

11735 H G TRUEMAN ROAD

LUSBY, MD
3.67 AC AVAILABLE

Patuxent Appeal
Elementary Campus
712 students

11735 H G
Trueman Road

Lusby Hills Shopping Center

Giant Great Clips Domino's

Starbucks Ledo Pizza

Auto Zone

Walgreens

H G TRUEMAN 9,581 VPD

Future Village Green

Village Commercial District

Village Commercial District

ROUSBY HALL ROAD 7,146 VPD

Lusby Town Center

weis DUNKIN' HAIR CUTTERY





RAPPAPORT
CULTIVATING PLACES

11735 H G TRUEMAN ROAD

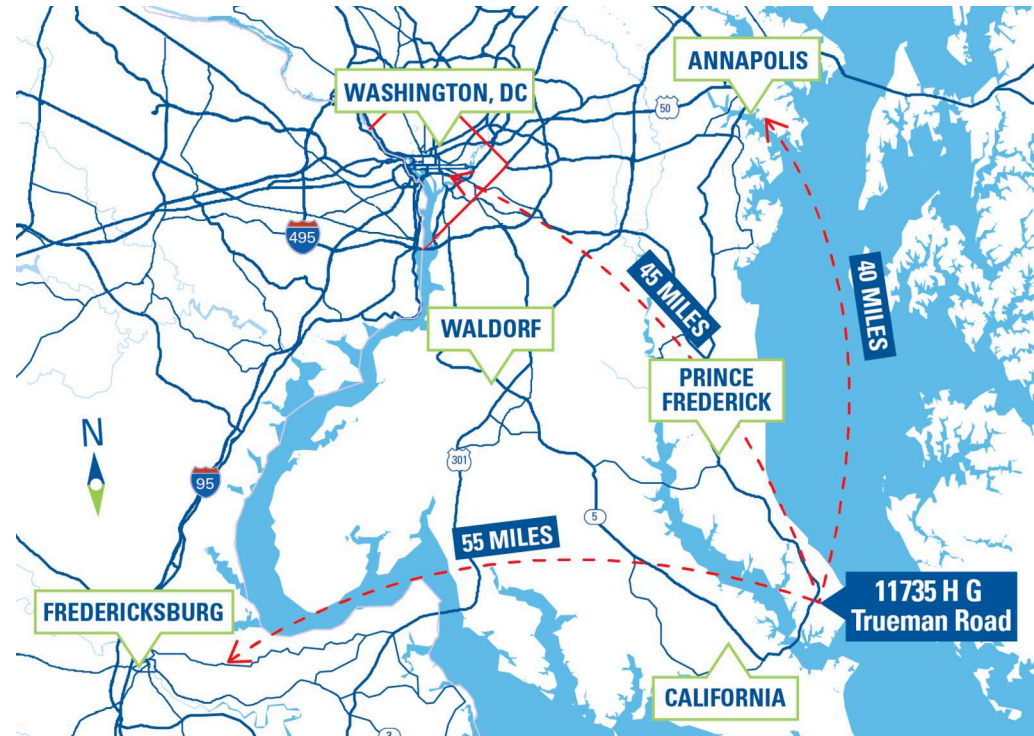
LUSBY, MD

- | 3.67 acres, high-visibility pad site available
- | Adjacent to a high-traffic Giant Food anchored shopping center and across from a Weis anchored shopping center
- | 2 existing curb cuts ideal for accommodating multiple tenants
- | Drive-thru uses are by right on this pad
- | Very permissive commercial zoning (includes retail, restaurant, entertainment, civic, office, small-scale manufacturing, etc.)

