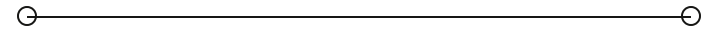


CONFIDENTIAL INFORMATION MEMORANDUM

11+/- Acres Waterfront Redevelopment Opportunity

510 RIVIERA DRIVE

Joppatowne, MD 21085



PRESENTED BY:

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SVN | MILLER COMMERCIAL REAL ESTATE, MARYLAND



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The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

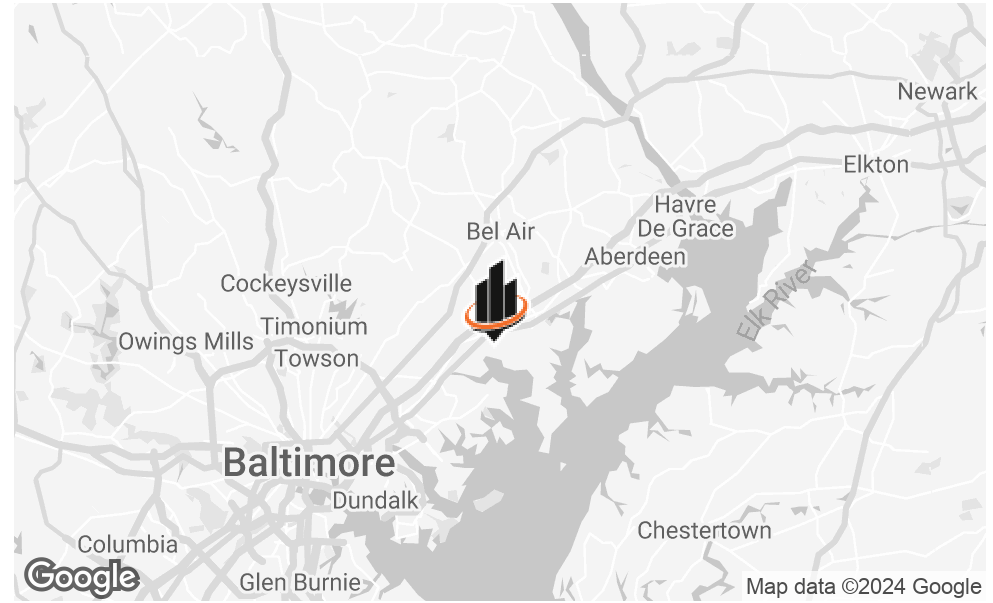
This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



SECTION 1
**Executive
Summary**

EXECUTIVE SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$6,900,000
UPLAND:	11.56 Acres
EXISTING USE:	Full-service Marina 539 slips
PROPOSED USES:	Residential (TH) Apartments (MF) Assisted Living Mixed-Use
COUNTY:	Harford, MD
EXISTING ZONING:	B3 (with expanded uses)
VIDEO:	View Here

INVESTMENT OVERVIEW

SVN Safe Haven Advisors, in partnership with SVN Miller CRE, is pleased to present "Gunpowder Cove Marina", a premier waterfront redevelopment opportunity located just 45 minutes from downtown Baltimore, MD. This expansive 11.56-acre site, boasting over 2,000 linear feet of waterfront and direct access to the Northern Chesapeake Bay, offers substantial redevelopment potential. Under the framework of the existing B3 zoning development options are not limited to: residential, apartments, assisted living facilities, mixed-use, along with many other desirable uses.

KEY INVESTMENT CONSIDERATIONS

- Ripe for redevelopment, this expansive 11.56-acre parcel boasts over 2,000 linear feet of waterfront with direct access to the Northern Chesapeake Bay.
- A population of 789,000 people living within 30 minutes from the subject.
- Offering diverse redevelopment opportunities including residential, multi-family, assisted living and commercial uses. With a maximum density of up to 14 units per acre for residential and 30 units per acre for assisted living, the site provides ample potential for redevelopment.

INVESTMENT HIGHLIGHTS



INVESTMENT HIGHLIGHTS

- A unique opportunity to own a full-service marina with over 11 acres of upland and flexible zoning to maximize redevelopment potential
- Located in a well-established bedroom community near Baltimore, MD
- Over 789,000 people living within a 30 minute drive from the subject property
- The existing marina has historically offered over 500 slips including; deep-water wet slips, lift equipped slips, upland dry storage, retail sales, fuel sales and marine service & repair
- Boasting more than 2,000 linear feet of waterfront
- 45 minutes from Baltimore, MD
- Exceptional proximity to the Northern Chesapeake Bay, approximately 20 minutes by boat
- Nestled in a sheltered harbor just beyond a natural river bend, ideally positioned for convenient and secure dockage
- Attractive opportunity for redevelopment
- Proposed redevelopment options include: Apartments (MF), Residential (attached and detached), Assisted Living Facility (ALF), Restaurant & Mixed-use (*The proposed uses are conforming, but may be subject to Harford County approval*)

