

SITE PLAN

*PAD SITES CONCEPTUAL ONLY

CAN BE COMBINED UP TO 8,555 SF

SWAN AVE

WOODRIDGE

EDMONDSON AVE

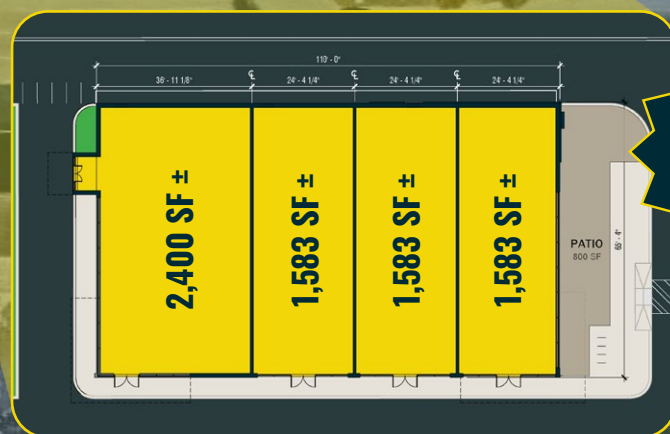
46,061 AADT

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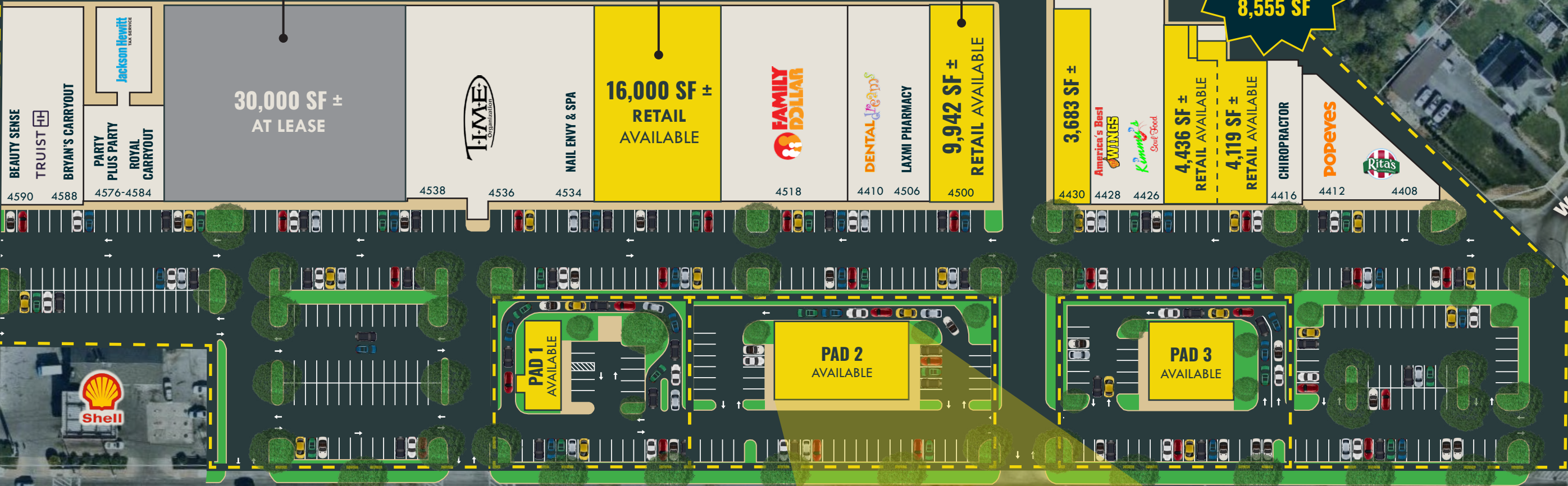
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TENANT ROSTER:

4408-4412 POPEYE'S/RITA'S ITALIAN ICE	6,193 SF	4534 NAIL ENVY & SPA	2,686 SF
4416 CHIROPRACTOR (DR. SCOTT RUDICK)	3,200 SF	4538 WIC	2,537 SF
4576 JACKSON HEWITT	870 SF	4536 T.I.M.E. ORGANIZATION	13,887 SF
4426 KIMMY'S RESTAURANT	5,592 SF	4578 ROYAL CARRYOUT	1,175 SF
4428 AMERICA'S BEST WINGS	1,986 SF	4584 BRYAN'S CARRYOUT	1,175 SF
4506 LAXMI PHARMACY	1,645 SF	4590 BEAUTY SENSE	7,000 SF
4410 DENTAL DREAMS	4,995 SF	4582 PARTY PLUS PARTY	1,174 SF
4518 FAMILY DOLLAR	14,769 SF	4588 TRUIST	3,000 SF



DELIVERY Q2 2025



Advance Parts



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OLD FREDERICK RD

NATHOL AVE

