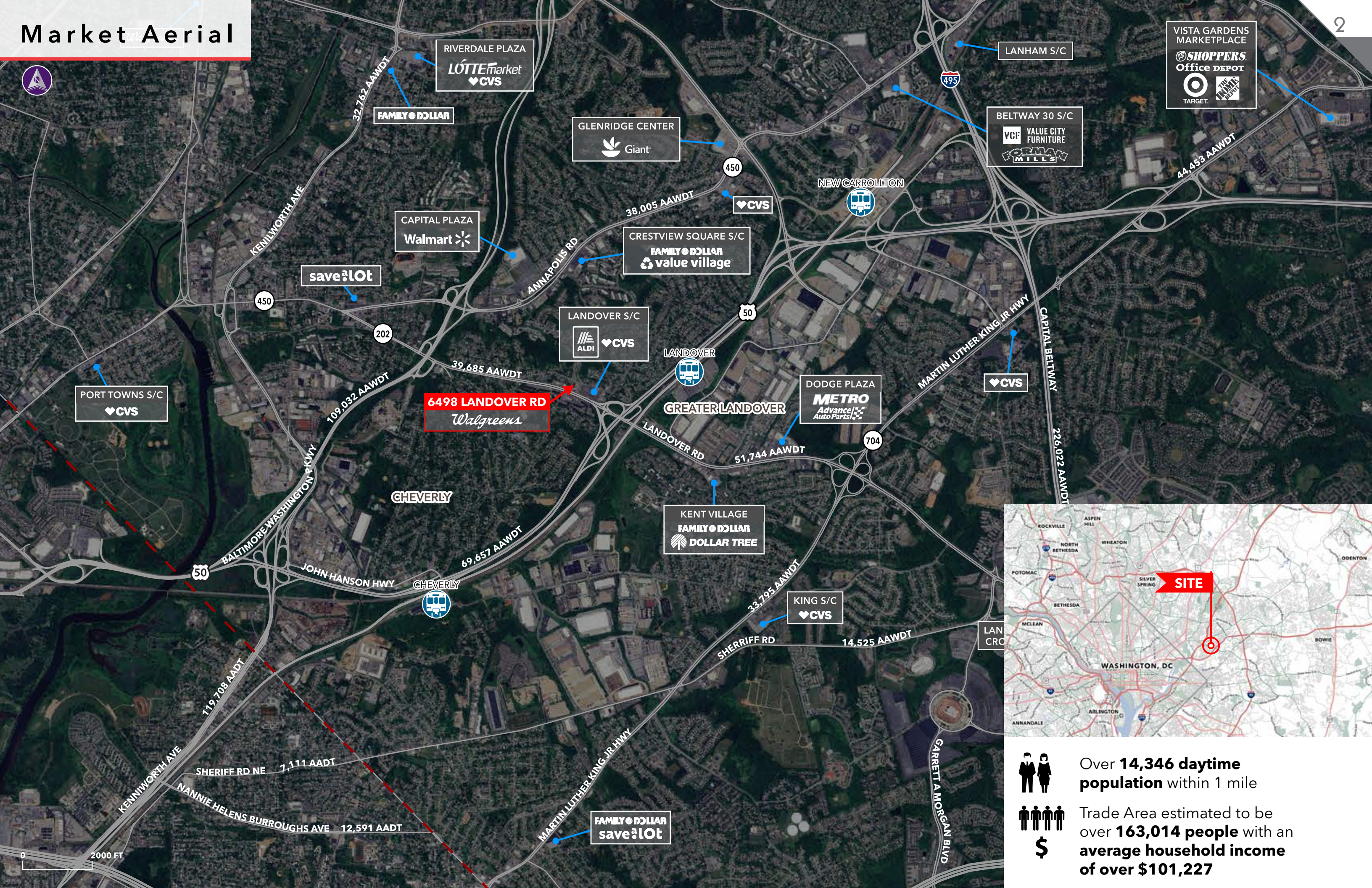




15,650 SF SUBLEASE SPACE AVAILABLE
6498 LANDOVER RD, CHEVERLY, MD 20785



LEASE
EXPIRES:
10/31/38



Over **14,346** daytime population within 1 mile



