

# SALE/LEASE: TELEGRAPH CROSSING

📍 Anne Arundel County, Maryland **LOCATION** » 8141 Telegraph Road | Severn, Maryland 21144



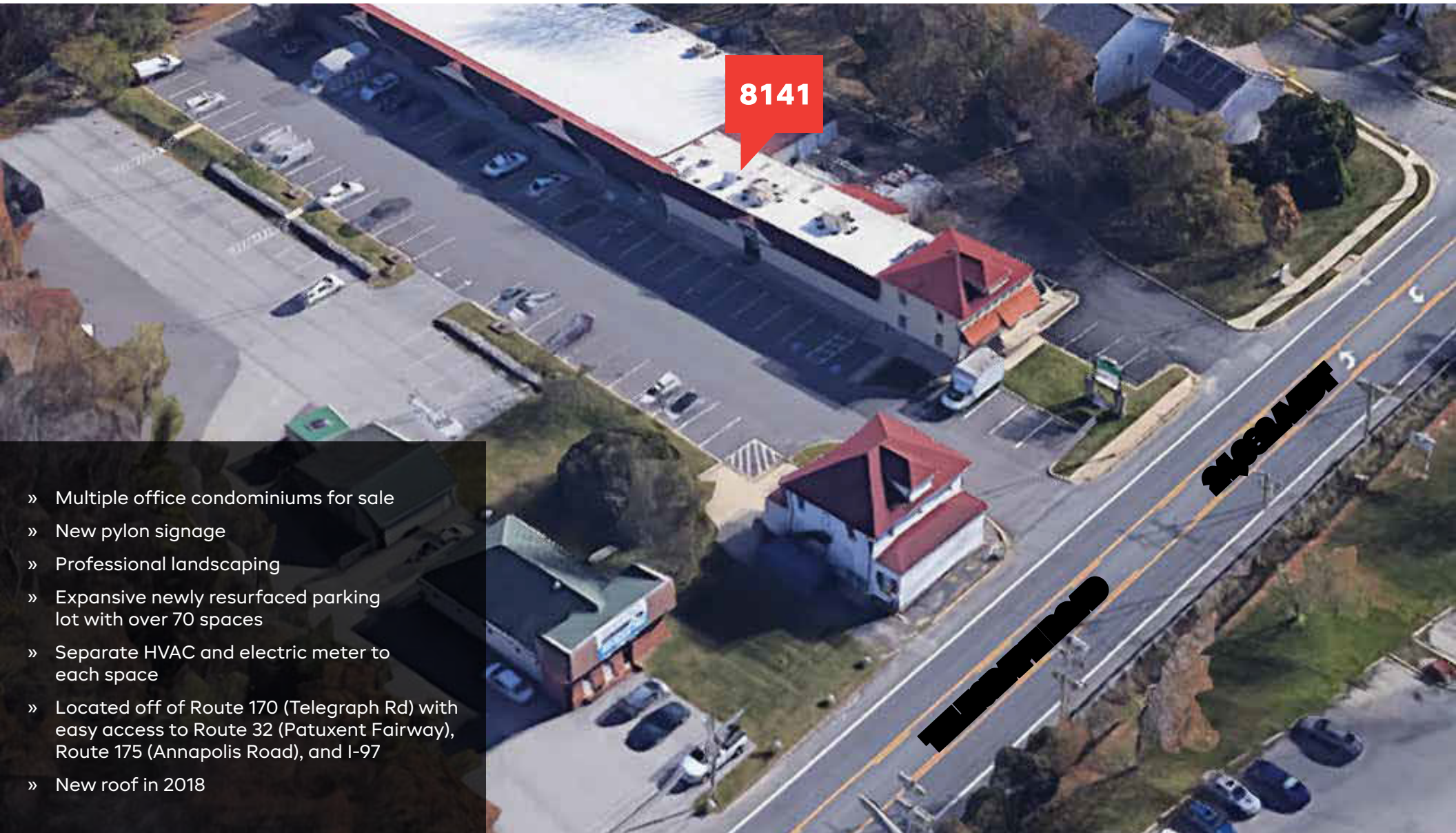
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KEY COMMERCIAL REAL ESTATE

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# SALE/LEASE: TELEGRAPH CROSSING

