	\$46,858	\$50,115	\$50,030
Education (Age 25+)	Elementary	2.9%	3.0%	2.4%
	Some High School	3.5%	3.0%	3.0%
	High School Graduate	31.9%	27.9%	28.1%
	Some College	23.8%	24.4%	24.7%
	Associates Degree Only	8.2%	8.6%	8.6%
	Bachelors Degree Only	18.3%	20.2%	20.2%
	Graduate Degree	11.4%	12.9%	13.0%
Business	Number of Businesses	188	525	911
	Total Number of Employees	3,158	8,050	12,840
	Employees per Business	16.82	15.34	14.10
	Residential Population per Business	20.78	28.85	45.63

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.