




# OFFERING MEMORANDUM

**BRANDERMILL BUILDING AT WAUGH CHAPEL**  
2391 BRANDERMILL BLVD, GAMBRILLS, MD 21054





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# EXECUTIVE SUMMARY

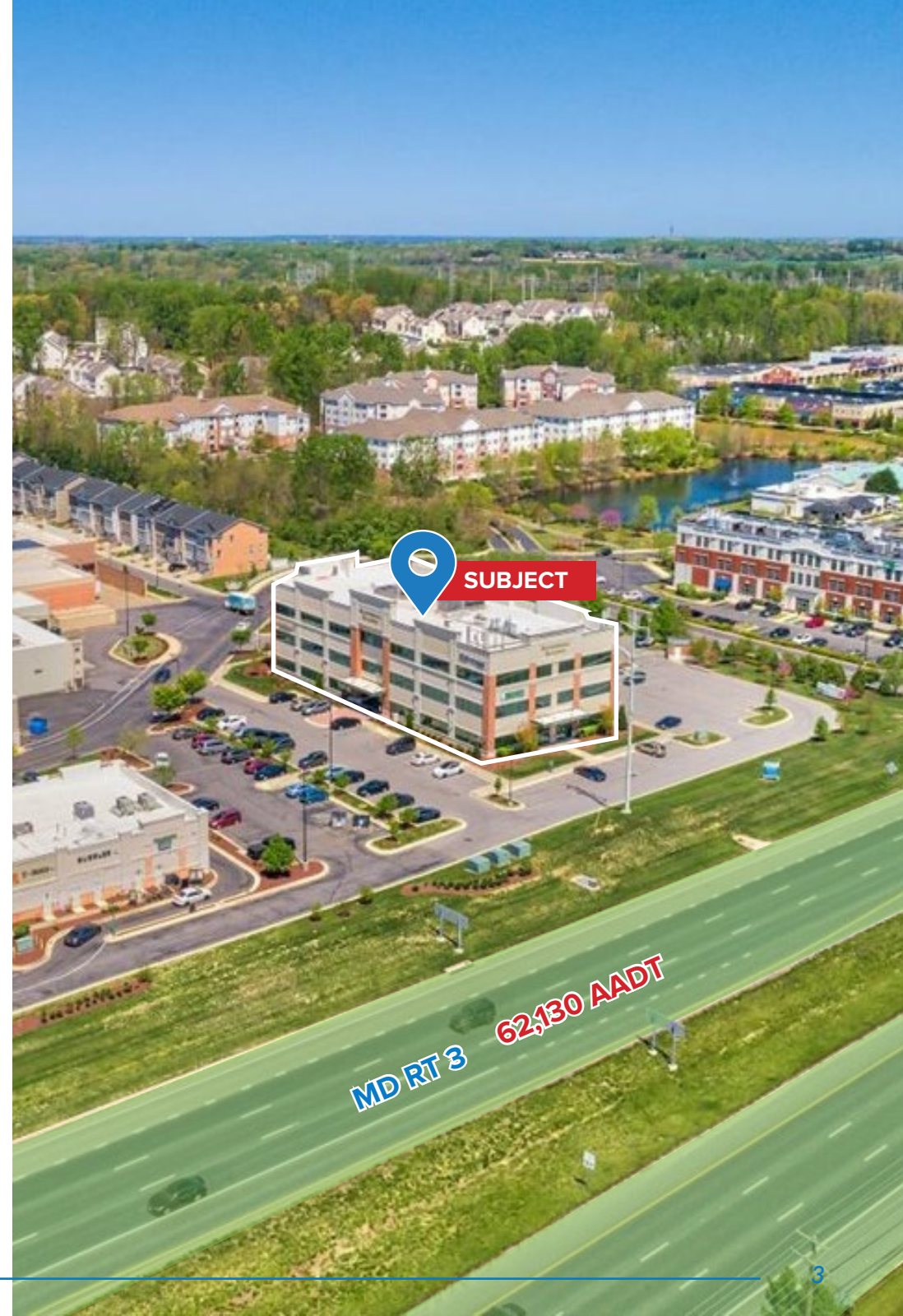
2391 Brandermill Blvd offers flexible, Class A office space in the heart of one of Anne Arundel County's most active commercial corridors. Strategically located along the I-97/Crain Highway corridor and adjacent to Waugh Chapel Towne Centre, this 45,126 SF modern office building presents an exceptional opportunity for investors or owner-users.

