

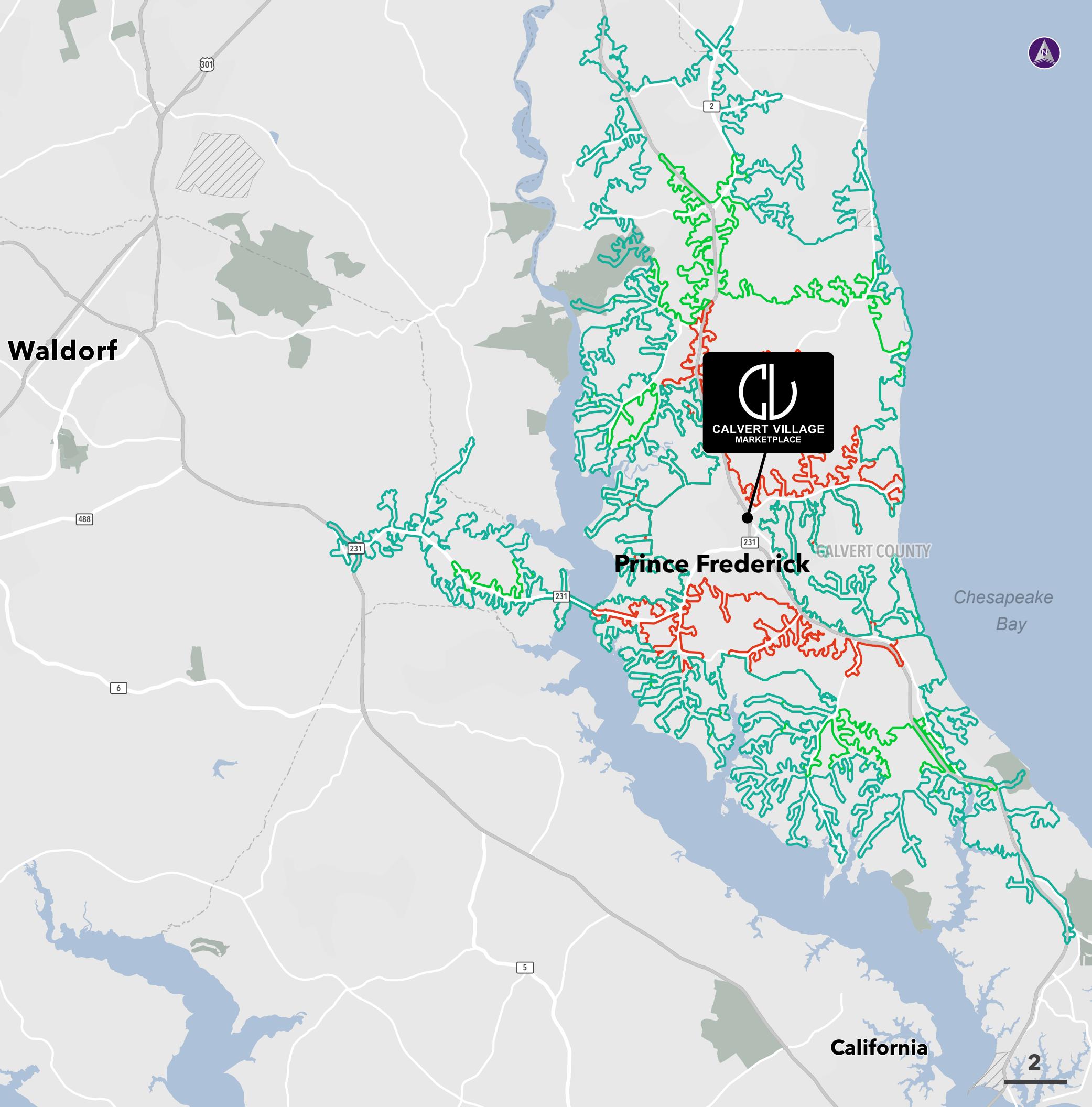
## CALVERT VILLAGE MARKETPLACE

### 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)

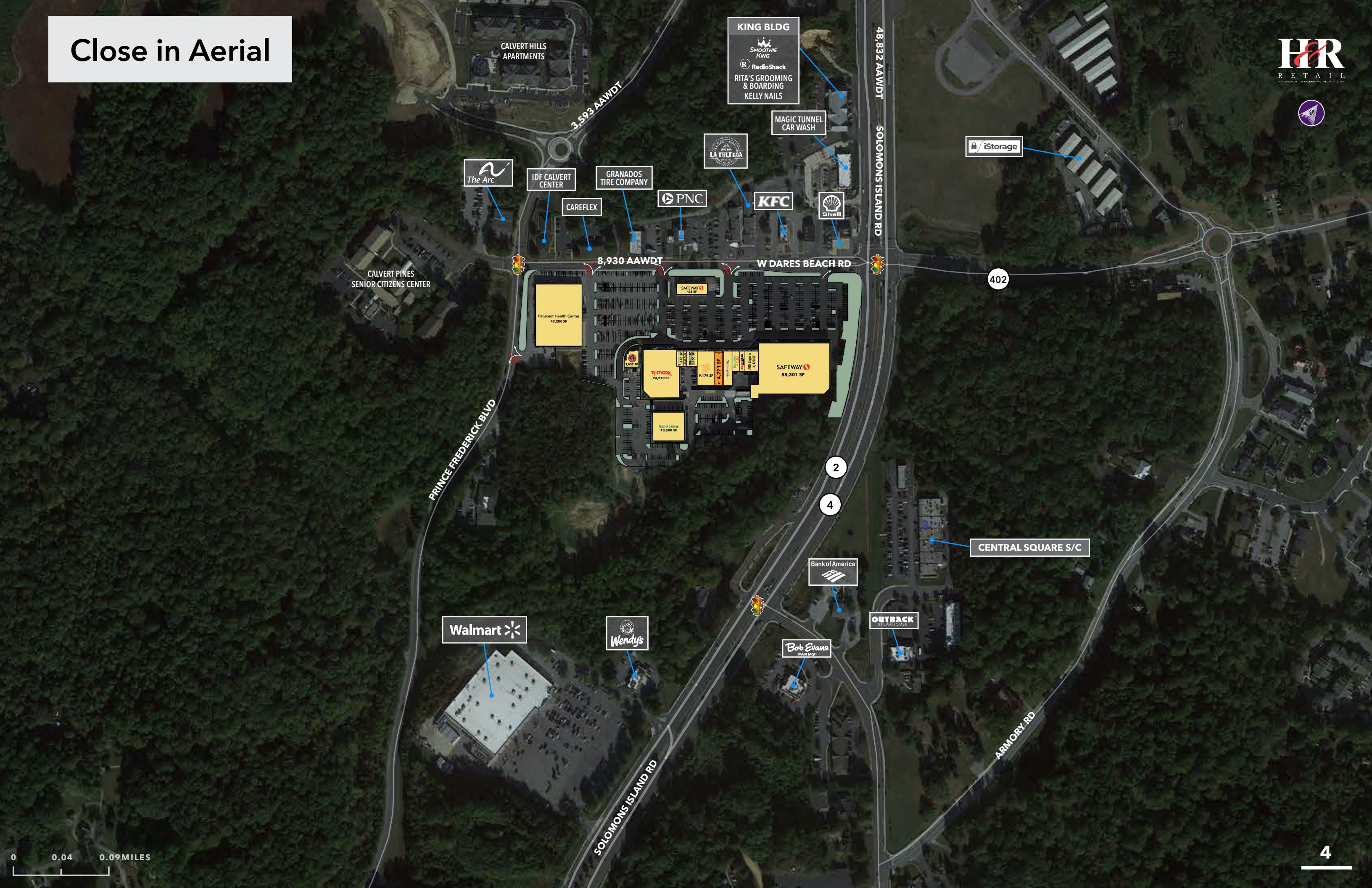
	Total Population	Daytime Population	Median HH Income
10 MINUTES	<b>7,142</b>	<b>11,454</b>	<b>\$111,705</b>
15 MINUTES	<b>24,020</b>	<b>22,064</b>	<b>\$126,092</b>
20 MINUTES	<b>39,723</b>	<b>35,051</b>	<b>\$128,146</b>