PROPERTY OVERVIEW



PROPERTY DESCRIPTION

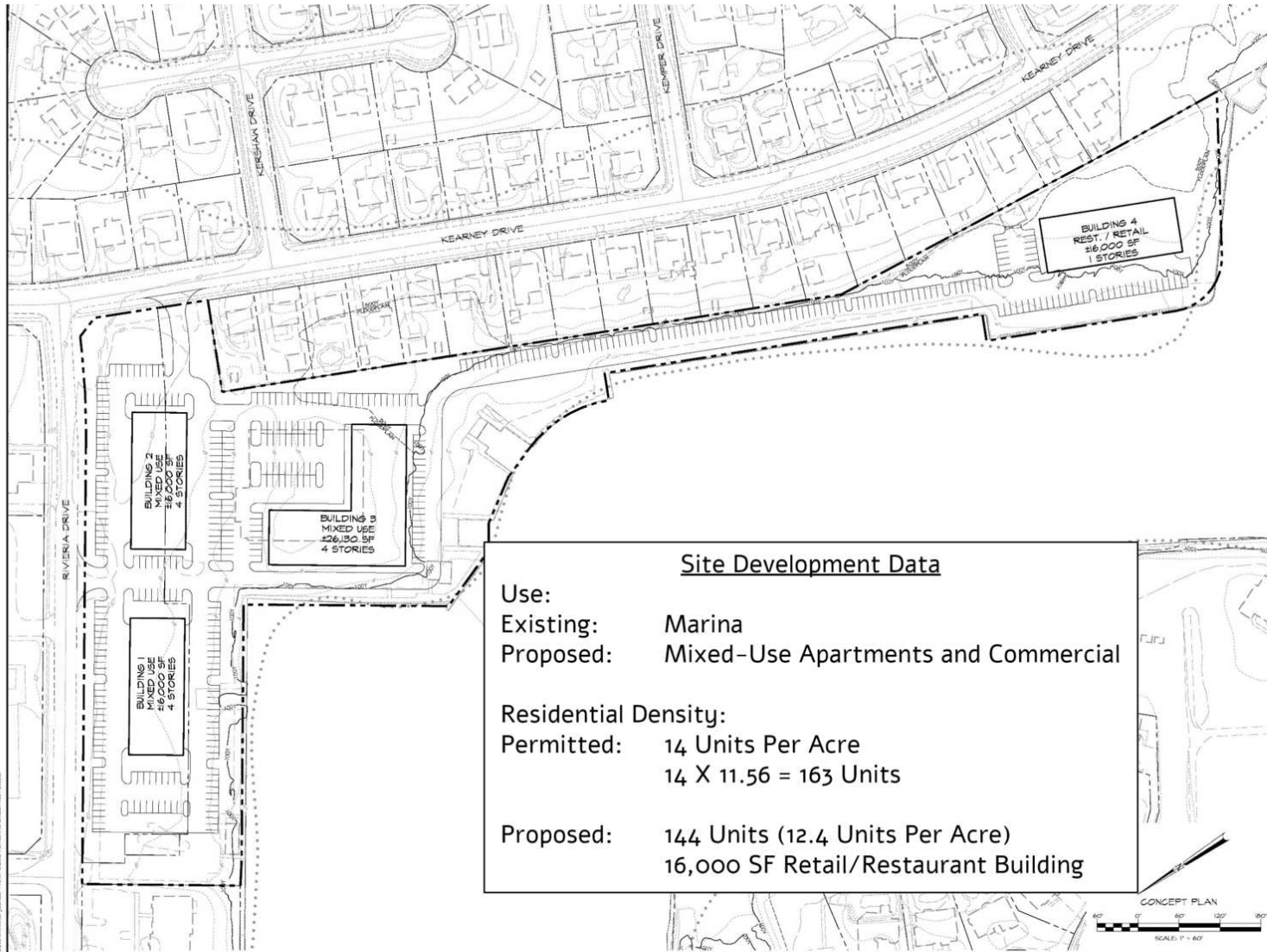
The subject site is located in the Northern Chesapeake Bay region in a bedroom community right outside of Baltimore, MD. The subject consists of two parcels totaling a combined 11.56 acres. All utilities including city water, public sewer, gas and electric are available to the site. Historically this site has been operated as a full-service marina and retail sales operation.

The property is zoned B3, General Business District, which is intended to provide a wide range of retail service and business uses. Some examples of expanded uses under the existing B3 framework are outlined in the table below.

APA#	CITY	ST	COUNTY	ZONING	ACRES	SLIPS
01-139479	Joppatowne	MD	Harford	B3	8.18	294 Wet
01-131230	Joppatowne	MD	Harford	B3	3.38	245 Dry
Total:					11.56	539

PROPOSED USES	MAX UNITS/AC	MAX DENSITY
RESIDENTIAL	10	116
APARTMENTS	14	163
RV	10	115
ASSISTED LIVING	30 beds	348 beds

CONCEPT PLAN - APARTMENTS (MF)



SITE DEVELOPMENT DATA

1. OWNER:	MARINEMAX NORTHEAST LLC C/O RYAN LLC 500 EAST BROWARD BOULEVARD FORT LAUDERDALE, FL 33304
2. PROPERTY ADDRESS:	510 RIVIERA DRIVE JOPPA, MD 21085
3. TAX MAP, PARCEL, DEED REF:	01-3847-PL-01-01-03-01-01-00001 01 RD. 26, ZTT TERRACE, 2606N/426
PARCEL #12 ACRES:	18.0 AC
PARCEL #21 ACRES:	10.25 AC
TOTAL ACRES:	28.25 AC
CURRENT ZONE:	B3 (GENERAL BUSINESS DISTRICT)
4. USE:	MARINA
EXISTING:	MIXED USE CENTER
PROPOSED:	RETAIL AND APARTMENTS
5. BULK REQUIREMENTS (APARTMENTS):	
MIN. LOT AREA:	5 ACRES
MIN. LOT AREA PER DWELLING:	1250 SF
MIN. LOT WIDTH AT BUILDING LINE:	10'
MIN. FRONT YARD SETBACK:	30'
MIN. SIDE YARD SETBACK:	25'
MIN. REAR YARD SETBACK:	35'
MAX. BUILDING HEIGHT:	6 STORIES
BULK REQUIREMENTS (RETAIL, TRADER/SERVICE):	
MIN. SETBACK FROM ADJACENT RESIDENTIAL LOT:	25'
MIN. FRONT YARD SETBACK:	25'
MIN. SIDE YARD SETBACK:	5'
MIN. REAR YARD SETBACK:	35'
MAX. BUILDING HEIGHT:	3 STORIES
6. MIXED USE DATA:	
TOTAL BUILDING AREA:	280,000 SF
TOTAL RESIDENTIAL USE AREA:	142,000 SF (75.0%)
TOTAL RETAIL, TRADE/ SERVICE AREA:	140,000 SF (25.0%)
7. RESIDENTIAL DENSITY:	
PERMITTED:	14 UNITS PER ACRE 14 X 11.56 AC = 163 UNITS
PROPOSED:	144 UNITS (12.4 UNITS PER ACRE)
8. PARKING:	
RETAIL, TRADE/SERVICES:	1 SPACES PER 200 SF 140,000 SF / 200 SF = 700 PARKING SPACES
RESIDENTIAL SPACES:	1.5 SPACES PER 1-BEDROOM 3 SPACES PER 2-BEDROOM OR MORE 144 2-BEDROOM UNITS = 288 PARKING SPACES
TOTAL REQUIRED PARKING SPACES:	700 PARKING SPACES
PROVIDED PARKING:	700 PARKING SPACES
9. OPEN SPACE:	
PROVIDED:	14.28 AC OF OPEN SPACE 14.28 AC / 11.56 AC = 12.4 *