Built in 2015 and zoned for mixed-use development, the property features improved office suites on both the first, second and third floors, with configurations ideal for general or medical office users. Suites can be modified or demised to suit tenant needs, and an electronic directory enhances the visitor experience.

Surrounded by popular amenities including Waugh Chapel Towne Centre and Village at Waugh Chapel, tenants enjoy walkable access to dining, retail, and fitness. Its proximity to Crofton, Gambrills, and Odenton—along with major roadways—makes this location highly convenient for employees and clients alike.

Currently 60% leased, the building offers significant upside potential and a strong foundation for growth. This is a rare chance to secure a high-quality asset for investors & user/owner, sought-after market.

Financials will be provided to qualified investors with signed confidential agreement.





# PROPERTY OVERVIEW



ADDRESS	2391 Brandermill Blvd
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MARKET	I-97/Crain Hwy Corridor
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PROPERTY TYPE	Office
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ZONING	MXD
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LOT SIZE	2.68 Acres
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PARKING	169 Surface Parking Spaces
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OCCUPANCY	60%
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# PROPERTY DETAILS



*Wegmans*

**DICK'S**  
SPORTING GOODS

**REGAL**  
CINEMAS





## HIGHLIGHTS

- Class A 45,126 SF office building
- Great User/ investor opportunity
- Constructed in 2015
- Zoned for mixed-use development
- Prime location ay Waugh Chapel Town Center

## OFFERING SUMMARY

Property Type	Office
Building Size	45,126 SF
Price	Subject to Offer
Year Built	2015
Building Class	A





# PROPERTY DETAILS

## OVERVIEW:

The property is zoned MXD (Mixed Use District). City zoning defines it as a flexible district intended to accommodate a mix of residential, office, and limited commercial uses. It is designed to support walkable, integrated development patterns with access to surrounding amenities.

