

Fox Run

615 Solomons Island Rd N | Prince Frederick, MD 20678

Calvert County Washington-Arlington-Alexandria, DC-VA-MD-WV 278,042 Sq Ft

38.5544, -76.5939



| Demographics | 1 Mile    | 3 Miles   | 5 Miles   |
|--------------|-----------|-----------|-----------|
| Population   | 2,203     | 9,533     | 22,867    |
| Daytime Pop. | 7,007     | 14,268    | 24,956    |
| Households   | 787       | 3,292     | 7,759     |
| Income       | \$137,228 | \$147,127 | \$164,894 |

Source: Synergos Technologies, Inc. 2024

- Market-dominant center with Giant Food and a strong lineup of national retailers including Ross Dress For Less, Ulta, Planet Fitness, Five Below, Tropical Smoothie Café, and Starbucks drawing an estimated 4.3M+ annual visits (Placer.ai 2025)
- Ranked in the top 10% of similar class centers in the market in terms of traffic (Placer.ai, 2025)
- Surrounded by an affluent population with an average household income of \$147K+ within a 3-mile radius
- Strong daytime population of 14K+ within 3-miles and adjacent to the 73-bed Calvert Memorial Hospital as well as Calvert High School and Calvert Middle School with a combined enrollment of 3,800+ students (NCES, 2023)
- High visibility from 46K+ VPD on Solomon Island Rd (Kalibrate, 2022)



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Available Spaces

|    |              |      |       |              |      |
|----|--------------|------|-------|--------------|------|
| 4  | 8,000 Sq Ft  | 360° | 20/21 | 5,075 Sq Ft  | 360° |
| 6  | 1,118 Sq Ft  | 360° | 25    | 1,400 Sq Ft  | 360° |
| 7  | 38,322 Sq Ft | 360° | 27    | 20,000 Sq Ft | 360° |
| 11 | 5,931 Sq Ft  | 360° | 32    | 1,700 Sq Ft  | 360° |

Current Tenants

|     |                                     |        |       |                           |        |
|-----|-------------------------------------|--------|-------|---------------------------|--------|
| 1   | Planet Fitness                      | 19,307 | 22    | J.W. Jewelers             | 1,400  |
| 1A  | Five Below                          | 8,670  | 23    | Papa John's               | 1,400  |
| 1B  | ULTA Beauty                         | 10,082 | 24    | Spot Out Cleaners         | 1,750  |
| 1C  | Ross Dress for Less                 | 18,000 | 26    | Blue Crab Sports Cards    | 1,400  |
| 2   | Hand & Stone Massage and Facial Spa | 3,000  | 28    | Dollar Tree               | 8,600  |
| 5   | Nail Trix and Spa                   | 2,030  | 31    | Golden Chicken            | 2,500  |
| 9   | Club Pilates                        | 2,058  | 33    | Cato Fashions             | 6,375  |
| 10  | Athletico Physical Therapy          | 3,375  | 34    | K&K Adventure Zone        | 12,020 |
| 12  | GameStop                            | 1,400  | B1    | Starbucks                 | 2,170  |
| 13  | GNC                                 | 1,400  | B3    | Great Clips               | 900    |
| 14  | Bath & Body Works                   | 3,000  | B4    | T-Mobile                  | 1,550  |
| 15A | H&R Block                           | 1,750  | B5    | MOD Pizza                 | 2,795  |
| 15B | Fox Run Liquors                     | 1,750  | D     | Applebee's                | 4,640  |
| 16  | Giant Food                          | 56,139 | PAD A | Burger King               | 3,235  |
| 17  | Parcelex                            | 1,750  | PAD B | Tropical Smoothie Cafe    | 1,300  |
| 18  | Firehouse Subs                      | 1,750  | PAD C | Popeyes Louisiana Kitchen | 3,400  |
| 19  | Advance Auto Parts                  | 5,600  | NAP01 | SunTrust Bank             | 0      |
|     |                                     |        | NAP02 | McDonald's                | 0      |

This site plan is for illustrative and information purposes only, showing the general layout of the shopping center; and is not a legal survey. Brixmor makes no representation or warranty that the shopping center is exactly as depicted as site conditions and tenant mix are subject to change over time.

4028