Site Development Data

Use:
 Existing: Marina
 Proposed: Mixed-Use Apartments and Commercial

Residential Density:
 Permitted: 14 Units Per Acre
 14 X 11.56 = 163 Units

Proposed: 144 Units (12.4 Units Per Acre)
 16,000 SF Retail/Restaurant Building

GENERAL NOTES

- THIS PROPERTY IS WITHIN THE 100-YEAR FLOODPLAIN AS DESIGNATED BY FEMA FIRM MAP PANEL NO. 240502002E AND 240502002E, DATED 04/10/04.
- THIS PROPERTY IS WITHIN THE GUERRA/BAKES BAY CRITICAL AREA IN THE WETLANDS DEVELOPED AREA (WDA).
- THIS PROPERTY DOES NOT HAVE WETLANDS LOCATED ON THIS SITE PER THE NATIONAL WETLAND INVENTORY.
- BOUNDARY INFORMATION BASED ON HANOVER COUNTY GIS, DATED 2000.
- TOPOGRAPHIC INFORMATION BASED ON HANOVER COUNTY GIS, DATED 2000.
- SOIL BOUNDARIES DETERMINED FROM SOIL SURVEY OF HANOVER COUNTY, DATED 1978.

DATE: _____

SCALE: 1" = 60'

CONCEPT MIXED USE SKETCH

510 RIVIERA DRIVE
 JOPPA, MD 21085

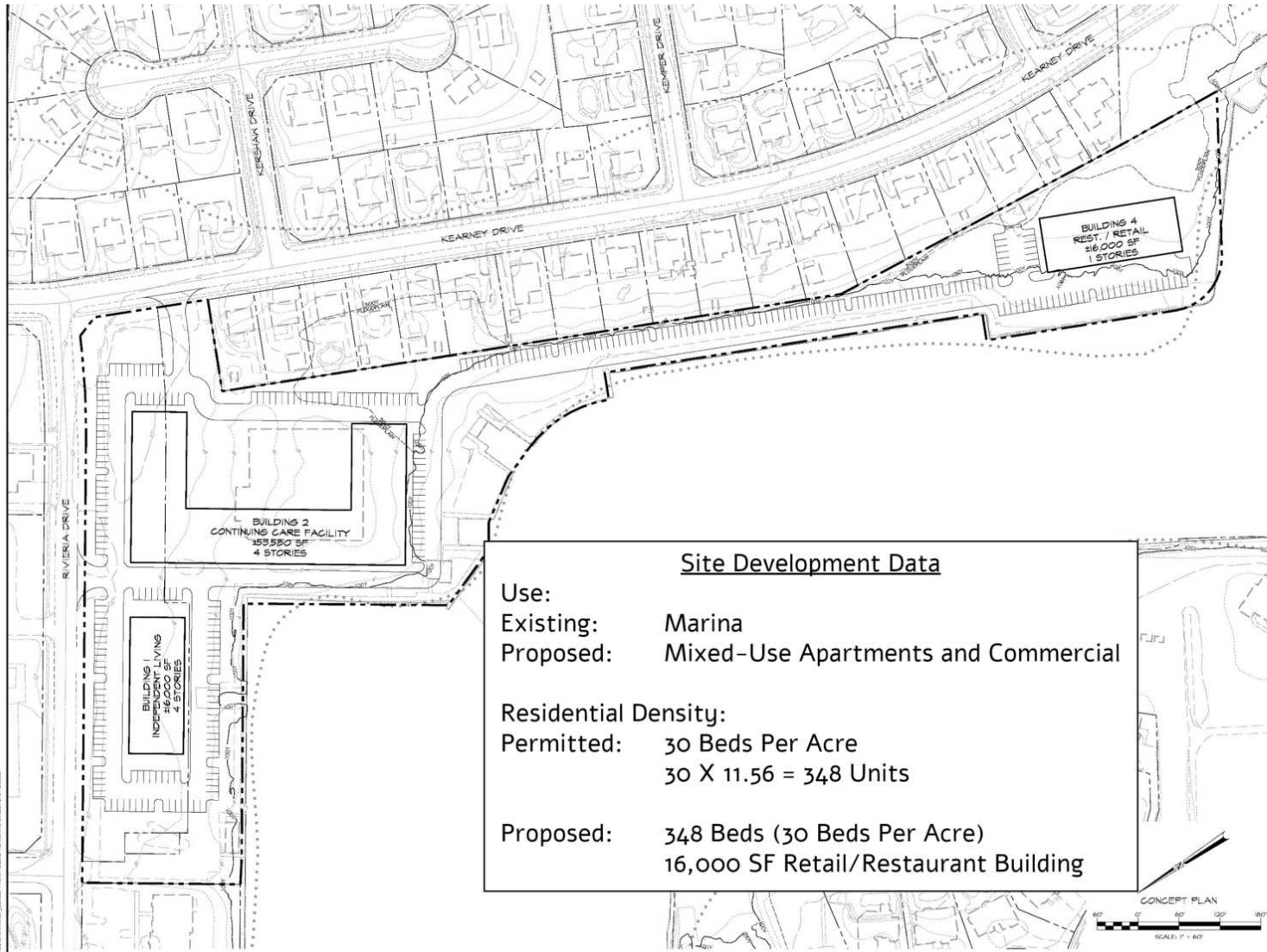
OWNER/DEVELOPER

MARINEMAX NORTHEAST LLC
 C/O RYAN LLC
 500 EAST BROWARD BOULEVARD
 FORT LAUDERDALE, FL 21085

ARCHITECT
 ARCHITECT
 PLANNING
 FREDERICK WALKER ASSOCIATES
 FREDERICK WALKER ASSOCIATES

151 ELECTION DISTRICT

CONCEPT PLAN - ASSISTED LIVING (ALF)



