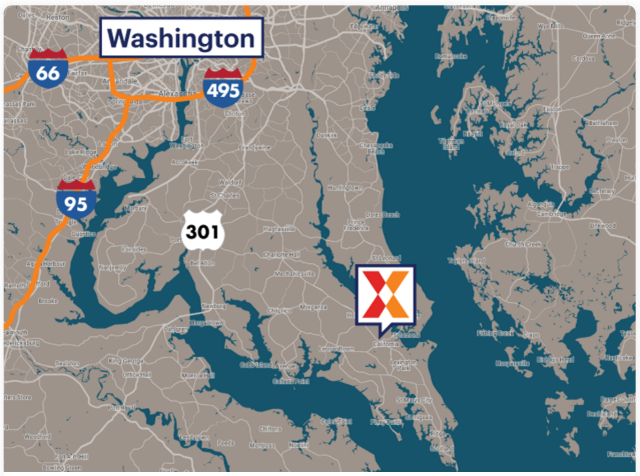
South Plaza Shopping Center

St. Mary's County | Lexington Park, MD | 92,335 Sq Ft

45205-45250 Worth Avenue | California, MD 20619

38.2972, -76.5102





Demographics	1 Mile	3 Miles	5 Miles
Population	4,777	24,571	52,160
Daytime Pop.	7,587	27,162	60,786
Households	1,974	9,500	20,261
Income	$139,963	$158,948	$145,836

Source: Synergos Technologies, Inc. 2024

Strong anchor lineup including Old Navy, Best Buy, and Ross Dress for Less with national retailers including Five Guys Burger and Fries

Surrounded by an affluent and well-educated population with an average household income of $158K+ and 42% college educated within a 3-mile radius

High visibility from 53K+ VPD on Route 235 (Kalibrate, 2020)



Temma Moss 610.834.7641 Temma.Moss@brixmor.com

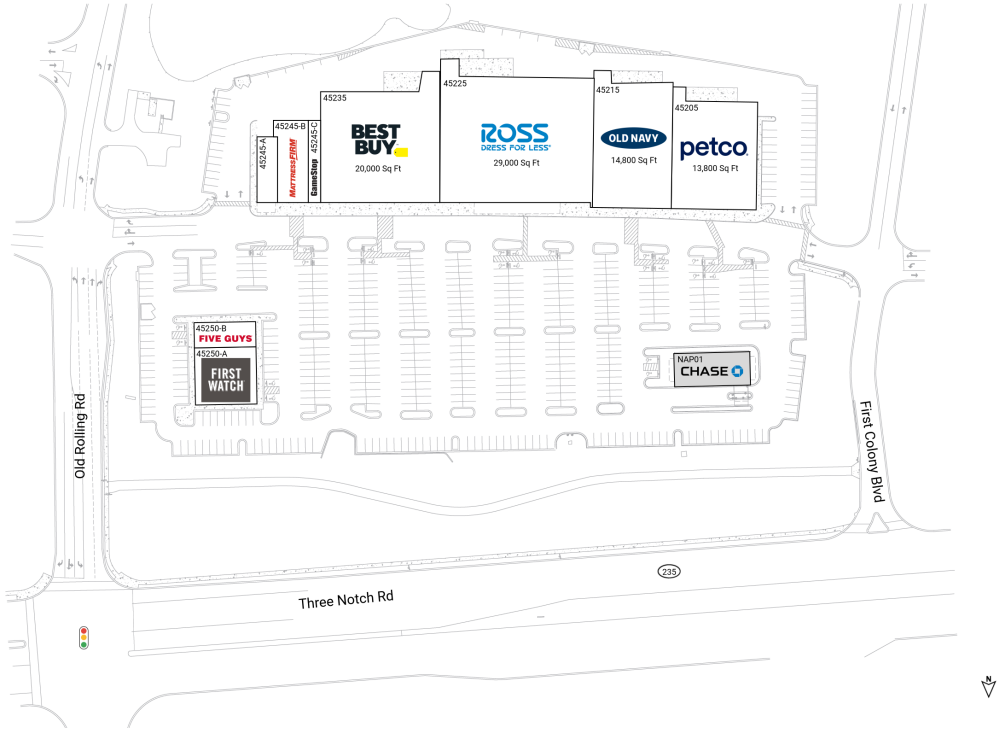
Go to Center Page

South Plaza Shopping Center

St. Mary's County | Lexington Park, MD | 92,335 Sq Ft

45205-45250 Worth Avenue | California, MD 20619

38.2972, -76.5102



Current Tenants

Space size listed in square feet

45205	Petco	13,800
45215	Old Navy	14,800
45225	Ross Dress for Less	29,000
45235	Best Buy	20,000
45245-A	Galaxy Nails & Spa Lounge	2,024
45245-B	Mattress Firm	3,911
45245-C	GameStop	1,500
45250-A	First Watch	5,000
45250-B	Five Guys	2,300
NAP01	Chase	0

This site plan is for illustrative and information purposes only, showing the general layout of the shopping center; and is not a legal survey. Brixmor makes no representation or warranty that the shopping center is exactly as depicted as site conditions and tenant mix are subject to change over time.

1807



Temma Moss 610.834.7641 Temma.Moss@brixmor.com

Go to Center Page