



MAPLE LAWN

MARYLAND



RETAIL OPPORTUNITIES

www.MAPLELAWNMD.com



JOIN
THE *MIX!*

150K
SF RETAIL

MAPLE LAWN is an award winning, 600+ acre, mixed-use development, centrally positioned along Route 29, between Baltimore and Washington, D.C. One of the largest planned unit developments in Maryland, current development includes 1.1M square feet of Class A office/medical space, **150,000 square feet of retail**, 210,000 square feet of flex space, a 103-key Residence Inn by Marriott hotel and 1,308 luxury residences.



AMTRAK	20 miles	JHU Applied Physics Laboratory	1 mile
Annapolis (Downtown)	31 miles	MD Route 29	1 mile
Baltimore (Downtown)	22 miles	MD Route 32	2.7 miles
BWI Airport	19 miles	National Institute of Health	21 miles
Columbia (Downtown)	6 miles	NSA and Fort Meade	9 miles
I-95	3 miles	Reagan-National Airport	32 miles
I-495 (Capital Beltway)	10 miles	MD-295 (Balt-Wash. Parkway)	8 miles
I-695 (Baltimore Beltway)	16 miles	Washington-Dulles Intl. Airport	44 miles
InterCounty Connector (ICC)	4.5 miles	Washington, D.C. (Downtown)	28 miles

NEARBY POINTS OF INTEREST





Howard County's gem, Maple Lawn continues to fulfill the county's ongoing need for new homes, prime **RETAIL**, office/medical opportunities, flex product & hospitality.



Maple Lawn offers five distinctive neighborhoods featuring an eclectic mix of estate homes, town homes, single family manors and luxury condominium units.

RESIDENTIAL

RETAIL

The **live-work-shop-play** community of Maple Lawn provides residents and visitors alike with a unique array of local & national high-quality dining establishments, boutique shops and service retailers.

Maple Lawn's Business District includes eight multi-story Class 'A' office buildings. Home to major corporations such as Raytheon Solipsys, Cisco Systems and New Day USA, Maple Lawn has become a distinctive corporate address.

OFFICE/MEDICAL

FLEX/OFFICE

Maple Lawn Corporate Center is a 20-acre business park within the Maple Lawn mixed-use community. The corporate center includes five single-story flex/R&D buildings.





SITE PLAN: **RETAIL** DISTRICT

BLDG. 1 (8180 MAPLE LAWN BLVD) BACH TO ROCK SIDAMO COFFEE & TEA STEVE EVERETT FITNESS AVAILABLE: 1,816 SF BRA-LA-LA LOONEY'S PUB	BLDG. 2 (8191 MAPLE LAWN BLVD) LIB'S GRILL THE NOW MASSAGE MIKEY & MEL'S DELI VANGUARD ORTHODONTICS AVAILABLE: 2,709 SF	BLDG. 3 (18194 WESTSIDE BLVD) HIGHSTARR COPY & PRINT GONG CHA BUBBLE TEA HAIR CUTTERY C2 EDUCATION ORGANIC CLEANERS TODAY'S IMAGE SALON SUSHI TENDOU	BLDG. 4 (11811 W. MARKET PLACE) CHIPOTLE HUDSON COASTAL BRUSTER'S SAM'S PIZZA	BLDG. 5 (11815 W. MARKET PLACE) MAPLE LAWN WINE & SPIRITS BLISS NAIL SALON WILDFLOWER STEM & SUNDRY PET BARN	BLDG. 6 (8175 WESTSIDE BLVD) MAIWAND KABOB PURE BARRE FRESH DENTAL GROUP CAPITAL HEALTHCARE SECU CREDIT UNION	BLDG. 7 (11710 E. MARKET PLACE) DECADENT COFFEE/DESSERT BAR COOKIE CUTTERS HAIRCUTS PATAPSCO BICYCLES SUNSET RAW JUICE BAR VERIZON WIRELESS DRAYER PHYSICAL THERAPY	BLDG. 8 (8170 MAPLE LAWN BLVD) BLDG. 9 (8171 MAPLE LAWN BLVD) CPYRIANA 8170 WESTSIDE BLVD AVAILABLE: 4,656 SF W/ 1,600 SF PATIO
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BLDG. 4