Site Development Data

Use:
 Existing: Marina
 Proposed: Mixed-Use Apartments and Commercial

Residential Density:
 Permitted: 30 Beds Per Acre
 30 X 11.56 = 348 Units

Proposed: 348 Beds (30 Beds Per Acre)
 16,000 SF Retail/Restaurant Building



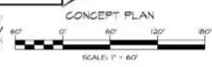
VICINITY MAP
1"=2000'

SITE DEVELOPMENT DATA

1. OWNER:	MARINEMAX NORTHEAST LLC C/O RETAIL LLC 500 EAST BROWARD BOULEVARD SUITE 1100 FORT LAUDERDALE, FL 33304
2. PROPERTY ADDRESS:	510 RIVIERA DRIVE JOPPA, MD 21085
3. TAX MAP: GRID: PARCEL: DEED REF:	01-3847R-01-03200-01-3886H 04 25 1A RD 25, 271 7171666, 2666/426
PARCEL #2 ACRES: PARCEL #3 ACRES: PARCEL #21 ACRES: TOTAL ACRES:	18.0 AC 18.38 AC 10.25 AC 46.63 AC
CURRENT ZONE:	BB (GENERAL BUSINESS DISTRICT)
4. USE: EXISTING: PROPOSED:	MARINA RESIDENT FACILITY & RETAIL RETAIL AND GARAGE CCRC REQUIRES 20 ACRES
5. BULK REQUIREMENTS (CCRC): MIN LOT AREA: MIN LOT AREA PER DWELLING: MIN LOT WIDTH AT BUILDING LINE: MIN FRONT YARD SETBACK: MIN SIDE YARD SETBACK: MIN REAR YARD SETBACK: MAX BUILDING HEIGHT:	20 ACRES 888 SF 88'F 88'F 88'F 88'F 4 STORIES
BULK REQUIREMENTS (RETAIL, TRADE/SERVICE): MIN SETBACK FROM ADJACENT RESIDENTIAL LOT: MIN LOT WIDTH AT BUILDING LINE: MIN FRONT YARD SETBACK: MIN SIDE YARD SETBACK: MIN REAR YARD SETBACK: MAX BUILDING HEIGHT:	25' 50' 25' 5' 10' 3 STORIES
6. MIXED USE DATA: TOTAL BUILDING AREA: TOTAL RESIDENTIAL USE AREA: TOTAL RETAIL TRADE/SERVICE AREA:	256,000 SF 142,000 SF (55.08%) 114,000 SF (44.92%)
7. RESIDENTIAL DENSITY: PROPOSED:	30 UNITS PER ACRE 30 X 11.61 AC = 348 BEDS 348 BEDS (30 BEDS PER ACRE)
8. PARKING: TOTAL TRADER/SERVICES: RESIDENTIAL SPACES: TOTAL REQUIRED PARKING SPACES: PROVIDED PARKING:	1 SPACES PER 200 SF BEDS SF / 200 SF = 80 PARKING SPACES 1 SPACE PER 4 BEDROOM 1 SPACE PER MAX SHIFT OF 198 LOTTERS 348 / 4 = 87 EMPLOYEES = 127 PARKING SPACES 120 PARKING SPACES 120 PARKING SPACES
9. OPEN SPACE: PROVIDED:	1180 AC OF OPEN SPACE 1180 AC (11.61 AC) X 11.61

GENERAL NOTES

- THIS PROPERTY IS WITHIN THE 100-YEAR FLOODPLAIN AS DESIGNATED BY FEMA FIRM MAP PANEL NO. 24025G000E AND 24025G000E, DATED 04/16/08.
- THIS PROPERTY IS WITHIN THE GREENWATER BAY CRITICAL AREA IN THE WETLANDS DEVELOPED AREA (WDA).
- THIS PROPERTY DOES NOT HAVE WETLANDS LOCATED ON THIS SITE PER THE NATIONAL WETLANDS INVENTORY.
- BOUNDARY INFORMATION BASED ON HARFORD COUNTY GIS, DATED 2020.
- TOPOGRAPHIC INFORMATION BASED ON HARFORD COUNTY GIS, DATED 2009.
- SOIL BOUNDARIES DETERMINED FROM SOIL SURVEY OF HARFORD COUNTY, DATED 1978.



DATE: _____

REVISIONS:

NO.	DATE	DESCRIPTION

PREPARED BY:
ARCHITECTURE
PLANNING
DESIGN

PREPARED FOR:
PREPARED BY:
PREPARED FOR:

OWNER/DEVELOPER:
 MARINEMAX NORTHEAST LLC
 C/O RYAN LLC
 500 EAST BROWARD BOULEVARD
 FORT LAUDERDALE, FL 21085

CONCEPT CCRC & RETAIL SKETCH
 510 RIVIERA DRIVE
 JOPPA, MD 21085

LIST-B (SECTION DISTRICT) - HARFORD COUNTY, MD

ADDITIONAL PHOTOS



ADDITIONAL PHOTOS





SECTION 2
Location
Information

HARFORD COUNTY



HARFORD COUNTY OVERVIEW

Harford County is located just 25 miles northeast of Baltimore and is strategically located on I-95 along the shores of the scenic Chesapeake Bay. The vibrant area offers visitors picturesque beauty, bustling urban centers, historic harbor towns, and a variety of world-class cultural and sports amenities. The County straddles the border between the rolling hills of the Piedmont Plateau and the flatlands of the Atlantic Coastal Plain along the Chesapeake Bay and its tributaries.

