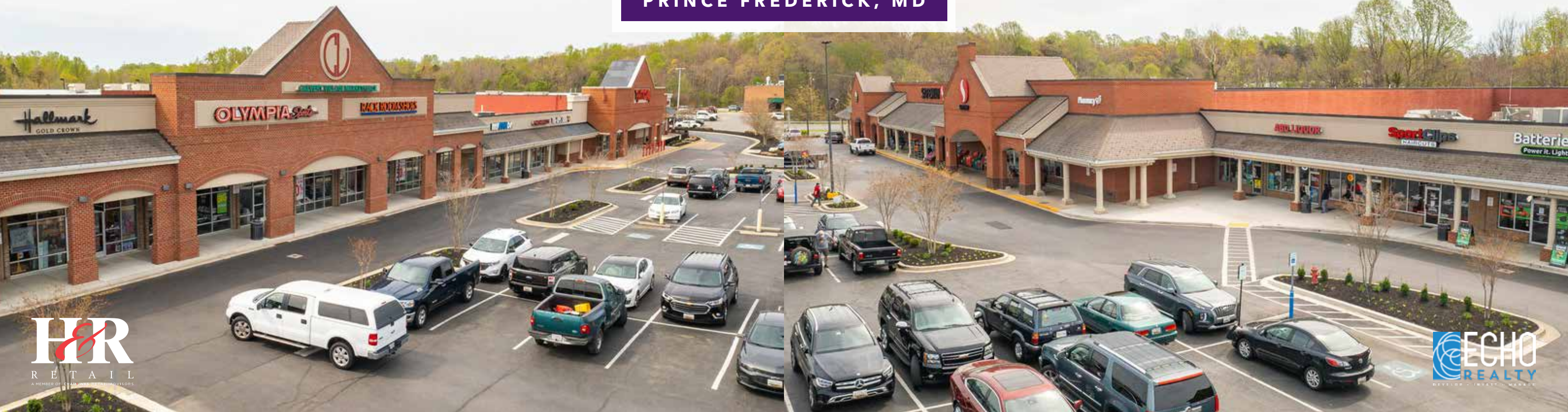




CALVERT VILLAGE MARKETPLACE

PRINCE FREDERICK, MD





CALVERT VILLAGE MARKETPLACE

HIGHLIGHTS

- 170,606 SF Multi-Tenant retail center anchored by Safeway, TJ Maxx, Patuxent Health Center and Flagship Cinemas
- Strategically located in Prince Frederick Maryland
- Ample parking facilities for tenants and visitors