DEMOGRAPHICS 2024

	7 MIN	15 MIN	20 MIN
 POPULATION	20,311	30,650	47,365
 DAYTIME POPULATION	3,599	8,786	15,869
 HOUSEHOLD INCOME	\$145,821	\$148,523	\$153,319
 TRAFFIC COUNTS	9,581 on H G Trueman Road		

AREA RETAILERS





**11735 H G TRUEMAN ROAD
LUSBY, MD**

**11735 H G
Trueman Road**

Lusby Hill Shopping Center
Domino's Giant Starbucks

Lusby Center
weis DUNKIN' HIC HAIR CUTTERS

Lusby

Solomans Towne Center
weis CVS pharmacy

4

**Gov. Thomas
Johnson Bridge**

California

235

Lexington Exchange
Walmart

First Colony Center
Giant LOWE'S Target

Wildwood Center
belk JCPenney

Saint Mary's Marketplace
Starbucks Harris Teeter

South Plaza
BEST BUY ROSS petco

Walmart

**FIREHOUSE SUBS
CHIPOTLE**

**CVS
pharmacy**

Lexington Village
KOHLS DICK'S WILD WINGS

Laurel Glen Shopping Center
HOBBY LOBBY PETS MART Advance Auto Parts

Patuxent Crossing
Marshalls JOANN HomeGoods

THREE NOTCH ROAD

Solomon's Island

PATUXENT RIVER

**Patuxent River
Naval Air Station**
20,000+ Employees

Lexington Park



LUSBY TRADE AREA
 11735 H G TRUAMAN ROAD | LUSBY, MD
 LUSBY TRADE AREA

RTE 4

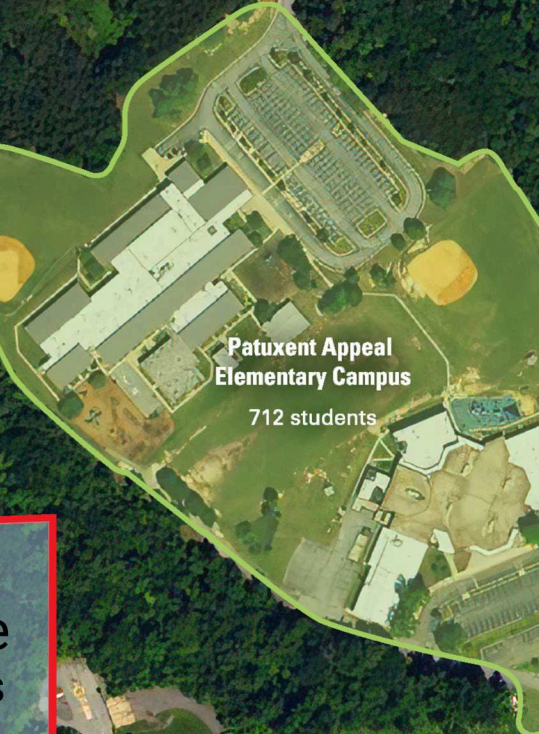
SOLOMONS ISLAND ROAD

ROUSBY HALL ROAD 7,146 VPD

11735 H G
 Trueman Road

Available
 3.67 acres

H G TRUAMAN 9,581 VPD



Patuxent Appeal
 Elementary Campus
 712 students

Advance
 Auto Parts

Shore
 United
 Bank

Giant

Walgreens

Great Clips
 Lolo Press

Golden Chicken
 & Japanese Grille

ACE
 Hardware

Valvoline
 Instant Oil Changes

Sakab's
 Market

Dominos
 verizon

Exxon

Auto
 Zone

CITGO



Lusby
 Liquors

Village
 Commercial
 District

Future Village Green
 Village
 Commercial
 District

Proposed 276
 Multi-Family Units

DUNKIN'
 Pizza
 Hut

weis

HAIR CUTTERY
 H&R
 BLOCK



11735 H G TRUEMAN ROAD | 11735 H G TRUEMAN ROAD, LUSBY, MD

Pat O'Meara | pomeara@rappaportco.com | 571.382.1218

Chris Pamboukian | cpamboukian@rappaportco.com | 571.382.1217

rappaportco.com