



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)
- 1,230 SF (Former Hear USA space)
- 1,561 SF (Former Dollar Place 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:



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



NORTHGATE PLAZA SHOPPING CENTER

Aspen Manor Shopping Center

Aspen Hill Shopping Center

The Project



Future Redevelopment
120,000 sf



KOHL'S

Connecticut Avenue

36,820 VPD



Michaels
Where Creativity Happens



WELLS FARGO

Aspen Hill Road
15,145 VPD

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NORTHGATE PLAZA
SHOPPING CENTER

DUNKIN'

Georgia Avenue
35,079 VPD



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 Bga

- 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 Available - 1,561 SF (Former Dollar Place)
- C5 Available - 12,041 SF (Former Tuesday Morning space)
- C6 Gigis Beauty

Building D

- D1 Aspen Hill Florist
- D2 Available - 1,230 SF (Former 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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