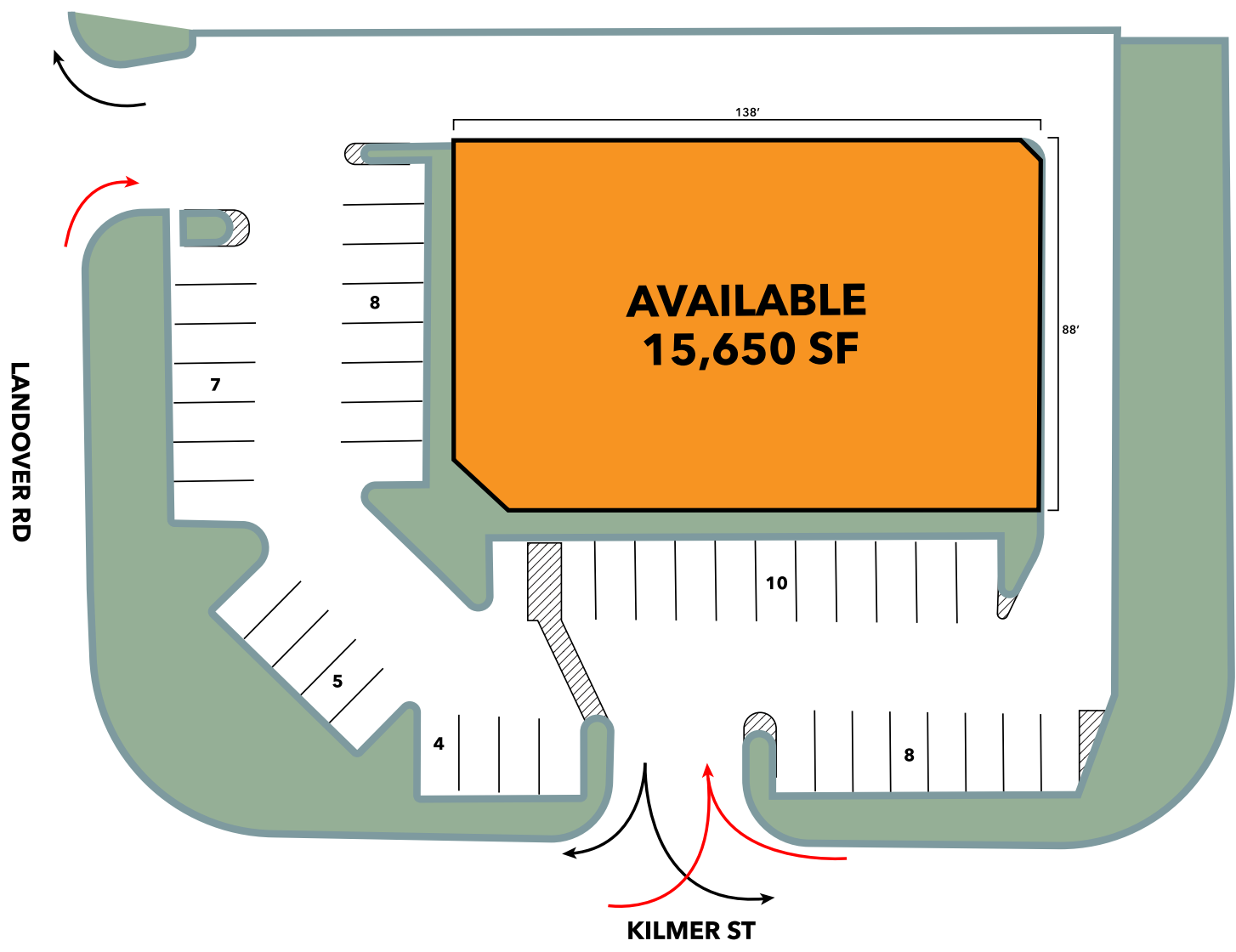
Trade Area estimated to be over **163,014** people with an average household income of over **\$101,227**