## TENANTS



DeMaio  
Family Chiropractic  
& Physical Therapy

*KHovnanian*  
Homes

MD DERMATOLOGY  
& LASERCENTER





# LOCATION OVERVIEW







62,130 AADT

62,130 AADT



# LOCATION MAP

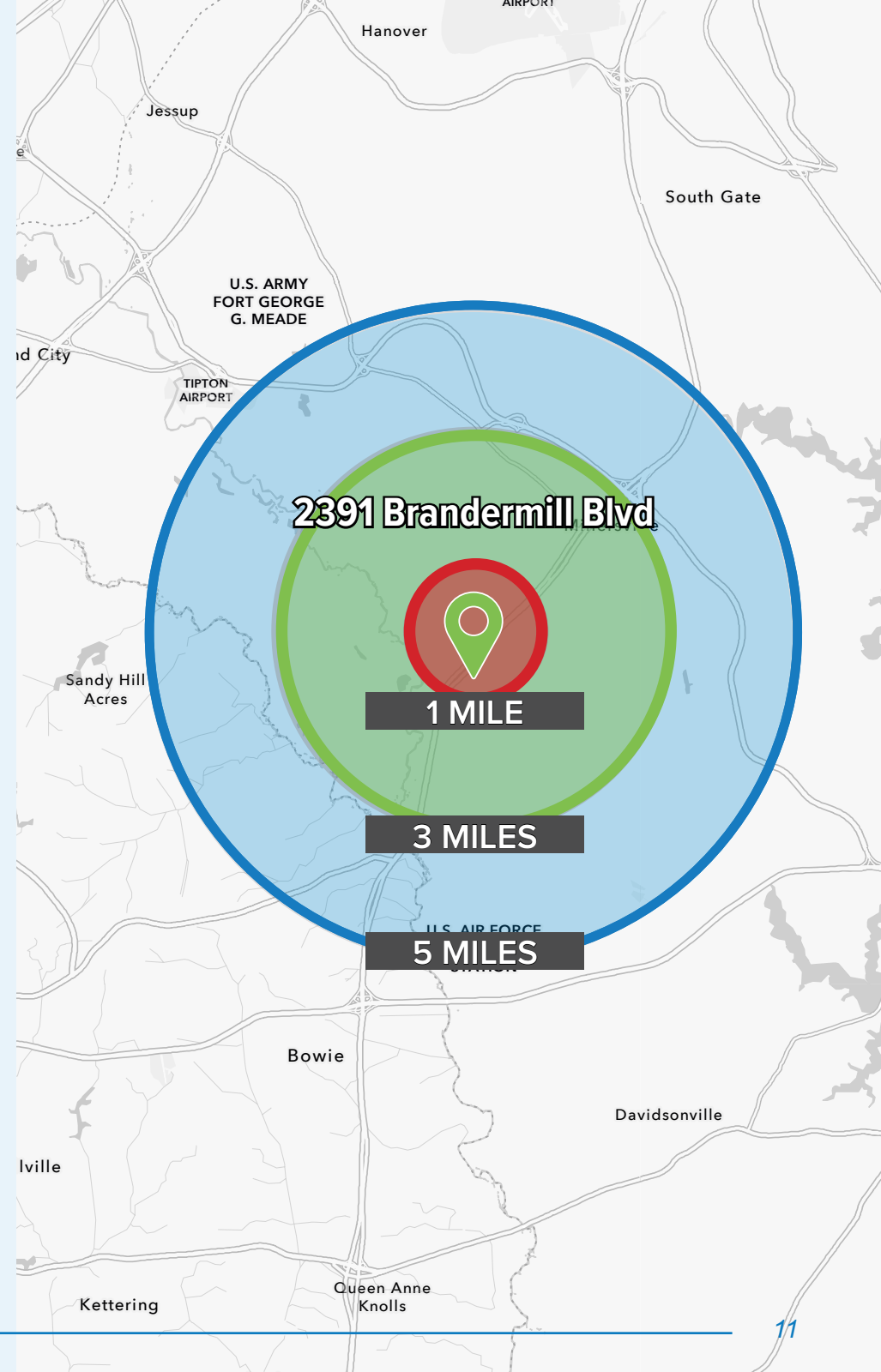




# DEMOGRAPHICS

2024 SUMMARY	1 Miles	3 Miles	5 Miles
Population	11,737	60,534	96,338
Households	4,570	22,461	36,074
Families	3,060	15,744	24,546
Average Household Size	2.57	2.68	2.63
Owner Occupied Housing Units	3,387	17,802	27,485
Renter Occupied Housing Units	1,183	4,659	8,589
Median Age	36.7	39.1	39.2
Median HH Income	\$127,310	\$137,473	\$130,279
Average HH Income	\$163,979	\$179,798	\$173,197
Per Capita Income	\$61,287	\$66,701	\$65,322

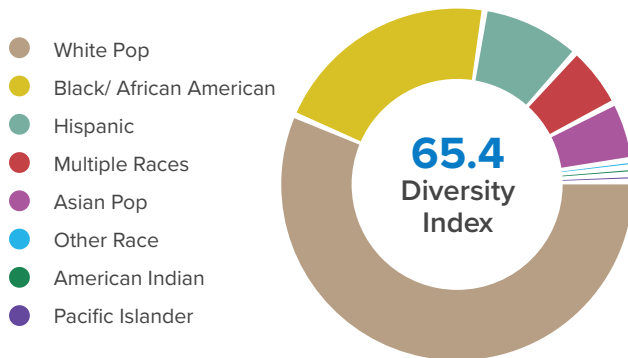
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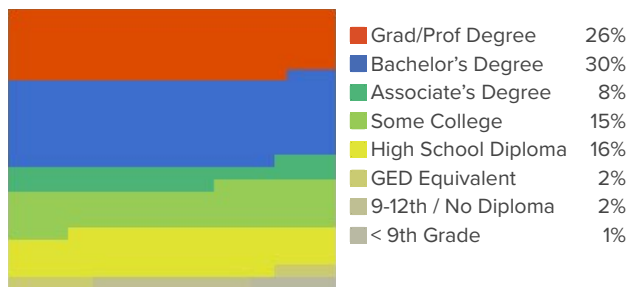


