

LAPLATA PLAZA

LA PLATA, MD



SIZE

123,562 square feet

DEMOGRAPHICS

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

MAJOR TENANT(S)

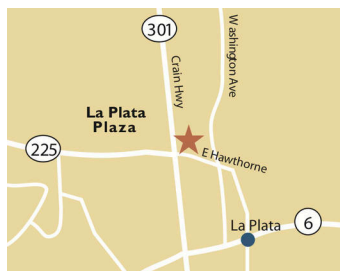
Safeway
Petco
Panera Bread
Safeway Fuel

LEASING CONTACT

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

MORE INFO

www.phillipsedison.com



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®

LAPLATA PLAZA

301 Shining Willow Way | La Plata, MD 20646

SPACE	TENANT	SQ. FT.
FUEL	Safeway Fuel	1 SF
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
TOTAL SQ. FT.		123,562

SITE LEGEND

- Available
- Leased (not occupied)
- Occupied
- Owned by Others
- 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.

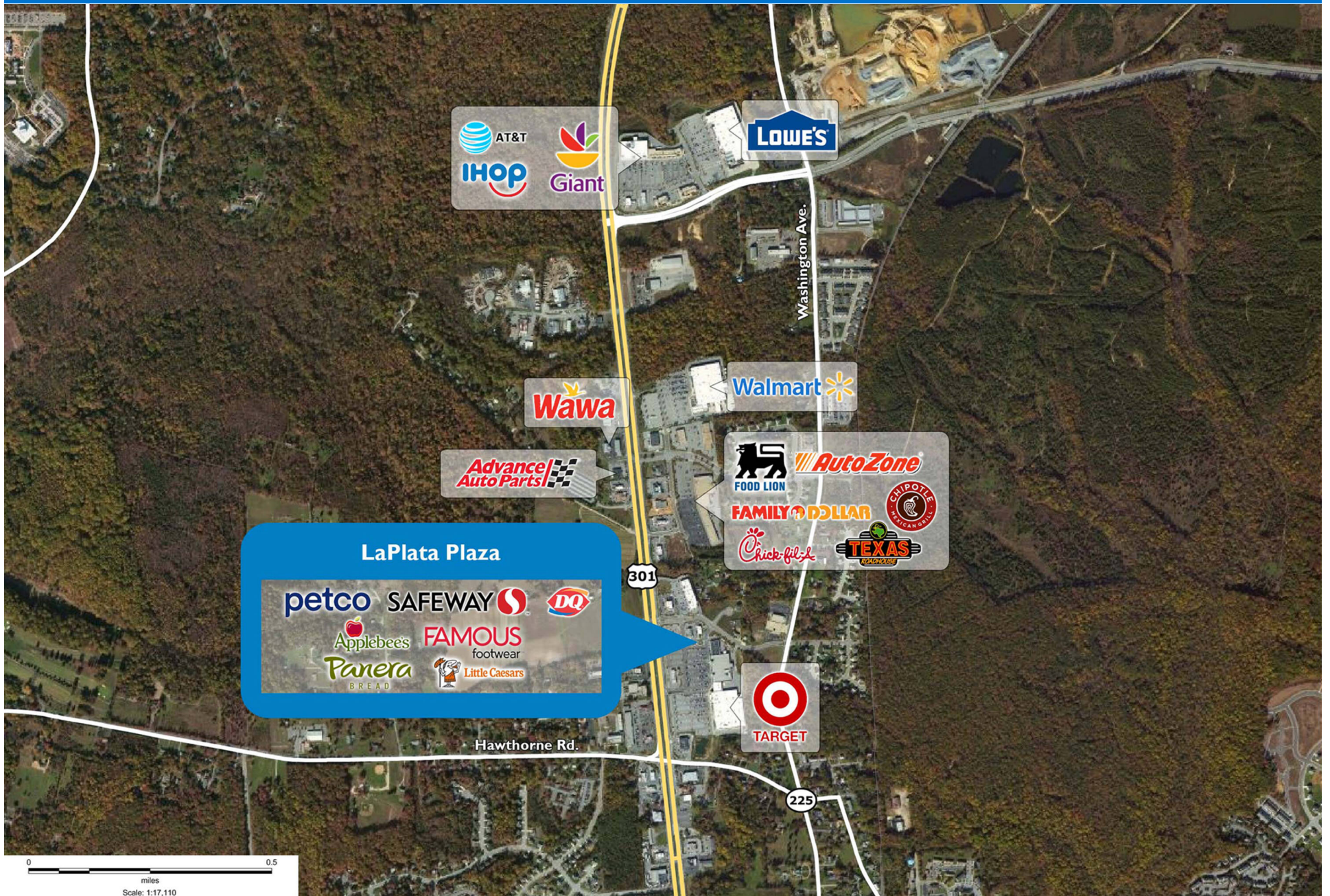
LAPLATA PLAZA

301 Shining Willow Way | La Plata, MD 20646



LAPLATA PLAZA

301 Shining Willow Way | La Plata, MD 20646



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.