



## SIZE

116,057 square feet

## DEMOGRAPHICS

	1 mile	3 mile	5 mile
<b>Population</b>	801	16,241	62,562
<b>Households</b>	304	5,881	22,007
<b>Median HH Income (\$)</b>	87,573	114,976	122,201

## MAJOR TENANT(S)

Giant  
IHOP  
GameStop  
Lowe's

## LEASING CONTACT

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## MORE INFO

www.phillipsedison.com



## LOCATION

100 Rosewick Road | La Plata, MD 20646

## PROPERTY HIGHLIGHTS

- Anchored by Giant Foods with national tenants Pizza Hut, OneMain Financial, GameStop, Wells Fargo and IHOP
- Central location with 6,000 planned residential units within one mile
- Located in LaPlata, a suburb 25 miles south of Washington DC, with an annual household income greater than \$130,400
- La Plata is a high growth area with lower cost of living and easy commutes to job centers including Andrews Air Force Base, Bolling Air Force Base, Naval Air Station Patuxent River and National Harbor
- Located along main commuting corridor, Crain Highway, with more than 37,700 vehicles per day, providing access from La Plata to the Capitol Beltway and the entire Washington DC region



# ROSEWICK CROSSING

100 Rosewick Road | La Plata, MD 20646

SPACE	TENANT	SQ. FT.
OUT1	Wells Fargo	4,500 SF
OUT2	Giant Fuel	3,500 SF
SHADI	Lowe's	
200	Giant	54,432 SF
202	Giant	4,000 SF
206	Rosewick Wine & Spirits	4,000 SF
210	Pizza Hut	1,200 SF
212	ATI Physical Therapy	2,656 SF
216	La Plata Nails and Spa	2,400 SF
218	Ka'mor Beauty	1,200 SF
222	Southern Maryland Seafood Co.	2,311 SF
224	Sparkle n Sass Dance Company	2,831 SF
226	OneMain Financial	1,600 SF
228	Sparkle n Sass Dance Company	1,600 SF
230	Il Gusto Ristorante	2,000 SF
232	GameStop	2,000 SF
234	Salsita's Grill	2,827 SF
302	Choice Floors & Stairways	2,195 SF
303	Webster Insurance	1,837 SF
304	Rosewick Tobacco & Vape	1,962 SF
305	Neibauer Dental	4,580 SF
307	Bollywood Masala	2,977 SF
401	IHOP	4,869 SF
404	Adon Academy	4,580 SF
<b>TOTAL SQ. FT.</b>		<b>116,057</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.

# ROSEWICK CROSSING

100 Rosewick Road | La Plata, MD 20646



# ROSEWICK CROSSING

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# Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections  
 Calculated using TAS Retrieval Retrieval  
 Apr 17, 2024



Latitude: 38.557652 Longitude: -76.981865

Rosewick Crossing La Plata, MD		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	801	16,241	62,562
	2028 Projected Population	890	18,110	69,167
	2010 Census Population	746	13,429	45,855
	2000 Census Population	655	10,723	34,636
	1990 Census Population	769	10,360	30,604
	Historical Annual Growth 1990 to 2000	-1.59%	0.34%	1.25%
	Historical Annual Growth 2000 to 2010	1.31%	2.28%	2.85%
	Estimated Annual Growth 2010 to 2023	0.51%	1.39%	2.29%
	Projected Annual Growth 2023 to 2028	2.13%	2.20%	2.03%
	Median Age	46.2	41.6	39.7
Households	Q4 2023 Estimated Households	304	5,881	22,007
	2028 Projected Households	339	6,588	24,408
	2010 Census Households	290	4,793	15,850
	2000 Census Households	254	3,745	11,671
	1990 Census Households	259	3,374	9,769
	Historical Annual Growth 1990 to 2000	-0.18%	1.05%	1.79%
	Historical Annual Growth 2000 to 2010	1.32%	2.50%	3.11%
	Estimated Annual Growth 2010 to 2023	0.35%	1.50%	2.42%
	Projected Annual Growth 2023 to 2028	2.17%	2.29%	2.09%
	Population per Household	2.59	2.67	2.80
Population by Race	White	58.8%	51.7%	33.2%
	Black or African American	23.2%	33.3%	50.5%
	Asian & Pacific Islander	2.7%	3.1%	3.3%
	Other Races	4.3%	5.8%	6.9%
	Hispanic Population	11.0%	6.1%	6.1%
Income	Average Household Income	\$104,566	\$130,431	\$138,961
	Median Household Income	\$87,573	\$114,976	\$122,201
	Per Capita Income	\$40,206	\$48,387	\$49,371
Education (Age 25+)	Elementary	2.4%	3.1%	2.3%
	Some High School	2.8%	3.9%	3.0%
	High School Graduate	38.6%	29.5%	27.3%
	Some College	25.1%	23.3%	24.6%
	Associates Degree Only	8.2%	8.1%	8.7%
	Bachelors Degree Only	15.9%	19.9%	20.5%
	Graduate Degree	7.0%	12.2%	13.6%
Business	Number of Businesses	72	621	1,132
	Total Number of Employees	1,306	9,386	15,553
	Employees per Business	18.07	15.11	13.74
	Residential Population per Business	11.07	26.14	55.28

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