

FINAL RETAIL PAD SITE AVAILABLE

MIXED-USE PROJECT AT HIGHLY TRAFFICKED INTERSECTION IN SEVERN, MD



Severn Elementary School

51 TOWNHOMES

UNDER CONTRACT
LOT 55
1.028 Acres

UNDER CONTRACT
LOT 54
.907 Acres

AVAILABLE
LOT 52
1.225 Acres

EXISTING
RETAIL STRIP
CENTER TO BE
RENOVATED

Reece Road | 20,340 cars /day

Telegraph Road | 25,377 cars /day

Over 45,500 cars /day
at intersection

- Strategically located in the heart of the growing Severn, MD market
- Situated within very close and convenient proximity to BWI and MD 100, 295, 95, 195, 175 and 32
- Over 46,000 cars/day at intersection

SEVERN CROSSROADS SEVERN, MD





POPULATION	3 mile	5 mile	10 mile
2022 Population	67,921	177,357	670,372
2027 Population Projection	71,921	187,124	695,367
Annual Growth 2010 - 2022	1.1%	1.4%	0.8%
Annual Growth 2022 - 2027	1.0%	1.1%	0.7%
Median Age	37.6	37.5	38.1
Bachelor's Degree or Higher	38%	37%	39%
U.S. Armed Forces	1,361	5,698	9,777

HOUSEHOLDS	3 mile	5 mile	10 mile
2022 Households	24,760	65,265	249,330
2027 Households	25,991	68,975	258,647
Owner Occupied Households	17,838	45,097	176,481
Renter Occupied Households	8,154	23,878	82,166
Average Household Size	2.7	2.7	2.6
Average Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$936.3M	\$2.4B	\$9.1B
Apparel	\$49,072,139	\$125,786,706	\$476,739,136
Entertainment, Hobbies	\$138,973,343	\$359,213,311	\$1.37B
Food & Alcohol	\$237,402,958	\$620,017,678	\$2.35B
Household	\$159,855,236	\$405,229,117	\$1.57B
Transportation & Maintenance	\$244,573,199	\$622,599,728	\$2.31B
Health Care	\$39,877,329	\$105,917,633	\$408,983,204
Education & Daycare	\$66,539,109	\$167,476,342	\$650,501,406

INCOME	3 mile	5 mile	10 mile
Avg. Household Income	\$122,408	\$117,659	\$117,239
Median Household Income	\$100,230	\$94,487	\$93,819
<\$25,000	1,819	4,950	25,381
\$25,000 - 50,000	2,892	8,756	34,006
\$50,000 - 75,000	4,452	11,582	39,150
\$75,000 - 100,000	3,187	9,422	34,708
\$100,000 - 125,000	3,371	8,302	30,715
\$125,000 - 150,000	2,116	5,498	21,769
\$150,000 - 200,000	3,572	8,630	30,070
\$200,000+	3,353	8,125	33,532



SEVERN CROSSROADS

SEVERN, MD

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