



HAWTHORNE CENTER

LA PLATA, MARYLAND
ROUTE 301 FRONTAGE



LEASE COMMERCIAL

ACT NOW...
**PRE-CONSTRUCTION
PRICING**

**20,900
SQUARE FOOT
RETAIL**

**UP TO
6,000
SQUARE FOOT
PAD
SITE**



301-752-6975 | www.Hawthorne-Center.com

Keystone Associates, LLC | 6565 Crain Highway, La Plata, Maryland



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SITE OVERVIEW

14.85 ACRES
ROUTE 301



- + Charles County
- + La Plata, Maryland
- + Largest Population of all Southern MD Counties
- + 14.85 Acres
- + 16,900 Retail
- + Up to 6,000 Pad Site
- + US Route 301 Frontage
- + Commercial Highway Zoning
- + US Route 301 2022 Traffic Counts: 38,422 per day
- + Public Water & Sewer
- + Close to Residential and Government Buildings
- + 170 Parking Spaces with 7 Van-Accessible



BUILDING #1-Retail

16,900 SF total in Retail Space(s).
High visibility, easy access to Rt 301.
Fantastic opportunity for Dental,
Medical, Spa, Legal, Accounting, etc.

BUILDING #2 - Pad Site

Up to 6,000 Freestanding Site.
Easy Rt 301 access and high visibility.
Perfect location for a Family/
Casual Dining Restaurant.

170 Parking Spaces Total: 7 Van Accessible Spaces

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SITE FEATURES

RETAIL AND
PAD SITE



6540 Crain Highway
La Plata, Maryland 20640

LEGEND

- GREEN SPACE
- BUILDING
- STORMWATER FACILITY
- FOREST CONSERVATION AREA

BUILDING #1-Retail

Retail Use: 16,900 SF + 3,000 SF = 19,900 SF

BUILDING #2 - Pad Site

Restaurant: 4,000 SF + 3,000 SF = 7,000 SF

REALTORS are encouraged to contact us directly. Ask about our Commission/Incentives. Your Referral is in good hands with us. Our goal is to work together for mutual success.

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QUALITY CONSTRUCTION

**KEYSTONE
ASSOCIATES**

6540 Crain Highway
La Plata, Maryland 20640

Developing and building premier commercial opportunities for over 40 years, Keystone Associates specializes in successful Storefront shops that highlight successful businesses and attract a steady stream of customers.

Reminiscent of a small town Main Street, the Shops of the Hawthorne Center feature modern exteriors with covered entries and large doors and storefront windows that invite customers to stop in and visit.

Our minimally designed interiors are ready to customize for your specific business and individual needs.

ADA compliant parking, exterior walkways, and door width ensures wheelchair accessibility for all retail and medical-focused businesses.

If you are ready to learn more about the Shops at the Hawthorne Center, we encourage you to reach out to us today. We're here to answer questions, and help you select the right space and footprint for your new or existing business.

We can also direct you to our trusted financial partners, provide insight about the overall construction and build-out process and make suggestions for how to make your project even better without breaking the bank.

We look forward to meeting with you soon.

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REGIONAL DEMOGRAPHICS

LA PLATA MARYLAND



The Town of La Plata is located in Southern Maryland about 30 miles southeast of Washington, DC, 60 miles south of Baltimore, 45 miles southwest of Annapolis, and 80 miles north of Richmond, Virginia.

La Plata serves as the County Seat for the Charles County Government and was originally founded in the 1870's.

Largely a residential community, La Plata is currently home to 10,676 residents.

La Plata is home to County offices, the University of Maryland Charles Regional Medical Center, the main campus of the College of Southern Maryland, the La Plata Library, Port Tobacco Players Community Theater and many other notable County professional offices.,



+ Over 12,000 additional homes approved or under construction within 7 miles of site

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	4,627	14,734	20,694
HOUSEHOLDS	1,673	5,172	7,311
AVE HH INCOME	\$108,043	\$106,668	\$108,264

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LOCAL AMENITIES

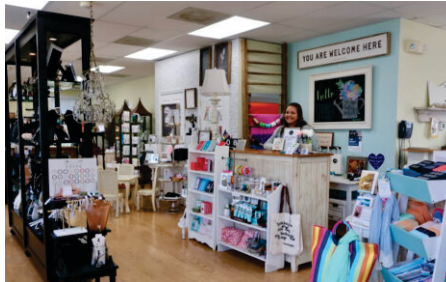
LA PLATA
MARYLAND



Gilbert Run and Wills Parks, many Sports Fields and playgrounds, the County Fair Grounds, Senior Care facilities, multi-faith Church and worship centers.



Along with hundreds of small businesses that provide a wealth of services, La Plata features a Target, Walmart, Lowes, Safeway, Giant Aldi, Walgreens, CVS, many health-care providers, and a host of Local and Chain restaurants.



For Military families, La Plata is close to Joint Base Andrews, Indian Head Naval Surface Warfare Center, Naval Support Facility - Stump Neck, Naval Seas Systems Command, Dahlgren, Bowling AFB, Metro Washington DC and the Naval Air Station, Pax River.



Public/private schools include La Plata HS, Milton Somers Msl, Walter Mitchell and Mary Matula Elementary, Archbishop Neale School, Grace Lutheran and more.



La Plata is home to the University of Maryland Charles Regional Medical Center, the College of Southern Maryland, Charles County Chamber of Commerce and the La Plata Business Association.

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