

PRINCESS SHOPPING CENTER

1209 Liberty Rd.

ELDERSBURG, MD 21784



UNDER CONSTRUCTION FOR LEASE



Princess Shopping Center is strategically located on Eldersburg's booming retail corridor at the intersection of Liberty Rd. and Sykesville Rd. The existing center contains a mix of retail, office, and residential uses. The recent development of Royal Farms newest fuel and convenience concept brings a steady stream of traffic to the center. This mixed-use building will feature retail and office on the 1st floor and 2nd floor residential. 1st generation users sought in industries ranging from food to service to beauty and professional.

Property Highlights:

- +/- 25,000sf. of 1st Generation Retail Space
- Abundant Free & Unreserved Parking
- Spaces Ranging from 1,450-12,500sf.
- Located at Signalized Intersection



200 Westgate Circle, Suite 502
Annapolis, MD 21401
Office: 410.266.8800
Fax: 410.974.6147
www.hyattcommercial.com

John Sindler, Senior Associate
Direct: 410.260.6538
Cell: 410.207.3725
jsindler@hyattcommercial.com

Jesse Kellner, Associate Broker
Direct: 410.260.6541
Cell: 410.693.8500
jkellner@hyattcommercial.com

PRINCESS SHOPPING CENTER

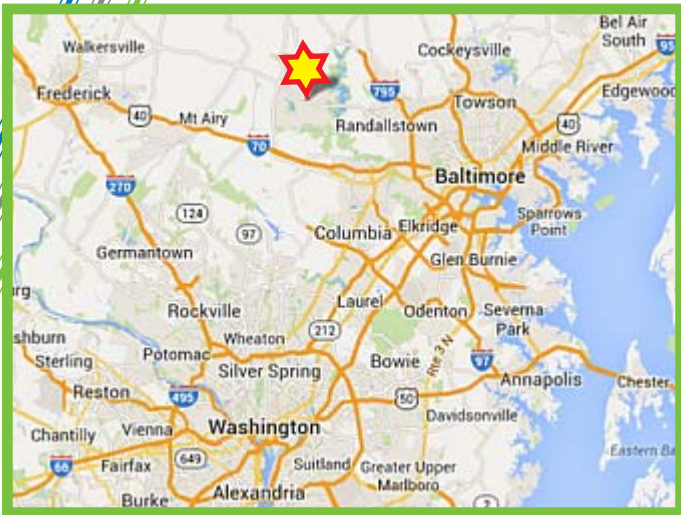
1209 Liberty Rd.

ELDERSBURG, MD 21784



AREA MAP & DEMOGRAPHICS

DEMOGRAPHICS (2012 Estimates)	1 mi.	3 mi.	5 mi.
Population:	7,340	30,650	42,622
Households:	2,591	10,372	14,669
HH Income:	\$101,594	\$104,749	\$105,775
Traffic Count at Liberty Rd./Rt. 32:	24,805 ADT		



BIRD'S EYE VIEW OF SITE



200 Westgate Circle, Suite 502
Annapolis, MD 21401
Office: 410.266.8800
Fax: 410.974.6147
www.hyattcommercial.com

John Sindler, Senior Associate
Direct: 410.260.6538
Cell: 410.207.3725
jsindler@hyattcommercial.com

Jesse Kellner, Associate Broker
Direct: 410.260.6541
Cell: 410.693.8500
jkellner@hyattcommercial.com

PRINCESS SHOPPING CENTER

1209 Liberty Rd.

ELDERSBURG, MD 21784



CONCEPTUALS



ELEVATION A



ELEVATION B

ELEVATION C

UNDER CONSTRUCTION



* Panoramic Photo shot March 21, 2014



200 Westgate Circle, Suite 502
Annapolis, MD 21401
Office: 410.266.8800
Fax: 410.974.6147
www.hyattcommercial.com

John Sindler, Senior Associate
Direct: 410.260.6538
Cell: 410.207.3725
jsindler@hyattcommercial.com

Jesse Kellner, Associate Broker
Direct: 410.260.6541
Cell: 410.693.8500
jkellner@hyattcommercial.com