2023 DEMOGRAPHICS (Drive Time)



Total
Population

10 MINUTES

7,142

15 MINUTES

24,020

20 MINUTES

39,723



Daytime
Population

11,454

22,064

35,051

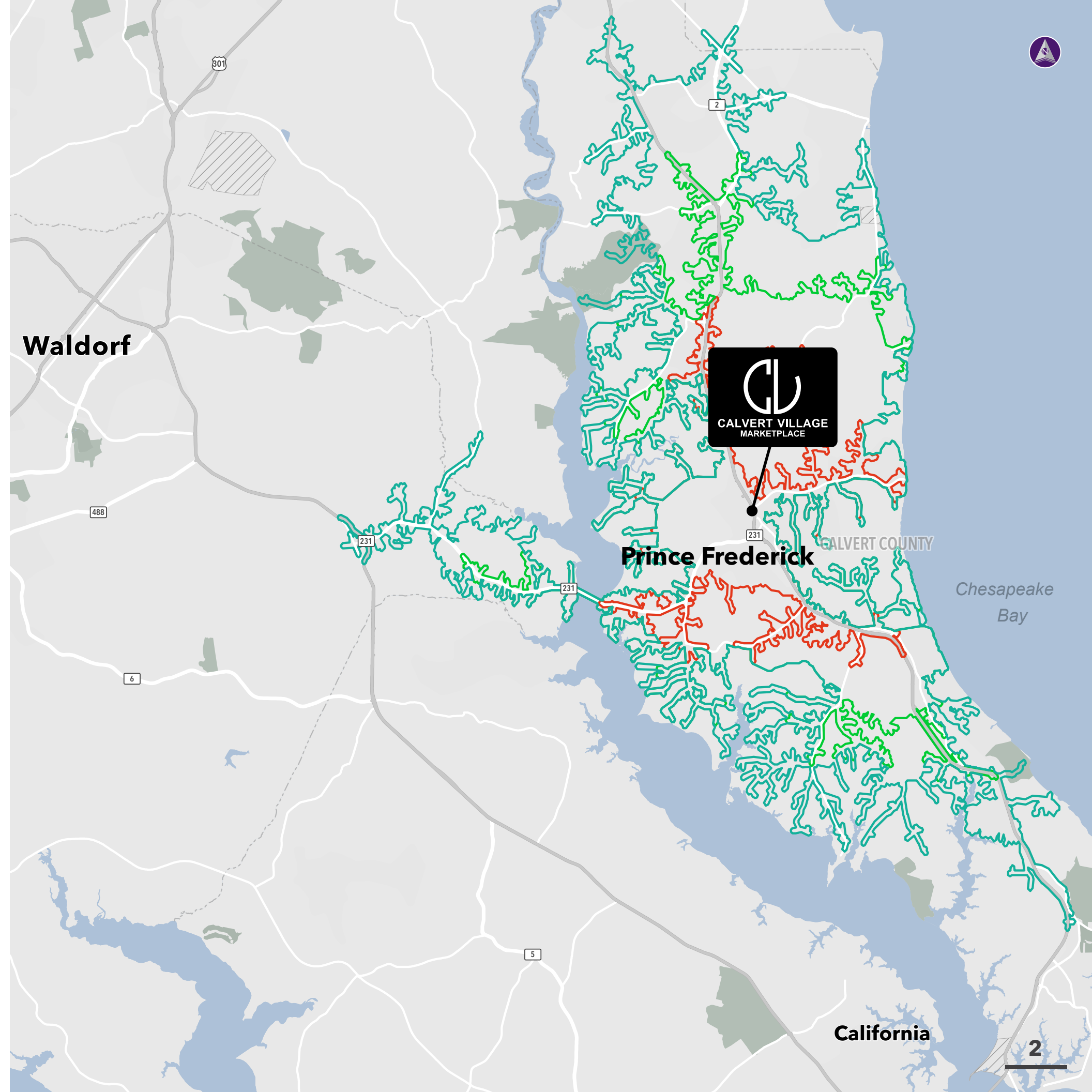


Median HH
Income

\$111,705

\$126,092

\$128,146



Aerial



Site Plan



#	TENANTS	SQUARE FEET
80	SAFeway FUEL	425
110	ABD LIQUORS	4,120
114	SPORTS CLIPS	1,600
118	BATTERIES PLUS BULBS	2,400
120	PAM'S HALLMARK	4,158
122	AVAILABLE	4,771
124	RACK ROOM SHOES	9,179
130	MY EYE DOCTOR	2,400
134	ANGEL NAILS	900
136	THE UPS STORE	1,410
140	TJ MAXX	24,210
144/148	CHIPOTLE	3,032
190	FLAGSHIP CINEMAS	13,500
260	PATUXENT HEALTH CENTER	43,200
270	SAFeway	55,301
TOTAL		170,606

