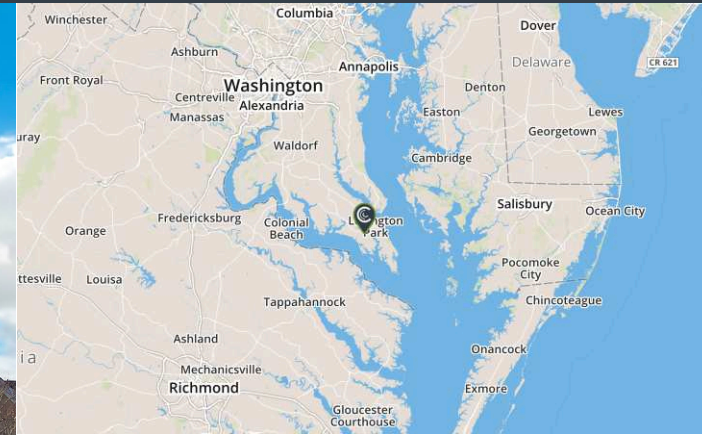


FIRST COLONY CENTER

45101 FIRST COLONY WAY // CALIFORNIA, MD, 20619



OWNED GLA
98,179 SF

LOCATION
Longitude: -76.514600
Latitude: 38.298200

DEMOGRAPHICS
Population
Avg Income

	1 Mile	3 Mile	5 Mile
Population	3,900	22,257	45,533
Avg Income	\$108,915	\$107,166	\$101,673



- + Strong grocery anchored center on Three Notch Rd (Route 235) and First Colony Blvd
- + Shadow-anchored by Target, Lowe's, BJ's Wholesale Club and Staples

FOR LEASING INFORMATION
Brian McAluney
215-330-4217
bmcAluney@shopcore.com
www.ShopCore.com

FIRST COLONY CENTER

45101 FIRST COLONY WAY // CALIFORNIA, MD, 20619



SUITE#Tenant Name	GLA(SF)	SUITE#Tenant Name	GLA(SF)	SUITE#Tenant Name	GLA(SF)	SUITE#Tenant Name	GLA(SF)
NAP 1 BJ'S WHOLESALE (NAP)		NAP 5 SPACE AVAILABLE (NAP)		40 AVAILABLE	3,000 SF	80 GIANT FOOD STORES	46,815 SF
NAP 2 TARGET (NAP)		NAP 7 FIVE BELOW (NAP)		50 BATH & BODY WORKS	2,500 SF	90 PIER 1 IMPORTS	8,987 SF
NAP 3 LOWE'S (NAP)		20 AVAILABLE	9,000 SF	60 HAIR CUTTERY	1,200 SF	110 MICHAELS	20,473 SF
NAP 4 BOB EVANS (NAP)		30 PAM'S HALLMARK SHOPPE	4,000 SF	70 ANGEL NAILS SPA	2,204 SF		

This document is for general information purposes only. Any and all features, matters and other information depicted hereon or contained herein are for illustrative marketing purposes only, are subject to modification without notice, are not intended to be relied upon by any party and are not intended to constitute representations or warranties as to any matter, including ownership of the real property depicted hereon, the size and nature of improvements (or that any improvements will be constructed or will continue to exist as depicted), or the identity or nature of any occupants thereof.



FOR LEASING INFORMATION

Brian McAluney

215-330-4217

bmcaluney@shopcore.com

www.ShopCore.com