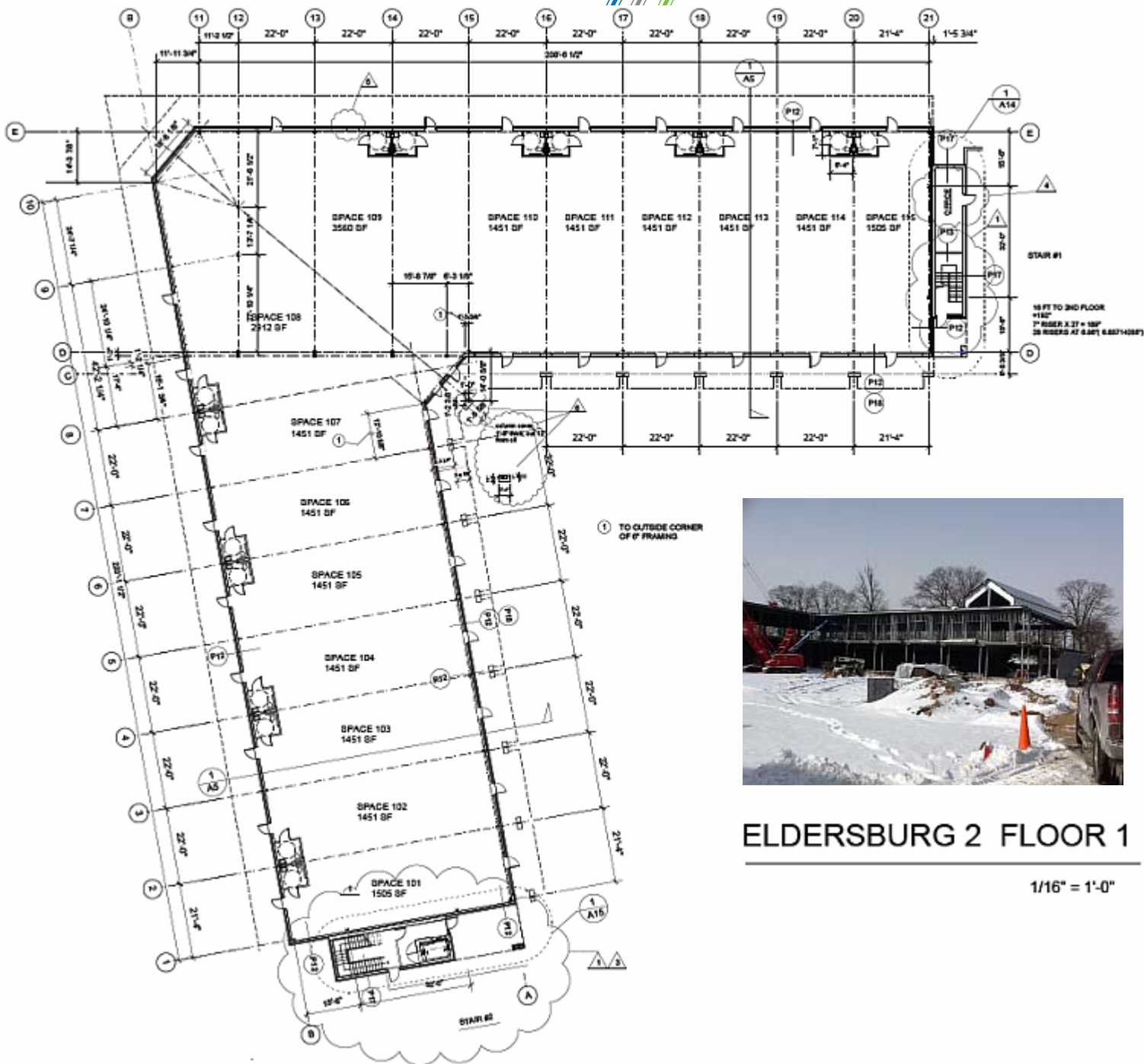
PRINCESS SHOPPING CENTER

1209 Liberty Rd.

ELDERSBURG, MD 21784



FLOOR PLAN



ELDERSBURG 2 FLOOR 1

1/16" = 1'-0"