The county's development is a mix of rural and suburban, with denser development in the larger towns of Aberdeen and Bel Air and along Route 40 and other major arteries leading out of Baltimore. The area is known for its scenic parks, world-class golf courses, state-of-the-art sports complexes, unique shopping, and dining options provide a superior quality of life for residents and tourists.



JOPPATOWNE, MD



JOPPATOWNE

Located in southwestern Harford County, Joppatowne serves as a bedroom community for nearby Baltimore. It is bordered to the west by the Gunpowder River and Little Gunpowder Falls, which forms the Baltimore County line. It offers residents and visitors alike a variety of shops and dining options with close proximity to the River and Chesapeake Bay. Boating, crabbing, and fishing are long running pastimes that continue to thrive in the area. With a growing populations and median household income, Joppatowne is able to attract new development and redevelopment opportunities.

NEIGHBORHOOD AND SOCIOECONOMIC TRAITS

- Homes are primarily owner-occupied, single-family residences built prior to 1970; townhomes and duplexes are scattered throughout the neighborhoods.
- Both median home value and average rent are close to the national level.
- More than half of the population is college educated.
- Older residents drawing Social Security and retirement income.
- The workforce is diverse: professionals in health care, retail trade, government and education or skilled workers in manufacturing and construction.
- This is a financially shrewd market; consumers are careful to research their big-ticket purchases.
- Households by type mirror the US distribution; married couples, more without children, dominate. Average household size is slightly lower at 2.51, but this market is also a bit older.



REGIONAL MAP



Map data ©2024 Google

SITE MAP





SECTION 3
Zoning
Summary



ZONING SUMMARY

EXISTING ZONING: B3(GENERAL BUSINESS DISTRICT)

B3 is the most intense business zoning described in the MD Zoning Code as, "B3 General Business District. The purpose of this district is to provide a wide range of retail, service and business uses serving local and Countywide areas. Such activities are generally located along arterial roads." However, residential zoning is allowed with a Conventional Space development plan.

MAGNOLIA NEIGHBORHOOD OVERLAY DISTRICT 267-65.1

Objective: To encourage development and redevelopment in the Joppa/Joppatowne area. The intent of the Magnolia Neighborhood Overlay District ("MNOD") is to encourage the development of residential communities which shall utilize traditional neighborhood design, while providing for flexibility in housing types, allowing limited retail uses and encouraging innovative designs that foster a sense of community.

PERMITTED USES

- Marinas Boat Storage and Repair
- Residential single family attached and detached dwellings
- Multi-family dwellings
- Assisted Living Facilities
- Restaurants
- Hotels, Motels and Resorts
- RV Parks

Harford County, Maryland ZONING CODE



Chapter 267 of the Harford County Code, as amended

Effective December 22, 2008
Amended thru August 28, 2023

The image shows a map of the Baltimore, Maryland area. A large circular callout on the left contains the text 'SECTION 4 Demographics'. The map features several shaded regions: a large area with diagonal hatching, a central area with a blue background, and a smaller area with a red border. A legend in the center-right shows a red box for '5 minutes' and a green box for '10 minutes'. Major roads like I-95, I-895, and MD-20 are visible. Landmarks such as Gunpowder Falls State Park and Perry Hall are also labeled.

SECTION 4
Demographics

5 minutes
10 minutes

DEMOGRAPHIC SUMMARY

DRIVE TIMES: 5, 10, & 30 MINUTES

510 Riviera Dr, Joppa, Maryland, 21085
 Drive time: 5, 10, 30 minute radii

Prepared by Esri
 Latitude: 39.40699
 Longitude: -76.35056

	5 minutes	10 minutes	30 minutes
Population			
2010 Population	5,704	28,033	757,883
2020 Population	5,923	29,918	789,741
2023 Population	5,956	30,235	793,482
2028 Population	5,941	30,459	796,262
2010-2020 Annual Rate	0.38%	0.65%	0.41%
2020-2023 Annual Rate	0.17%	0.32%	0.15%
2023-2028 Annual Rate	-0.05%	0.15%	0.07%
2020 Male Population	49.0%	47.5%	47.6%
2020 Female Population	51.0%	52.5%	52.4%
2020 Median Age	41.2	35.9	38.3
2023 Male Population	48.7%	48.5%	48.2%
2023 Female Population	51.3%	51.5%	51.8%
2023 Median Age	43.0	36.1	39.6

In the identified area, the current year population is 793,482. In 2020, the Census count in the area was 789,741. The rate of change since 2020 was 0.15% annually. The five-year projection for the population in the area is 796,262 representing a change of 0.07% annually from 2023 to 2028. Currently, the population is 48.2% male and 51.8% female.

Median Age

The median age in this area is 39.6, compared to U.S. median age of 39.1.

Race and Ethnicity

2023 White Alone	66.5%	46.7%	53.5%
2023 Black Alone	21.2%	37.5%	29.6%
2023 American Indian/Alaska Native Alone	0.2%	0.4%	0.5%
2023 Asian Alone	2.3%	2.9%	4.6%
2023 Pacific Islander Alone	0.1%	0.1%	0.0%
2023 Other Race	1.8%	4.2%	4.8%
2023 Two or More Races	7.8%	8.3%	7.0%
2023 Hispanic Origin (Any Race)	5.6%	8.6%	8.7%

Persons of Hispanic origin represent 8.7% of the population in the identified area compared to 19.4% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 67.8 in the identified area, compared to 72.1 for the U.S. as a whole.

Households

2023 Wealth Index	110	92	106
2010 Households	2,211	10,301	295,055
2020 Households	2,344	11,033	309,782
2023 Households	2,369	11,269	313,517
2028 Households	2,386	11,462	317,521
2010-2020 Annual Rate	0.59%	0.69%	0.49%
2020-2023 Annual Rate	0.33%	0.65%	0.37%
2023-2028 Annual Rate	0.14%	0.34%	0.25%
2023 Average Household Size	2.51	2.68	2.50

The household count in this area has changed from 309,782 in 2020 to 313,517 in the current year, a change of 0.37% annually. The five-year projection of households is 317,521, a change of 0.25% annually from the current year total. Average household size is currently 2.50, compared to 2.52 in the year 2020. The number of families in the current year is 197,455 in the specified area.