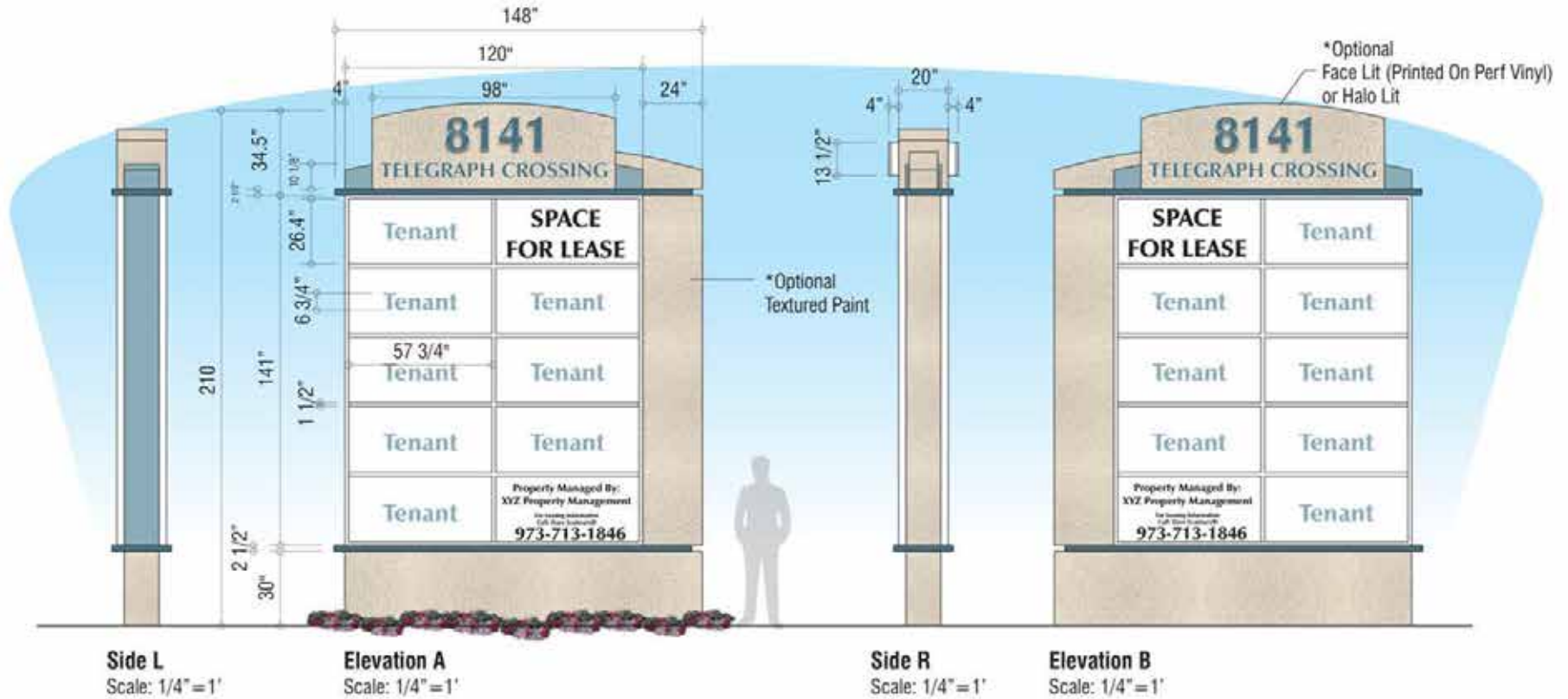
📍 Anne Arundel County, Maryland **AERIAL VIEW** » 8141 Telegraph Road | Severn, Maryland 21144



- » Multiple office condominiums for sale
- » New pylon signage
- » Professional landscaping
- » Expansive newly resurfaced parking lot with over 70 spaces
- » Separate HVAC and electric meter to each space
- » Located off of Route 170 (Telegraph Rd) with easy access to Route 32 (Patuxent Fairway), Route 175 (Annapolis Road), and I-97
- » New roof in 2018



**Top View**  
Scale: 1/4"=1'



**Side L**  
Scale: 1/4"=1'

**Elevation A**  
Scale: 1/4"=1'

**Side R**  
Scale: 1/4"=1'

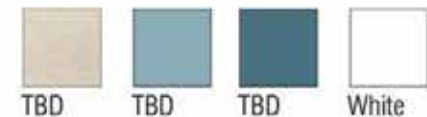
**Elevation B**  
Scale: 1/4"=1'