200 Westgate Circle, Suite 502
Annapolis, MD 21401
Office: 410.266.8800
Fax: 410.974.6147
www.hyattcommercial.com

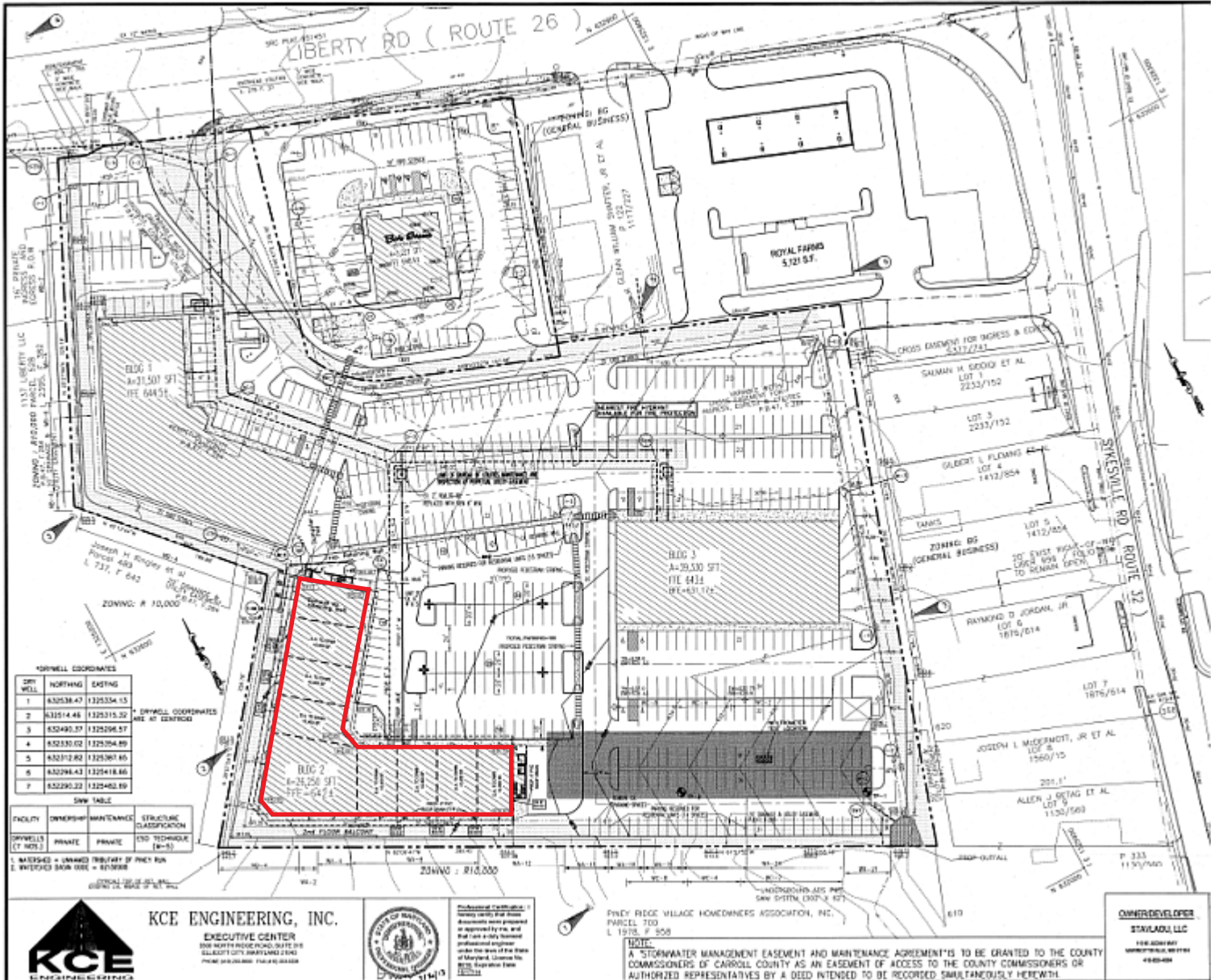
John Sindler, Senior Associate
Direct: 410.260.6538
Cell: 410.207.3725
jsindler@hyattcommercial.com

Jesse Kellner, Associate Broker
Direct: 410.260.6541
Cell: 410.693.8500
jkellner@hyattcommercial.com

PRINCESS SHOPPING CENTER
 1209 Liberty Rd.
 ELDERSBURG, MD 21784



SITE PLAN



KORNELL COORDINATES

SPY WELL	NORTHING	EASTING
1	832538.47	132534.15
2	831514.48	1325315.32
3	832490.57	1325296.57
4	832330.02	1325304.89
5	832312.82	1325367.85
6	832286.43	1325418.66
7	832290.22	1325402.89

SPY TABLE

FACILITY	OWNER	MAINTENANCE	STRUCTURE CLASSIFICATION
SPYWELLS (T 903)	PRIVATE	PRIVATE	CON-TECHNOLOGE (A-5)

1. UNASPHED = UNASPHED TRENCH BY PINEY RIDGE
 2. UNASPHED BORN TREE = 81/20000

OFFICIAL USE OF SEAL AND SIGNATURE OF REGISTERED PROFESSIONAL ENGINEER



KCE ENGINEERING, INC.

EXECUTIVE CENTER
 500 NORTH FREDERICK ROAD, SUITE 502
 ELLSWORTH CITY, MARYLAND 21741
 PHONE: 410.266.8800 FAX: 410.974.6147



Professional Certificate
 License No. 11473
 License Expiration Date: 12/31/13

PINEY RIDGE VILLAGE HOMEOWNERS ASSOCIATION, INC.
 PARCEL 700
 L 1975, P 508

NOTICE:
 A STORMWATER MANAGEMENT EASEMENT AND MAINTENANCE AGREEMENT IS TO BE GRANTED TO THE COUNTY COMMISSIONERS OF CARROLL COUNTY AS AN EASEMENT OF ACCESS TO THE COUNTY COMMISSIONERS OR AUTHORIZED REPRESENTATIVES BY A DEED INTENDED TO BE RECORDED SIMULTANEOUSLY HERewith.

OWNER/DEVELOPER
 STANLAD, LLC
 1100 200th ST
 WASHINGTON, MD 21791
 410-693-8500



200 Westgate Circle, Suite 502
 Annapolis, MD 21401
 Office: 410.266.8800
 Fax: 410.974.6147
www.hyattcommercial.com

John Sindler, Senior Associate
 Direct: 410.260.6538
 Cell: 410.207.3725
jsindler@hyattcommercial.com

Jesse Kellner, Associate Broker
 Direct: 410.260.6541
 Cell: 410.693.8500
jkellner@hyattcommercial.com