DEMOGRAPHIC SUMMARY (CONT.)

	5 minutes	10 minutes	30 minutes
Mortgage Income			
2023 Percent of Income for Mortgage	19.5%	20.1%	24.9%
Median Household Income			
2023 Median Household Income	\$90,232	\$78,968	\$77,259
2028 Median Household Income	\$100,344	\$84,837	\$84,876
2023-2028 Annual Rate	2.15%	1.44%	1.90%
Average Household Income			
2023 Average Household Income	\$116,392	\$102,770	\$109,224
2028 Average Household Income	\$132,168	\$114,727	\$123,626
2023-2028 Annual Rate	2.57%	2.23%	2.51%
Per Capita Income			
2023 Per Capita Income	\$47,587	\$38,574	\$43,207
2028 Per Capita Income	\$54,564	\$43,477	\$49,350
2023-2028 Annual Rate	2.77%	2.42%	2.69%
GINI Index			
2023 Gini Index	34.2	37.6	40.8
Households by Income			
Current median household income is \$77,259 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$84,876 in five years, compared to \$82,410 for all U.S. households			
Current average household income is \$109,224 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$123,626 in five years, compared to \$122,048 for all U.S. households			
Current per capita income is \$43,207 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$49,350 in five years, compared to \$47,525 for all U.S. households			
Housing			
2023 Housing Affordability Index	123	119	93
2010 Total Housing Units	2,335	10,979	320,340
2010 Owner Occupied Housing Units	1,617	6,903	197,542
2010 Renter Occupied Housing Units	594	3,398	97,514
2010 Vacant Housing Units	124	678	25,285
2020 Total Housing Units	2,464	11,821	334,133
2020 Owner Occupied Housing Units	1,623	6,943	197,220
2020 Renter Occupied Housing Units	721	4,090	112,562
2020 Vacant Housing Units	111	792	24,362
2023 Total Housing Units	2,481	12,016	338,150
2023 Owner Occupied Housing Units	1,736	8,097	211,222
2023 Renter Occupied Housing Units	633	3,172	102,295
2023 Vacant Housing Units	112	747	24,633
2028 Total Housing Units	2,492	12,150	342,229
2028 Owner Occupied Housing Units	1,778	8,371	216,257
2028 Renter Occupied Housing Units	608	3,091	101,264
2028 Vacant Housing Units	106	688	24,708
Socioeconomic Status Index			
2023 Socioeconomic Status Index	56.7	50.4	48.9

Currently, 62.5% of the 338,150 housing units in the area are owner occupied; 30.3%, renter occupied; and 7.3% are vacant. Currently, in the U.S., 58.5% of the housing units in the area are owner occupied; 31.7% are renter occupied; and 9.8% are vacant. In 2020, there were 334,133 housing units in the area and 7.3% vacant housing units. The annual rate of change in housing units since 2020 is 0.37%. Median home value in the area is \$320,050, compared to a median home value of \$308,943 for the U.S. In five years, median value is projected to change by 1.96% annually to \$352,670.



LifeMode Group: GenXurban
Parks and Rec

5C

Households: 2,449,600
 Average Household Size: 2.51
 Median Age: 40.9
 Median Household Income: \$60,000

WHO ARE WE?

These suburbanites have achieved the dream of home-ownership. They have purchased homes that are within their means. Their homes are older, and townhomes and duplexes are not uncommon. Many of these families are two-income married couples approaching retirement age; they are comfortable in their jobs and their homes, budget wisely, but do not plan on retiring anytime soon or moving. Neighborhoods are well established, as are the amenities and programs that supported their now independent children through school and college. The appeal of these kid-friendly neighborhoods is now attracting a new generation of young couples.

OUR NEIGHBORHOOD

- Homes are primarily owner-occupied, single-family residences built prior to 1970; townhomes and duplexes are scattered through the neighborhoods.
- Both median home value and average rent are close to the national level.
- Households by type mirror the US distribution; married couples, more without children, dominate. Average household size is slightly lower at 2.51, but this market is also a bit older.

SOCIOECONOMIC TRAITS

- More than half of the population is college educated.
- Older residents draw Social Security and retirement income.
- The workforce is diverse: professionals in health care, retail trade, and education, or skilled workers in manufacturing and construction.
- This is a financially shrewd market; consumers are careful to research their big-ticket purchases.
- When planning trips, they search for discounted airline fares and hotels and choose to vacation within the US.
- These residents tend to use their cell phones for calls and texting only.



Note: The Index represents the ratio of the segment rate to the US rate multiplied by 100. Consumer preferences are estimated from data by MR-Simmons.



LifeMode Group: GenXurban
Parks and Rec



TAPESTRY
SEGMENTATION
esri.com/tapestry

MARKET PROFILE

(Consumer preferences are estimated from data by MRI-Simmons.)

- Cost and practicality come first when purchasing a vehicle; *Parks and Rec* residents are more likely to buy SUVs or trucks over compact or subcompact vehicles.
- Budget-conscious consumers stock up on staples at warehouse clubs.
- Pass time at home watching documentaries on Animal Planet, Discovery, or History channels. For an outing, they choose to dine out at family-style restaurants and attend movies.
- Convenience is important in the kitchen; they regularly use frozen or packaged main course meals. Ground coffee is preferred over coffee beans.
- Residents here take advantage of local parks and recreational activities. Their exercise routine is a balance of home-based exercise; a session at their local community gym; or a quick jog, swim, or run.