Neighborhood Aerial

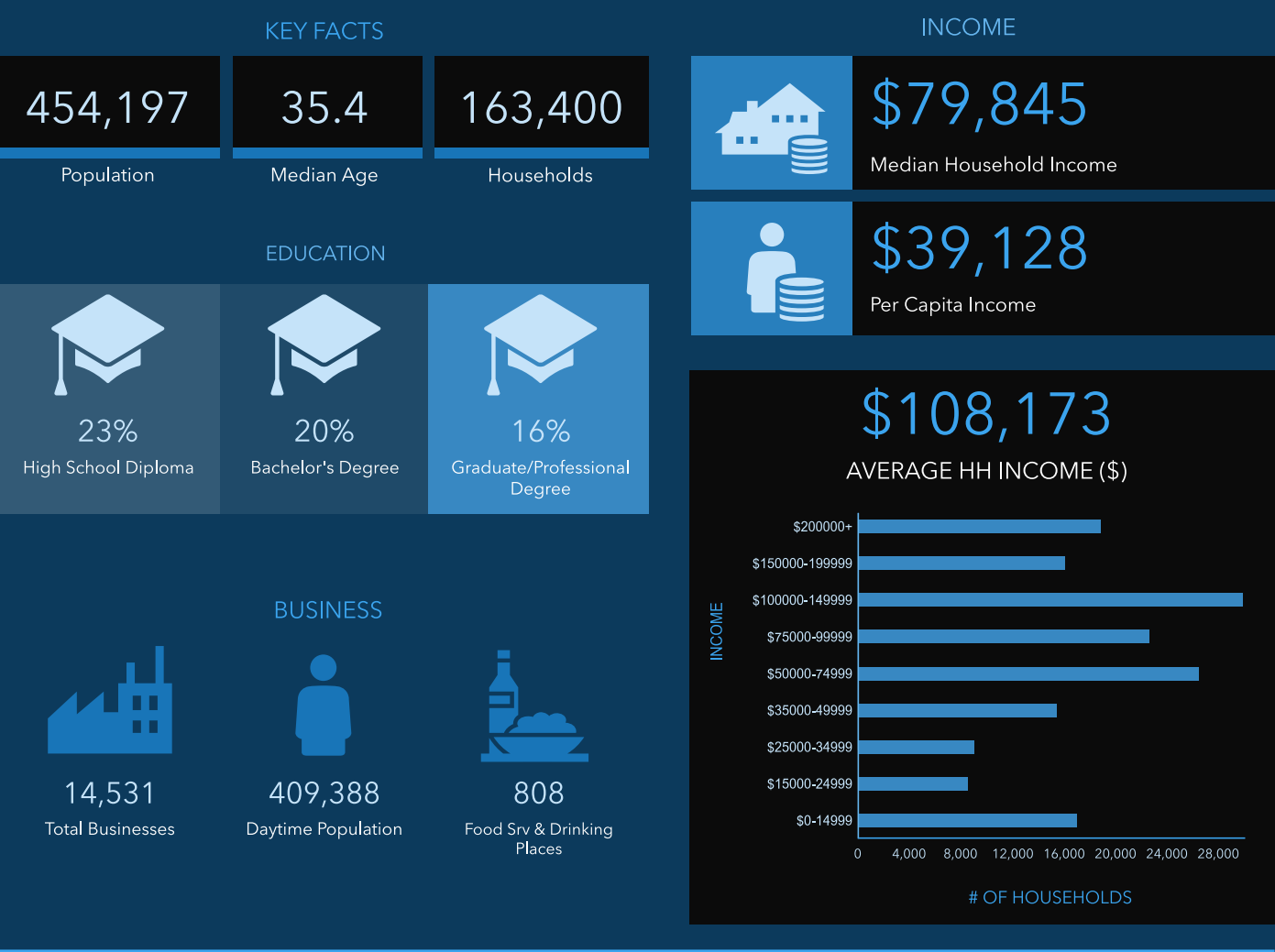
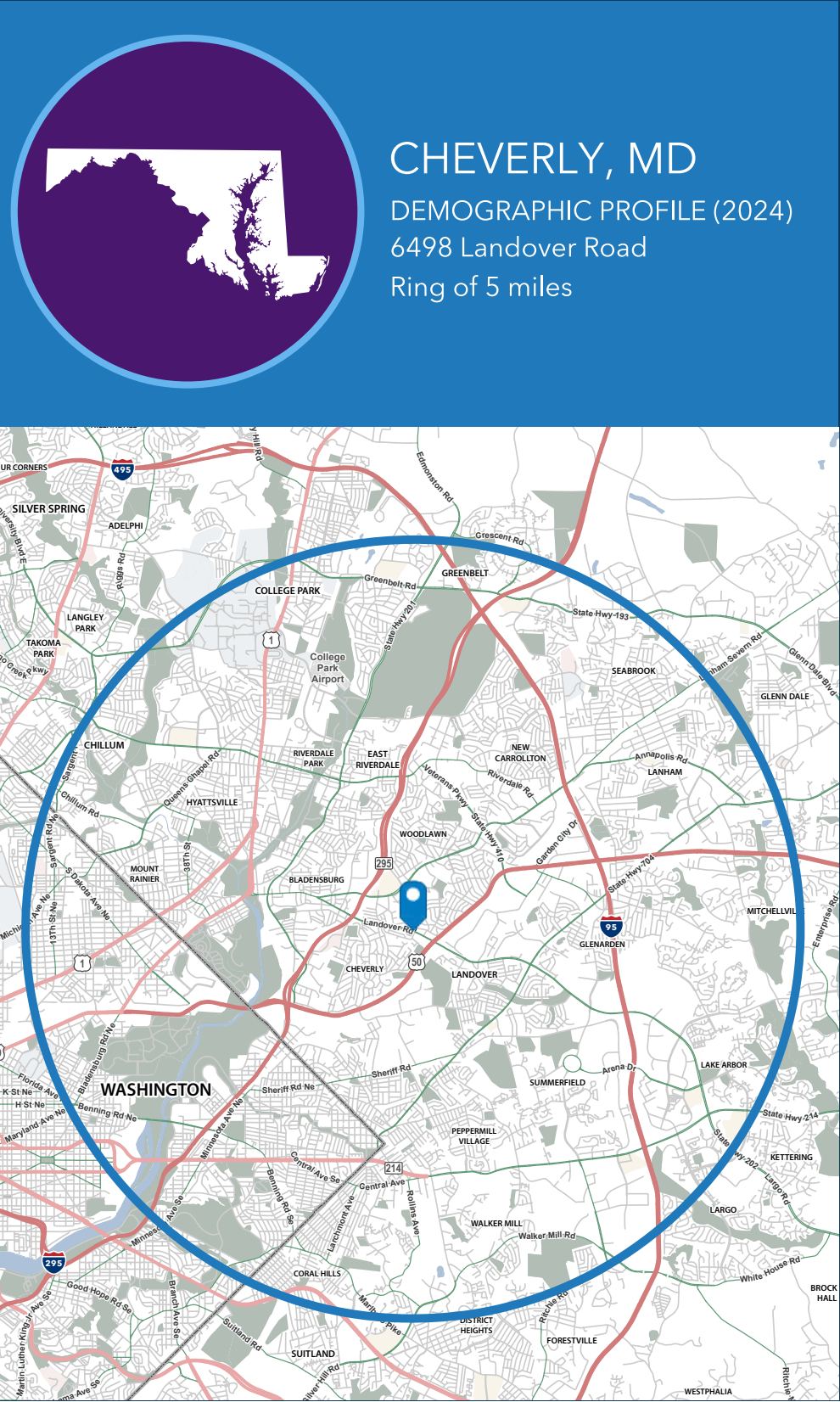