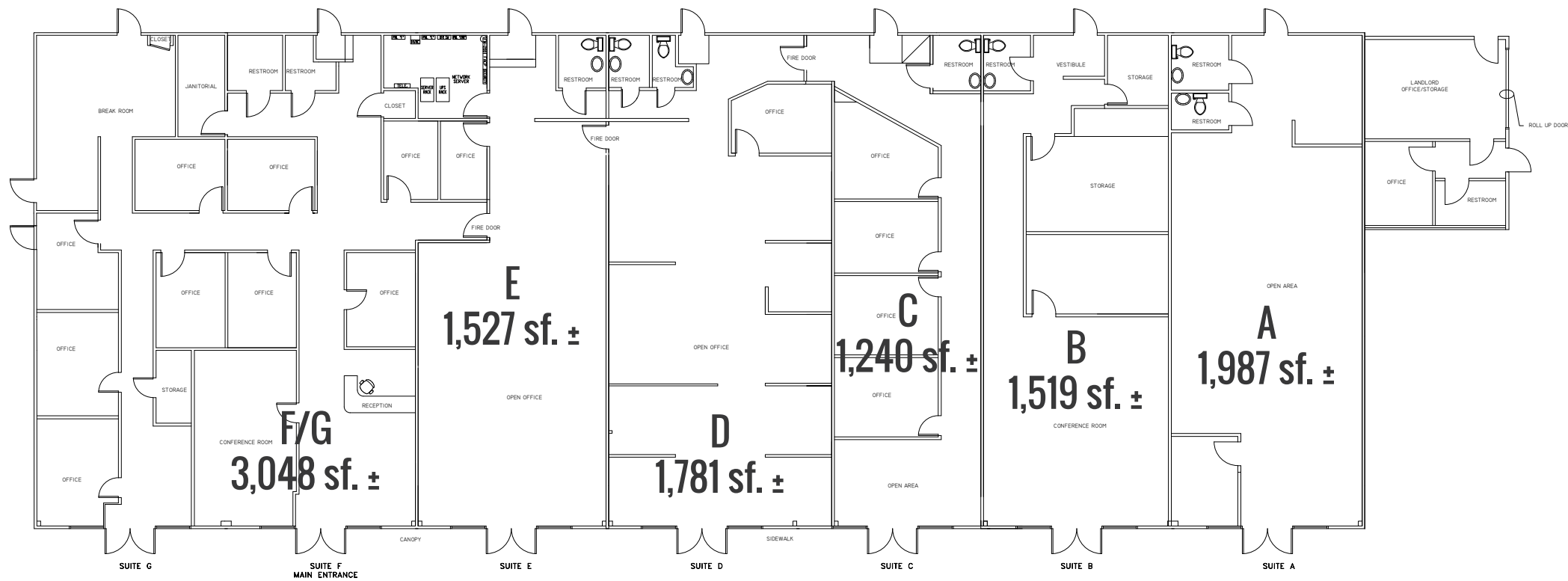
**x1 Pylon Sign - Double Faced - Illuminated**

- Body: Fabricated Aluminum, Painted
- Channel Letters: Fabricated Aluminum
- Acrylic Faces
- Tenant Panels: 3/16" Translucent White Acrylic
- Copy: Applied Vinyl
- Lighting: Internally with White LEDs
- Structural: (x1) Steel Pole
- Footer: Concrete