HOUSING

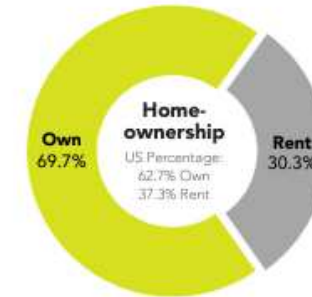
Median home value is displayed for markets that are primarily owner occupied; average rent is shown for renter-occupied markets. Tenure and home value are estimated by Esri. Housing type and average rent are from the Census Bureau's American Community Survey.



Typical Housing:
Single Family

Median Value:
\$198,500

US Median: \$207,300



POPULATION CHARACTERISTICS

Total population, average annual population change since Census 2010, and average density (population per square mile) are displayed for the market relative to the size and change among all Tapestry markets. Data estimated by Esri.



ESRI INDEXES

Esri developed three indexes to display average household wealth, socioeconomic status, and housing affordability for the market relative to US standards.





LifeMode Group: GenXurban
Parks and Rec



TAPESTRY SEGMENTATION
esri.com/tapestry

AGE BY SEX (Esri data)

Median Age: **40.9** US: 38.2

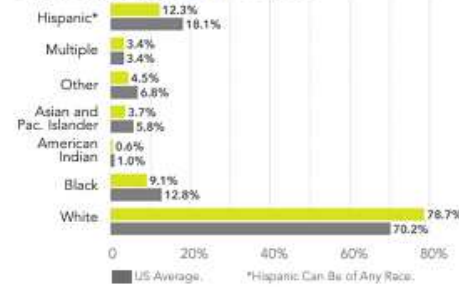
■ Indicates US



RACE AND ETHNICITY (Esri data)

The Diversity Index summarizes racial and ethnic diversity. The index shows the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. The index ranges from 0 (no diversity) to 100 (complete diversity).

Diversity Index: **50.7** US: 64.0



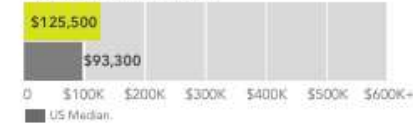
INCOME AND NET WORTH

Net worth measures total household assets (homes, vehicles, investments, etc.) less any debts, secured (e.g., mortgages) or unsecured (credit cards). Household income and net worth are estimated by Esri.

Median Household Income

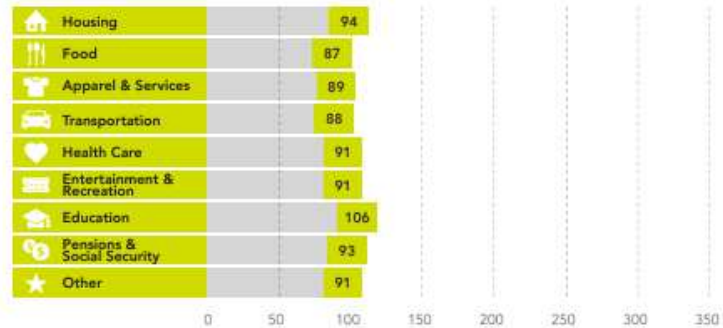


Median Net Worth



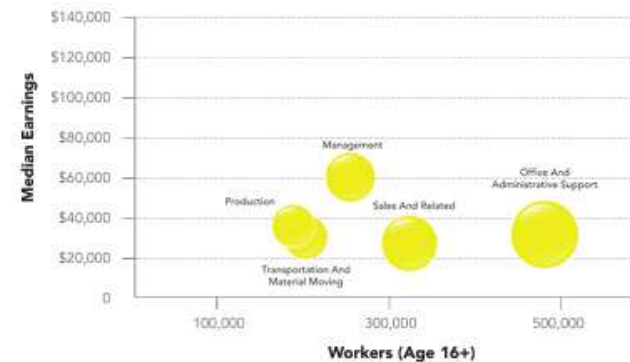
AVERAGE HOUSEHOLD BUDGET INDEX

The index compares the average amount spent in this market's household budgets for housing, food, apparel, etc., to the average amount spent by all US households. An index of 100 is average. An index of 120 shows that average spending by consumers in this market is 20 percent above the national average. Consumer expenditures are estimated by Esri.



OCCUPATION BY EARNINGS

The five occupations with the highest number of workers in the market are displayed by median earnings. Data from the Census Bureau's American Community Survey.





SECTION 5
Advisor Bios



ADVISOR BIO 1



DAVID KENDALL, CCIM

Managing Director

david.kendall@svn.com

Direct: **561.723.8463** | Cell: **561.723.8463**

PROFESSIONAL BACKGROUND

David Kendall is a CRE professional specializing in the sale, development, & acquisition of marine facilities and marine businesses. With over 20 years of experience in Real Estate Brokerage & Finance. David holds a Bachelor of Science in Finance from Florida State University, and is a licensed Florida Real Estate Broker. Having earned his CCIM designation in 2022, David is a recognized expert in the disciplines of commercial and investment real estate.

David has proven to be a successful negotiator in the industry whose experience in Commercial Real Estate includes valuation, financial analysis, leasing, portfolio investment management, sales, & marketing. He has experienced multiple economic and property market cycles, through downturn and improvement, continually evolving and improving for the benefit of his clients. David has advised both institutional and private investors to acquire or divest of marine properties and businesses.

SVN is the only national commercial real estate firm with a dedicated marina & marine advisory practice. SVN Marinas Alliance was strategically formed by marina and marine specialists David Kendall and Mike Howell, together as SVN | Safe Haven Advisors. With co-locations in Palm Beach County, FL and Cape Cod, MA, the SVN Marinas members can effectively and efficiently serve clients throughout the United States and Caribbean. SVN is a leading national commercial real estate firm with over 200 offices and 1,600 advisors.