Site Plan



Demographic & Psychographic Profile

2024 and 2029 Esri Forecasts. Converted Census 2000 data into 2010 geography
Lat/Lon: 38.93290/-76.90230



	1 MILE	3 MILE	5 MILE
POPULATION			
2000 Total Population	16,802	140,778	384,070
2010 Total Population	18,101	143,811	402,221
2024 Total Population	19,313	163,013	456,197
2029 Total Population	19,116	162,321	456,656
2024-2029 Annual Rate	-0.20%	-0.09%	-0.11%
Median Age	35.9	35.6	35.4
HOUSEHOLDS			
2000 Households	6,031	48,707	139,212
2010 Households	6,248	48,326	142,293
2024 Households	6,718	54,250	163,400
2029 Households	6,750	54,871	167,247
2024 Average Household Size	2.87	2.97	2.68
INCOME			
2024 Average Household Income	\$108,844	\$101,227	\$108,173
2024 Median Household Income	\$80,370	\$76,775	\$79,845
2024 Per Capita Income	\$37,788	\$33,940	\$39,128
2024 POPULATION BY RACE/ETHNICITY			
White Alone	11.1%	8.0%	12.2%
Black Alone	53.2%	54.9%	58.3%
American Indian/Alaskan Native Alone	1.5%	1.5%	1.2%
Asian Alone	2.0%	2.6%	3.8%
Pacific Islander Alone	0.1%	0.1%	0.1%
Other Race	23.5%	24.5%	16.9%
Two or More Races	8.6%	8.4%	7.7%
Hispanic Origin (Any Race)	32.9%	34.1%	24.3%
2024 POPULATION 25+ BY EDUCATIONAL ATTAINMENT			
Total	12,793	107,323	300,240
Less than 9th Grade	9.6%	9.0%	7.0%
9th - 12th Grade, No Diploma	5.4%	7.3%	6.5%
High School Graduate	26.8%	28.3%	23.4%
GED/Alternative Credential	3.5%	3.7%	3.4%
Some College, No Degree	13.9%	16.9%	17.1%
Associate Degree	6.0%	6.4%	6.4%
Bachelor's Degree	22.8%	17.4%	20.1%
Graduate/Professional Degree	12.0%	11.0%	16.0%
BUSINESS			
Total Business	424	4,662	14,531
Total Employees	4,834	48,559	191,465
Employee/Residential Population Ratio	0.250:1	0.300:1	0.420:1



6498 LANDOVER RD SUBLEASE

For retail leasing information, please contact:

Alex Shiel

240.482.3601

ashiel@hrretail.com

Geoffrey Mackler

240.482.3616

gmackler@hrretail.com

■ WASHINGTON, DC

3 Bethesda Metro Center, Suite 620
Bethesda, MD 20814
Telephone: 301.656.3030

■ BALTIMORE, MD

2 Hamill Road, Suite 348W
Baltimore, MD 21210
Telephone: 410.308.0800