BLDG. 5

MAPLE LAWN
WINE & SPIRITS

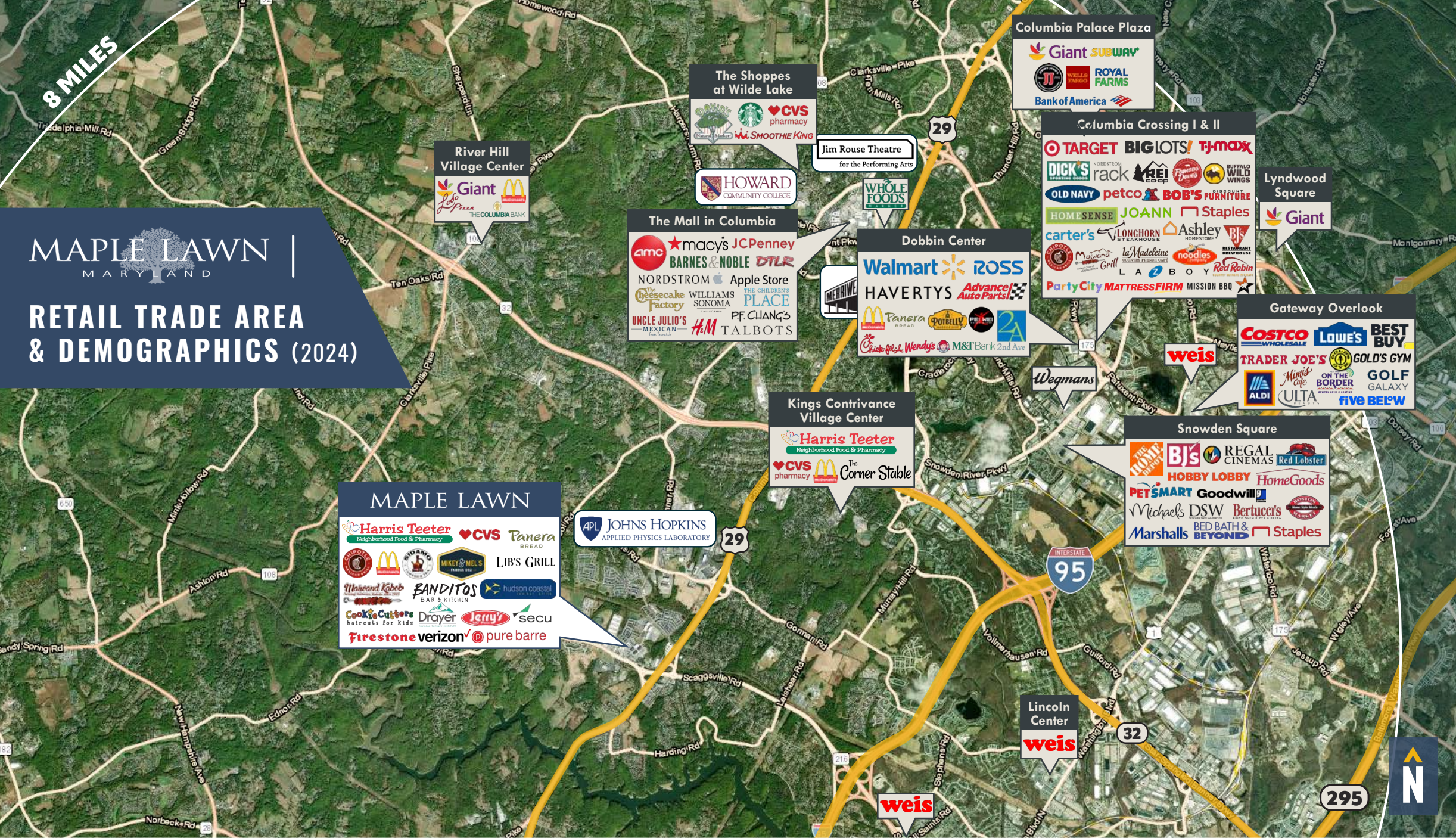
BLISS
NAIL SALON

Wild FLOWER

PET BARN
Natural Foods & Stylish Supplies

CHIPOTLE
MEXICAN GRILL

hudson coastal
raw bar grille



RESIDENTIAL POPULATION	NO. OF HOUSEHOLDS
6,684 1 MILE	2,280 1 MILE
35,026 3 MILES	11,960 3 MILES
176,025 5 MILES	63,899 5 MILES
AVERAGE HOUSEHOLD INCOME	DAYTIME POPULATION
\$256,681 1 MILE	8,118 1 MILE
\$244,482 3 MILES	37,654 3 MILES
\$177,091 5 MILES	166,003 5 MILES

As the wealthiest Tapestry market, these are highly educated professionals who have reached their career goals. Consumers select upscale fitness centers and shop at high-end retailers for their personal effects.

2.84
AVERAGE HH SIZE

47.3
MEDIAN AGE

\$173,200
MEDIAN HH INCOME



These consumers are well-educated career professionals with incomes at more than twice the U.S. level. These mostly married couples take pride in their newer homes and spend valuable time and energy upgrading.

3.13
AVERAGE HH SIZE

40.8
MEDIAN AGE

\$138,100
MEDIAN HH INCOME



These well educated and well capitalized residents enjoy good food and wine, as well as the cultural amenities of a city. Informed and well connected, they research before purchasing and focus on quality.

2.85
AVERAGE HH SIZE

45.1
MEDIAN AGE

\$108,700
MEDIAN HH INCOME



These residents are well educated and climbing the ladder in STEM (science, technology, engineering and mathematics) occupations. This young market makes over 1-1/2 times more income than the US median.

2.48
AVERAGE HH SIZE

35.3
MEDIAN AGE

\$86,600
MEDIAN HH INCOME





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