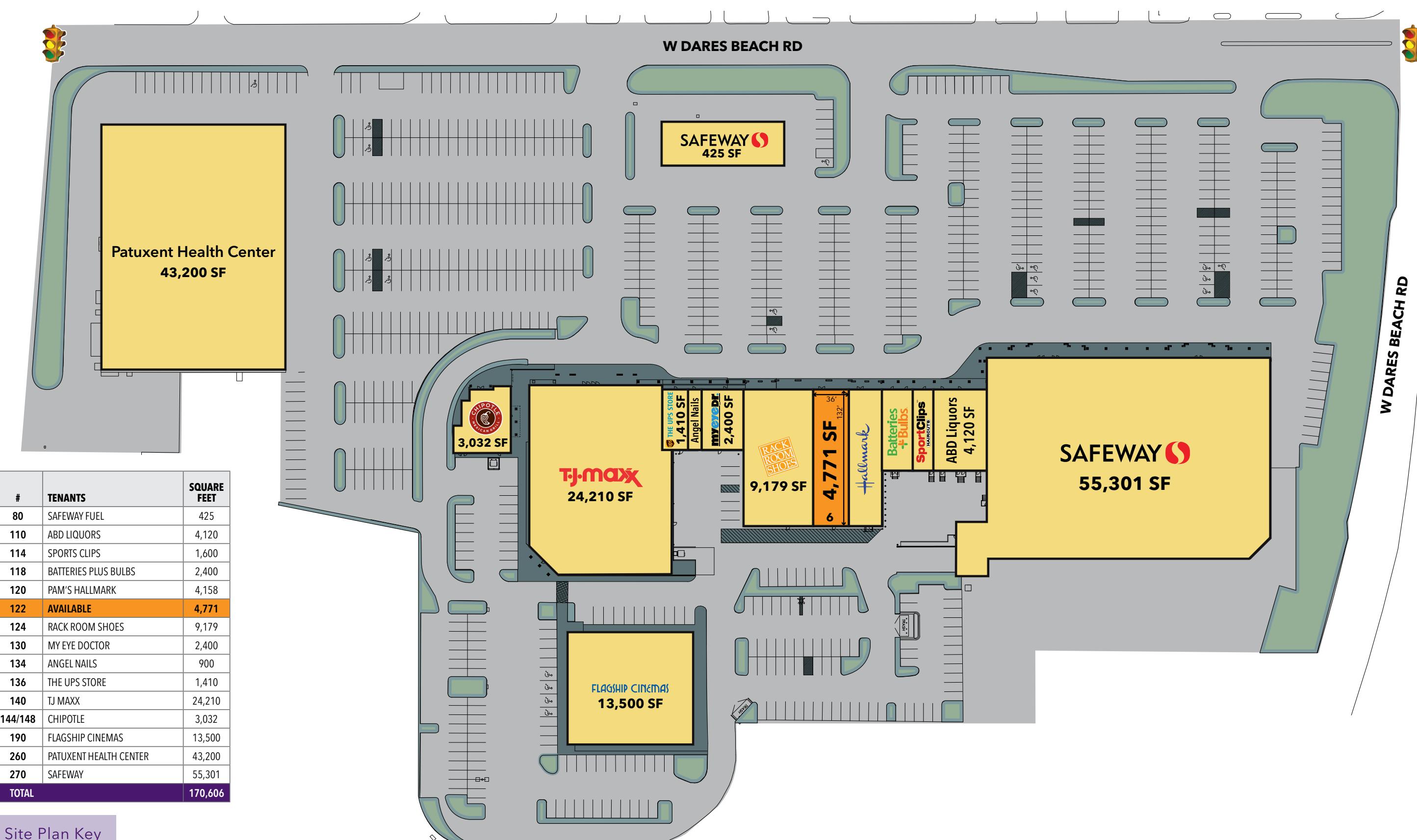
# Aerial



# Close in Aerial

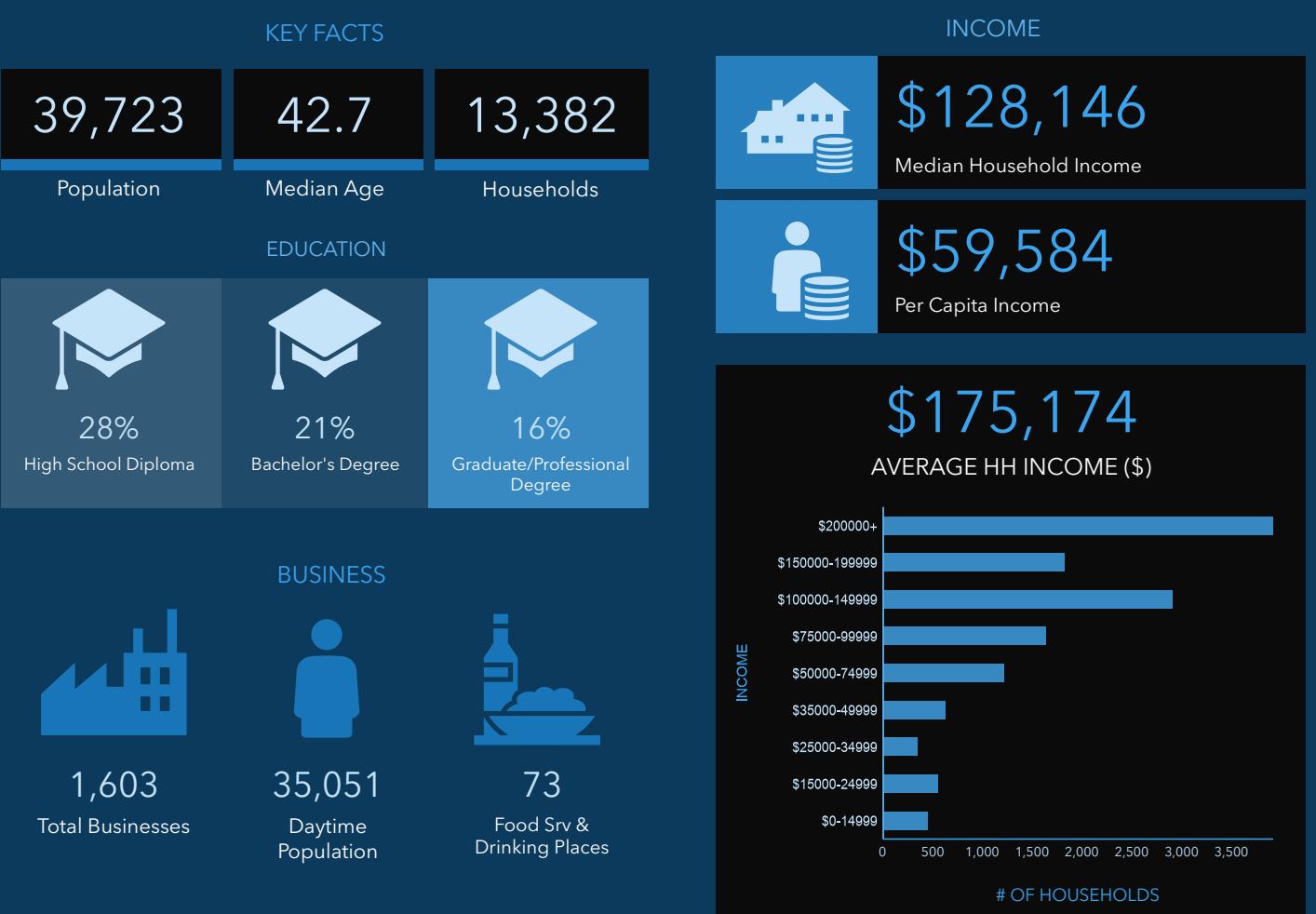
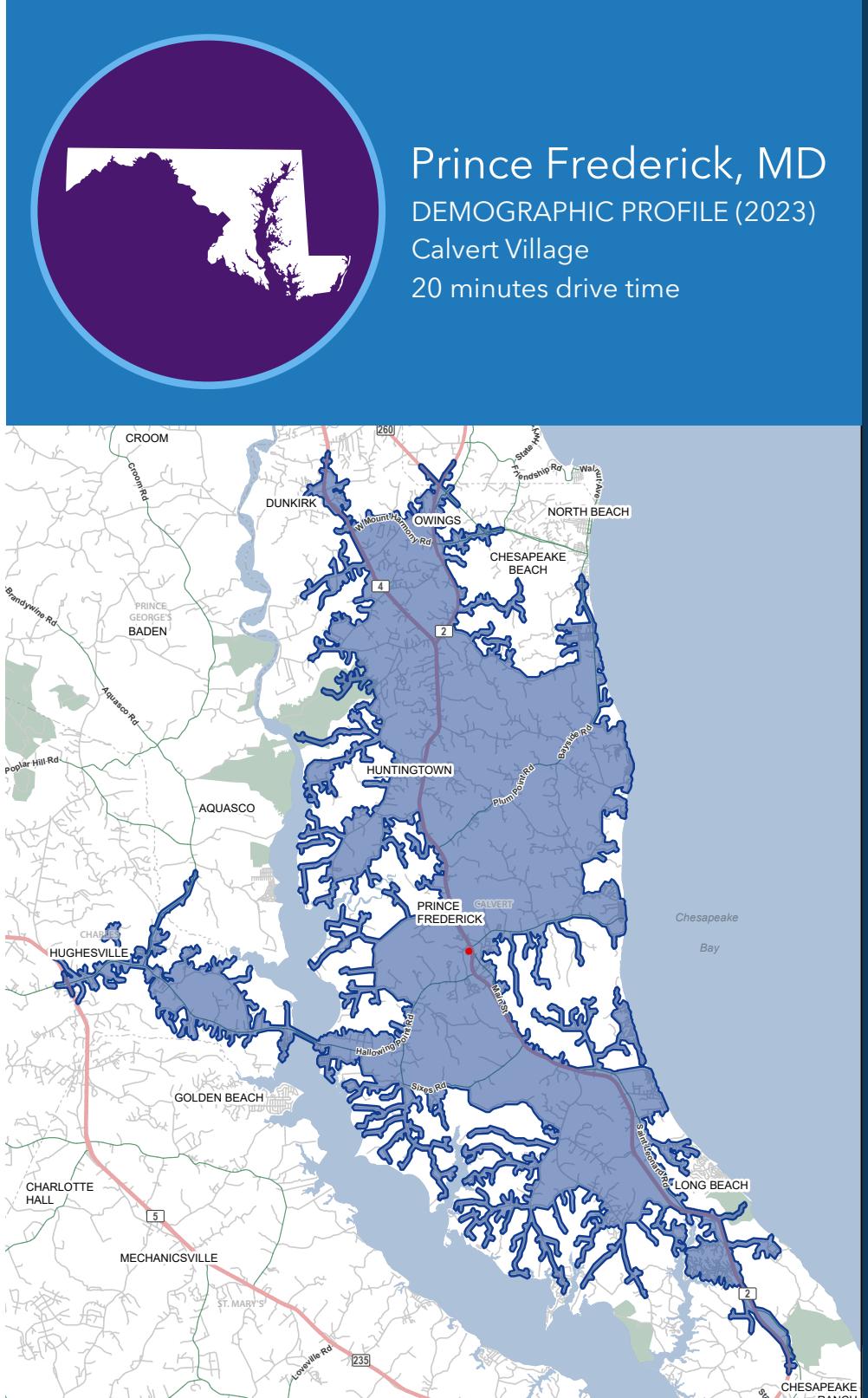


# Site Plan



# Psychographic Profile

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



## 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 learning 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
<b>POPULATION</b>			
2000 Total Population	50,742	102,592	236,573
2010 Total Population	59,905	121,580	279,926
<b>2023 Total Population</b>	<b>65,012</b>	<b>129,849</b>	<b>316,414</b>
2028 Total Population	65,995	131,660	323,808
2023-2028 Annual Rate	0.30%	0.28%	0.46%
<b>Median Age</b>	<b>42.8</b>	<b>42.4</b>	<b>40.0</b>
<b>HOUSEHOLDS</b>			
2000 Households	17,086	34,661	81,934
2010 Households	20,419	41,650	98,697
<b>2023 Households</b>	<b>22,756</b>	<b>45,797</b>	<b>114,485</b>
2028 Households	23,397	47,093	118,701
<b>2023 Average Household Size</b>	<b>2.84</b>	<b>2.77</b>	<b>2.74</b>
<b>INCOME</b>			
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
<b>2023 POPULATION BY RACE/ETHNICITY</b>			
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%
<b>2023 POPULATION 25+ BY EDUCATIONAL ATTAINMENT</b>			
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%
<b>BUSINESS</b>			
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



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