**ALL FINAL SPECIFICATIONS/DIMENSIONS/COLORS TO BE DETERMINED**

**Colors**

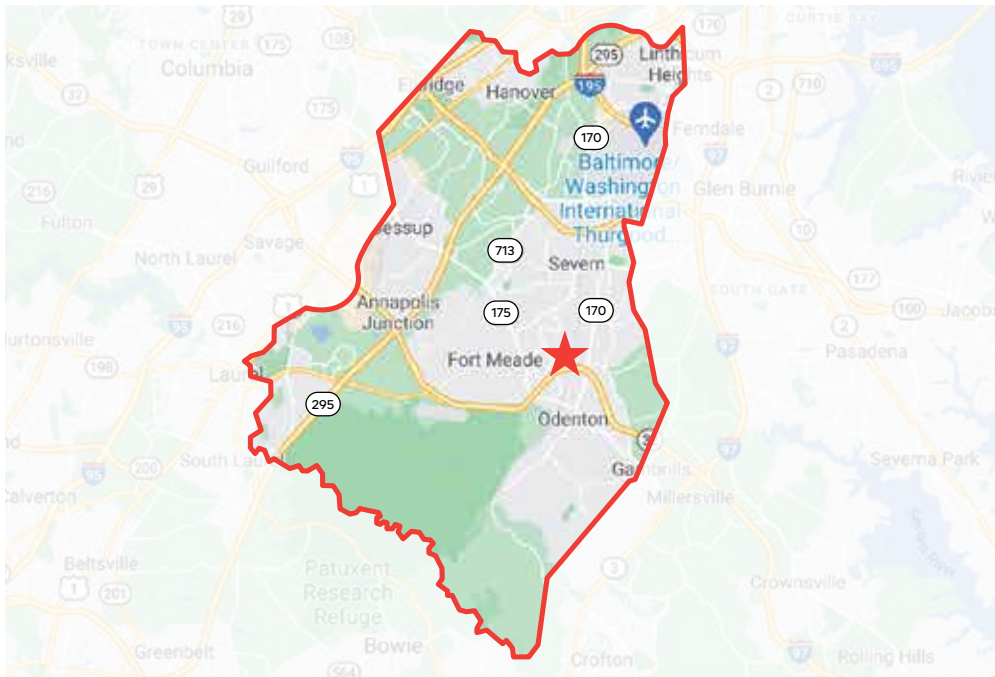




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## BWI SUBMARKET

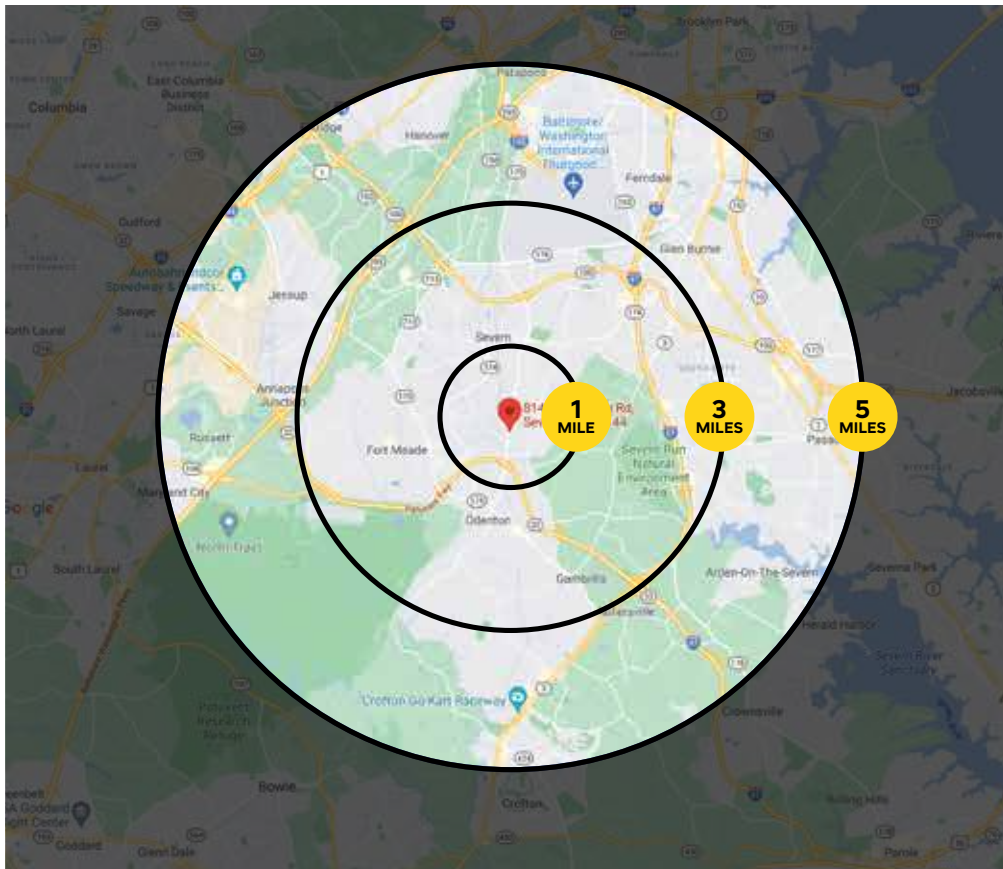
The BWI submarket includes the section of Anne Arundel County from Elkrige and Linthicum Heights south to Odenton and Gambrills. In the northeast section of the submarket lies the Baltimore/Washington International Thurgood Marshall Airport, the primary airport serving the Baltimore metropolitan area and surrounding locations. Fort Meade, a census-designed community southwest of BWI, is the locations of U.S. Army post Fort George G. Meade. Encompassed by Fort Meade are the National Security Agency, Central Security Service, United States Cyber Command and the Defense Information Systems Agency, making the U.S. Army fort a hub for government activity. South of Fort Meade is Odenton, which is the site of the Odenton Town Center development, connected to the rest of Odenton by Town Center Boulevard. The area has experienced tremendous growth, with over half a dozen new commercials and convenience projects developing in the area. Ultimately, the BWI submarket is a center for travel, whether to and from Baltimore and Washington D.C. by way of train, or national and abroad via BWI.