Site Plan Key

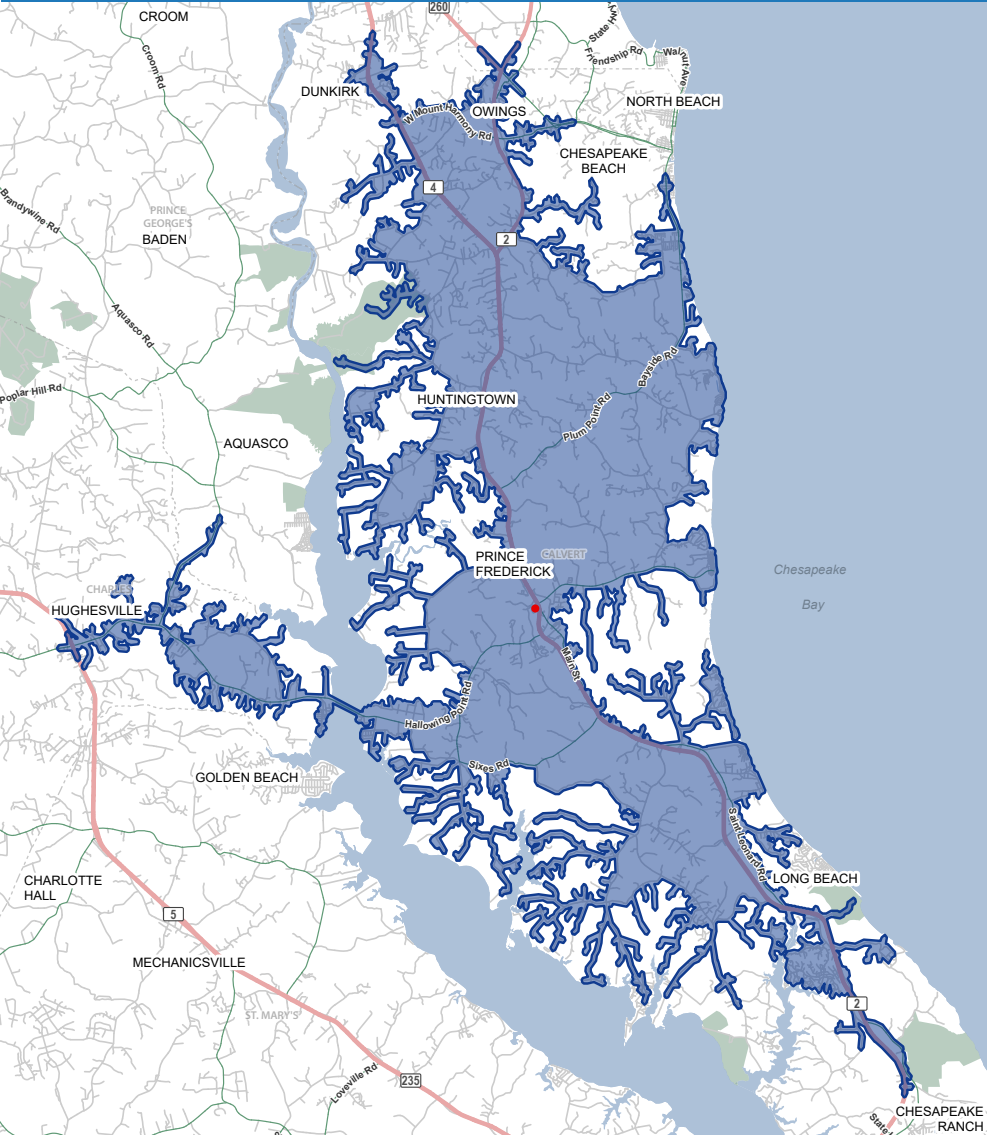
- LEASED
- AVAILABLE

Psychographic Profile

2023 and 2028 Esri Forecasts. Converted Census 2000 data into 2010 geography
Lat/Lon: 38.96670/-76.95109



Prince Frederick, MD DEMOGRAPHIC PROFILE (2023) Calvert Village 20 minutes drive time



KEY FACTS

39,723

Population

42.7

Median Age

13,382

Households

EDUCATION



28%

High School Diploma



21%

Bachelor's Degree



16%

Graduate/Professional Degree

BUSINESS



1,603

Total Businesses



35,051

Daytime Population



73

Food Srv & Drinking Places

INCOME



\$128,146

Median Household Income

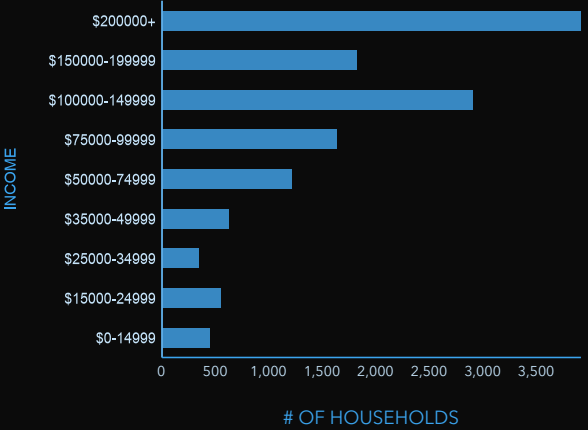


\$59,584

Per Capita Income

\$175,174

AVERAGE HH INCOME (\$)



TAPESTRY SEGMENTS



1D

Savvy Suburbanites
4,030 (30.1%) of households

Savvy Suburbanites residents are well educated, well read, and well capitalized. Families include empty nesters and empty nester wannabes, who still have adult children at home. Located in older neighborhoods outside the urban core, their suburban lifestyle includes home remodeling and gardening plus the active pursuit of sports and exercise. They enjoy good food and wine, plus the amenities of the city's cultural events.

- Well-connected consumers that appreciate technology and make liberal use of it for everything from shopping and banking to staying current and communicating.
- Informed shoppers that do their research prior to purchasing and focus on quality.

