



NP

NORTHGATE PLAZA SHOPPING CENTER

3901 Aspen Hill Rd, Aspen Hill, MD 20906





Introducing **Northgate Plaza Shopping Center**,
located in the Aspen Hill, MD



KOHL'S



Highlights

- 220,154 SF neighborhood center anchored by Kohl's, Michael's & Walgreens
- Outstanding location at the crossroads of Connecticut Ave (36,820 VPD) and Georgia Ave (35,079 VPD)
- Excellent ingress/egress from all major arteries

Available spaces:

- 1,069 SF (Former Cricket Wireless space)
- 2,790 SF (Warm shell, in line space)
- 3,330 SF (Former Roy Rogers space)
- 6,433 SF (Former Party Co space)
- 12,041 SF (Former Tuesday Morning Space)

Great national co-tenancy:

Michael's
Where Creativity Happens™

DUNKIN'

KOHL'S

**WELLS
FARGO**



PAPA JOHN'S®

Walgreens

NORTHGATE PLAZA
SHOPPING CENTER

Trade Area



POPULATION

26,013
1 mile

150,608
3 mile

321,530
5 mile



DAYTIME POPULATION

8,333
1 mile

53,527
3 mile

118,724
5 mile



AVERAGE HH INCOME

\$97,794
1 mile

\$111,704
3 mile

\$132,189
5 mile



Aspen Hill Market



The Project



Site Plan



Building A

- A1 Michaels
- A2 Pho An Grill
- A3 Barber Shop
- A4 Papa Johns
- A5 Apache Appliance
- A6 2.95 Cleaners
- A7 Walgreens
- A8 Dunkin'
- A9 Jersey Mikes
- A10 Available - 3,330 SF
- Tenant in place, do not disturb

Building B

- B1 Kohls
- B2 Acorn Storage

Building C

- C1 Available - 6,433 SF (Former Party Co)
- C2 Animal Place Vet
- C3 Available - 2,790 SF (Warm shell, in line space)
- C4 Dollar Place
- C5 Available - 12,041 SF (Former Tuesday Morning space)
- C6 Gigis Beauty

Building D

- D1 Aspen Hill Florist
- D2 Hear USA
- D3 Fantasy Nail Spa
- D4 China King
- D5 Chase Bank
- D6 Available - 1,069 SF (Former Cricket Wireless)
- D7 Eye Land

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