David is uniquely capable to advise on large marina transactions that require both sophisticated transaction expertise and the relationships necessary to access highly qualified acquirers. With a focus on commercial waterfront, David Kendall has established himself as a knowledgeable resource for marina owners, operators, private equity, institutional investors, & developers, with whom he consults for on a regular basis. Whether you have an existing marina, marina development, working boatyard, or if you would like a fresh look from a dedicated and specialized marina specific broker, you will benefit from the expertise of David's extensive experience,

SVN | Safe Haven Advisors

810 Saturn Street, Suite 24
Jupiter, FL 33477
508.691.6050

ADVISOR BIO 3



BRANDON HEAVER

Senior Advisor

brandon.heaver@svn.com

Direct: **443.390.2600** | Cell: **443.214.6376**

PROFESSIONAL BACKGROUND

Detail oriented real estate professional with 26 years of planning, site selection, transaction, construction and portfolio management experience throughout the Americas, APAC and EMEA.

SVN | Miller Commercial Real Estate
19 Bay Street, Suite 1
Easton, MD 21601



SECTION 6
Appendix

PARCEL DETAIL



510 Riviera Dr, Joppa, MD 21085

APN: 01-139479

Last viewed Feb 26, 2024

Building & Lot Owner Occupants Sales Debt Tax Demographics Notes

Building		Lot	
Year Built	1966	Property Type	Industrial Warehouse
Year Renovated	1966	Lot Area SF	356,321 sf
Stories	--	Lot Area Acres	8.18 acres
Number of Buildings	5	Zoning	B3
Existing Floor Area Ratio	0.06	Depth	--
Commercial Units	--	Frontage	--
Residential Units	5	Census Tract	24026301401
Total Units	5	Opportunity Zone	No
Building Area	29,472 sf		

Location	
Metropolitan Statistical Area	Baltimore-Columbia-Towson, MD
County	Harford County
Municipality	--
Minor Civil Division	District 1 Abingdon
Neighborhood	Joppatowne
Legal	8.1815 AC 510 RIVIERA DRIVE GUNPOWDER COVE MARINA



Likelihood to sell: **Medium**

Riviera Dr, Joppa, MD 21085

APN: 01-131230

Last viewed Feb 26, 2024

Building & Lot Owner Occupants Sales Debt Tax Demographics Notes

Building		Lot	
Year Built	--	Property Type	Vacant Land Commercial Vac...
Year Renovated	--	Lot Area SF	147,233 sf
Stories	--	Lot Area Acres	3.38 acres
Number of Buildings	--	Zoning	B3
Existing Floor Area Ratio	0.06	Depth	--
Commercial Units	--	Frontage	--
Residential Units	--	Census Tract	24026301401
Total Units	--	Opportunity Zone	No
Building Area	--		

Location	
Metropolitan Statistical Area	Baltimore-Columbia-Towson, MD
County	Harford County
Municipality	--
Minor Civil Division	District 1 Abingdon
Neighborhood	Joppatowne
Legal	PARCEL 14 2.3894 AC SS RIVIERA DR DEED OF TRUST 659/181

ZONING CODE CHART - HARFORD COUNTY

Harford County Zoning Code

RESIDENTIAL: Conventional Development	AG	RR	R1	R2	R3	R4	RO	VR	VB	B1	B2	B3	CI	LI	GI	MO
Duplex dwellings						P	P	P	P	P	P	P				
Garden apartment dwellings						SD	P(2)					SD				P
High-rise apartment dwellings												SE				
Lot-line dwellings						P		P				P(3)				
Mid-rise apartment dwellings						SD						SD				P
Mixed Use Centers						SD				SD	SD	SD	SD	SD	SD	
Mobile home parks																
Mobile home subdivisions					SD	SD										
Mobile homes	P				SE	SE		SE	SE	SE	SE	SE				
Multiplex dwellings												P(3)				
Patio/court/atrium dwellings						P						P(3)				
Row duplex dwellings												P(3)				
Semi-detached dwellings						P	P	P	P	P	P	P				
Single Family detached dwellings	P	P	P	P	P	P	P	P	P	P	P	P				
Townhouse dwellings						P						P(3)				P
Traditional Neighborhood Developments			SD(1)	SD(1)	SD(1)	SD(1)										

PERMITTED USE CHARTS

(1) Indicates permitted in the Edgewood Neighborhood Overlay District (ENOD) only.
 (2) RO - maximum of 4 units.
 (3) Indicates permitted in the Chesapeake Science and Security Corridor (CSSC) only.
 (4) The following shoppers merchandise stores-business and office equipment rental or leasing, business equipment sales, party supply shops, photography equipment and supply shops, and medical equipment rental and sales, are permitted in the RO District.

KEY:	
"P"	indicates permitted subject to applicable code requirements
"SD"	indicates permitted subject to special-development regulations, pursuant to Article VIII.
"SE"	indicates permitted subject to special-exception regulations, pursuant to Article IX.
"T"	indicates permitted subject to temporary-use regulations, pursuant to § 267-28 (temporary uses).
	A blank cell indicates that the use is not permitted.
"SE*"	indicates permitted subject to special-exception regulations, pursuant to Article XI.

(CONT.)

Harford County Zoning Code

USE CLASSIFICATION	ZONING DISTRICTS															
	AG	RR	R1	R2	R3	R4	RO	VR	VB	B1	B2	B3	CI	LI	GI	MO
RESIDENTIAL: Transient Housing																
Boarding home for sheltered care												P	P		P	
Camps, retreats, recreation vehicle parks	SE											P				
Accessory dwelling units (ADU)	T	T	T	T	T	T	T	T								
Country inns, tourist homes and resorts	SE	SE	SE	SE	SE	SE	SE	SE	P	P	P	P				P
Group home for sheltered care	SE	SE	SE	SE	SE	SE	SE	SE				P	P		P	
Hotels and motels											P	P	P	P	P	P
Lodging houses, or Lodging houses with Conference centers									P		P	P	P	P	P	P
Nursing homes and Assisted living facilities	SE	SE	SE	SE SD(3)	P	P	P	SE	SE	SE	P	P	SD(3)			P
Personal-care boarding homes	SE	SE	SE	SE	SE	SE	SE	SE	SE			P				
Mixed Use Center						SD				SD	SD	SD	SD	SD	SD	
Traditional Neighborhood Development			SD(1)	SD(1)	SD(1)	SD(1)										

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