# DEMOGRAPHICS CONT.

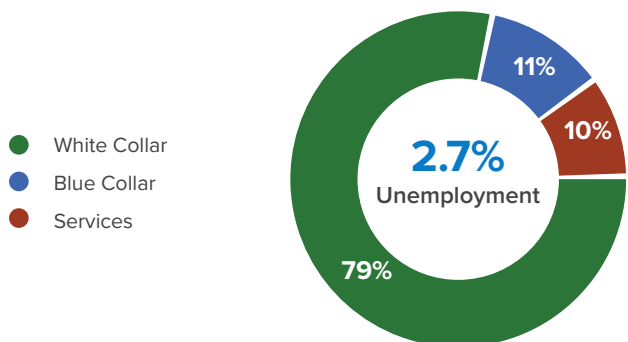
## RACE AND ETHNICITY



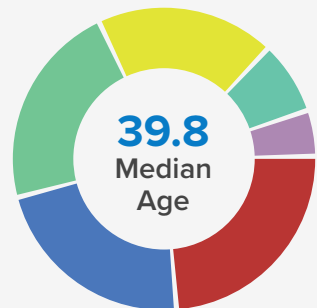
## EDUCATIONAL ATTAINMENT



## EMPLOYMENT TYPE (RESIDENTS)



## GENERATIONAL PREDOMINANCE



- Millennial (Ages 24 - 41)
- GenZ (Ages 6 - 23)
- Gen X (Ages 42 - 57)
- Baby Boomer (Ages 58 - 76)
- Gen Alpha (Ages <6)
- Silent / Greatest Gen (77+)

**96,291**  
Total Population  
(Current year)

**\$123,144**  
Household Income  
(Median)

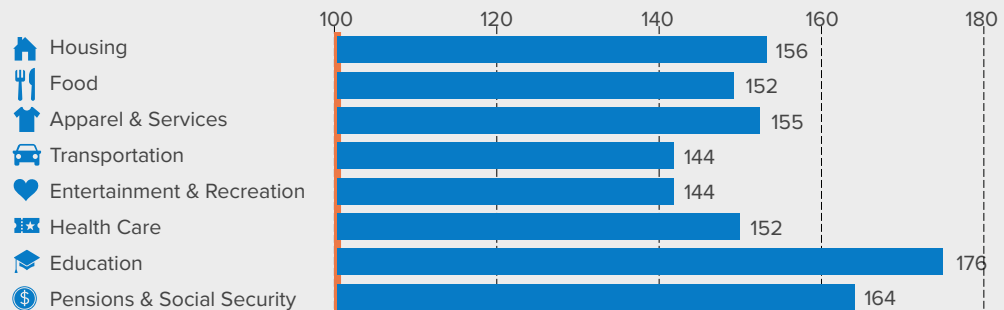
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**\$481,500**  
Home Value  
(Median)

**\$96,012**  
Disposable Income  
(Median)

**36,022**  
Households  
(Total)

## EMPLOYMENT TYPE (RESIDENTS)



This index compares the average household expenditures for this market compared to the US. The US average is 100. An index of 120 is 20 percent higher than the US average and an index of 80 is 20 percent lower.

**22,266** Residents Who Commute 30+ Minutes

**41** Schools

**3,029** Businesses



# MARKET STATISTICS





# MARKET STATISTICS

AVAILABILITY	SUBMARKET	MARKET
Vacancy Rate	9.4%	11.9%
Vacant SF	165,000 SF	17.9MM SF
Availability Rate	11%	13.5%
Availability SF	193,000 SF	20.4MM SF
Existing Buildings	132	6,617
Inventory SF	1.8 MM SF	149 MM SF
Average Building SF	13.3k SF	22.6k SF
Under Construction SF	0 SF	1.4MM SF
Market Rent per SF	\$25.08 psf	\$24.46 psf





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