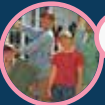


1B

Professional Pride
3,389 (25.3%) of households

Professional Pride consumers are well-educated career professionals that have prospered through the Great Recession. To maintain their upscale suburban lifestyles, these goal oriented couples work, often commuting far and working long hours. However, their schedules are fine-tuned to meet the needs of their school age children. They are financially savvy; they invest wisely and benefit from interest and dividend income. So far, these established families have accumulated an average of 1.5 million dollars in net worth, and their annual household income runs at more than twice the US level. They take pride in their newer homes and spend valuable time and energy upgrading. Their homes are furnished with the latest in home trends, including finished basements equipped with home gyms and in-home theaters.

- They have a preferred financial institution, regularly read financial news, and use the Internet for banking transactions.
- These residents are goal oriented and strive for lifelong earning and learning.
- Life here is well organized; routine is a key ingredient to daily life.



4B

Home Improvement
1,819 (13.6%) of households

Married-couple families occupy well over half of these suburban households. Most Home Improvement residences are single-family homes that are owner occupied, with only one-fifth of the households occupied by renters. Education and diversity levels are similar to the US as a whole. These families spend a lot of time on the go and therefore tend to eat out regularly. When at home, weekends are consumed with home improvement and remodeling projects.

- Typically spend 4-7 hours per week commuting, and, therefore, spend significant amounts on car maintenance (performed at a department store or auto repair chain store).
- They are paying off student loans and second mortgages on homes.
- They spend heavily on eating out, at both fast-food and family restaurants.
- They like to work from home, when possible.

10 MILES 15 MILES 20 MILES

POPULATION

2000 Total Population	50,742	102,592	236,573
2010 Total Population	59,905	121,580	279,926
2023 Total Population	65,012	129,849	316,414
2028 Total Population	65,995	131,660	323,808
2023-2028 Annual Rate	0.30%	0.28%	0.46%
Median Age	42.8	42.4	40.0

HOUSEHOLDS

2000 Households	17,086	34,661	81,934
2010 Households	20,419	41,650	98,697
2023 Households	22,756	45,797	114,485
2028 Households	23,397	47,093	118,701
2023 Average Household Size	2.84	2.77	2.74

INCOME

2023 Average Household Income	\$167,193	\$163,772	\$150,698
2023 Median Household Income	\$121,459	\$121,314	\$113,588
2023 Per Capita Income	\$58,420	\$57,793	\$54,561

2023 POPULATION BY RACE/ETHNICITY

White Alone	74.1%	74.0%	55.6%
Black Alone	14.1%	14.2%	30.5%
American Indian/Alaskan Native Alone	0.4%	0.4%	0.5%
Asian Alone	1.7%	1.7%	2.4%
Pacific Islander Alone	0.1%	0.1%	0.1%
Other Race	1.5%	1.6%	2.8%
Two or More Races	8.1%	8.0%	8.0%
Hispanic Origin (Any Race)	4.4%	4.7%	6.5%

2023 POPULATION 25+ BY EDUCATIONAL ATTAINMENT

Total	46,534	92,751	221,369
Less than 9th Grade	1.1%	1.4%	1.7%
9th - 12th Grade, No Diploma	4.0%	4.6%	4.0%
High School Graduate	29.7%	28.2%	26.8%
GED/Alternative Credential	3.2%	3.2%	3.4%
Some College, No Degree	20.0%	19.4%	19.5%
Associate Degree	8.4%	8.7%	8.8%
Bachelor's Degree	19.0%	19.8%	20.9%
Graduate/Professional Degree	14.5%	14.7%	14.9%

BUSINESS

Total Business	1,778	3,612	9,506
Total Employees	17,589	33,877	105,789
Employee/Residential Population Ratio	0.270:1	0.260:1	0.330:1



**CALVERT VILLAGE
MARKETPLACE**

PRINCE FREDERICK, MD



Information herein has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. Independent confirmation of its accuracy and completeness is your responsibility. H&R Retail, Inc.

RETAIL LEASING

Ray Schupp
240.482.3611
rschupp@hrretail.com

Alex Shiel
240.482.3601
ashiel@hrretail.com

Sydney Skalka
240.617.0028
sskalka@hrretail.com

WASHINGTON, DC
3 Bethesda Metro Center | Suite 620
Bethesda, MD 20814
Telephone 301.656.3030

BALTIMORE, MD
1 W Pennsylvania Avenue | Suite 320
Baltimore, MD 21204
Telephone 410.308.0800

www.hrretail.com