THE NUMBERS (2Q 2019)	BWI	Southern Metro
Market Size	8,772,022	28,493,702
Current Direct Vacancy %	12.2%	9.7%
Prior Qtr Direct Vacancy %	12.2%	11.5%
Net Absorption	-40,391	349,295
YTD Absorption	56,079	456,244
Current Asking Rental Rates	\$27.47	\$26.15
Prior Qtr Asking Rental Rates	\$27.23	\$26.31
Prior Year Asking Rental Rates	\$27.14	\$26.18



LOCAL EMPLOYERS	Employment	Product/Service
Fort George G. Meade	56,000	Government
Anne Arundel Cty Public Schools	14,000	Education
State of Maryland	12,132	Government
BWI Thurgood Marshall Airport	9,717	Airport
Northrop Grumman	7,725	Defense
UM BW Medical Center	3,500	Healthcare
Live! Casino & Hotel	3,000	Entertainment
Booz Allen Hamilton	2,100	Defense





**RESIDENTIAL POPULATION**

**10,738**  
1 MILE  
**69,445**  
3 MILES  
**164,051**  
5 MILES

**NUMBER OF HOUSEHOLDS**

**3,374**  
1 MILE  
**24,343**  
3 MILES  
**58,945**  
5 MILES

**AVERAGE HOUSEHOLD SIZE**

**3.40**  
1 MILE  
**3.28**  
3 MILES  
**3.22**  
5 MILES

**MEDIAN AGE**

**33.2**  
1 MILE  
**35.8**  
3 MILES  
**36.5**  
5 MILES

**AVERAGE HOUSEHOLD INCOME**

**\$122,268**  
1 MILE  
**\$125,401**  
3 MILES  
**\$121,313**  
5 MILES

**EDUCATION (COLLEGE+)**

**44.8%**  
1 MILE  
**52.5%**  
3 MILES  
**51.4%**  
5 MILES

**EMPLOYMENT (AGE 16+ IN LABOR FORCE)**

**87.8**  
1 MILE  
**89.4**  
3 MILES  
**89.8**  
5 MILES

**DAYTIME POPULATION**

**8,575**  
1 MILE  
**57,634**  
3 MILES  
**163,953**  
5 MILES

**29.8%**  
**BRIGHT YOUNG PROFESSIONALS**  
1 MILE

These communities are home to young, educated, working professionals. Labor force participation is high, generally white-collar work, Residents are physically active and up on the latest technology.

**2.41**  
AVERAGE HH SIZE  
**33.0**  
MEDIAN AGE  
**\$54,000**  
MEDIAN HH INCOME

**24.0%**  
**SOCCER MOMS**  
1 MILE

Life in the suburban wilderness off-sets hectic pace of two working parents with growing children for this affluent, family-oriented market. They favor time-saving devices and like banking online.

**2.97**  
AVERAGE HH SIZE  
**37.0**  
MEDIAN AGE  
**\$90,500**  
MEDIAN HH INCOME

**14.7%**  
**SAVVY SUBURBANITES**  
1 MILE

These residents are well educated, well read and well capitalized. Largely empty nesters, they have a suburban lifestyle, but also enjoy good food and wine plus the amenities of the city's cultural events.

**2.85**  
AVERAGE HH SIZE  
**45.1**  
MEDIAN AGE  
**\$108,700**  
MEDIAN HH INCOME

**14.5%**  
**BOOMBURBS**  
1 MILE

Rapid growth distinguishes this affluent market, made up of well-educated, young professionals with families. Well connected, they own the latest devices and understand how to use them efficiently.

**3.25**  
AVERAGE HH SIZE  
**34.0**  
MEDIAN AGE  
**\$113,400**  
MEDIAN HH INCOME

