



MAPLE LAWN

MARYLAND



RETAIL OPPORTUNITIES



www.MAPLELAWNMD.com



JOIN
THE *MIX!*

150K
SF RETAIL

MAPLE LAWN is an award winning, 600+ acre, mixed-use development, centrally positioned along Route 29, between Baltimore and Washington, D.C. One of the largest planned unit developments in Maryland, current development includes 1.1M square feet of Class A office/medical space, **150,000 square feet of retail**, 210,000 square feet of flex space, a 103-key Residence Inn by Marriott hotel and 1,308 luxury residences.



AMTRAK	20 miles	JHU Applied Physics Laboratory	1 mile
Annapolis (Downtown)	31 miles	MD Route 29	1 mile
Baltimore (Downtown)	22 miles	MD Route 32	2.7 miles
BWI Airport	19 miles	National Institute of Health	21 miles
Columbia (Downtown)	6 miles	NSA and Fort Meade	9 miles
I-95	3 miles	Reagan-National Airport	32 miles
I-495 (Capital Beltway)	10 miles	MD-295 (Balt-Wash. Parkway)	8 miles
I-695 (Baltimore Beltway)	16 miles	Washington-Dulles Intl. Airport	44 miles
InterCounty Connector (ICC)	4.5 miles	Washington, D.C. (Downtown)	28 miles

NEARBY POINTS OF INTEREST





Howard County's gem, Maple Lawn continues to fulfill the county's ongoing need for new homes, prime **RETAIL**, office/medical opportunities, flex product & hospitality.



Maple Lawn offers five distinctive neighborhoods featuring an eclectic mix of estate homes, town homes, single family manors and luxury condominium units.

RESIDENTIAL

RETAIL

The **live-work-shop-play** community of Maple Lawn provides residents and visitors alike with a unique array of local & national high-quality dining establishments, boutique shops and service retailers.

Maple Lawn's Business District includes eight multi-story Class 'A' office buildings. Home to major corporations such as Raytheon Solipsys, Cisco Systems and New Day USA, Maple Lawn has become a distinctive corporate address.

OFFICE/MEDICAL

FLEX/OFFICE

Maple Lawn Corporate Center is a 20-acre business park within the Maple Lawn mixed-use community. The corporate center includes five single-story flex/R&D buildings.





SITE PLAN: RETAIL DISTRICT

5

BLDG. 1 (8180 MAPLE LAWN BLVD)

BACH TO ROCK
SIDAMO COFFEE & TEA
STEVE EVERETT FITNESS
AVAILABLE: 1,814 SF
BRA-LA-LA
LOONEY'S PUB

BLDG. 2 (8191 MAPLE LAWN BLVD)

LIB'S GRILL
THE NOW MASSAGE
MIKEY & MEL'S DELI
VANGUARD ORTHODONTICS
AVAILABLE: 2,709 SF

BLDG. 3 (18194 WESTSIDE BLVD)

HIGHSTARR COPY & PRINT
GONG CHA BUBBLE TEA
HAIR CUTTERY
C2 EDUCATION
ORGANIC CLEANERS
TODAY'S IMAGE SALON
SUSHI TENDOU

BLDG. 4 (11811 W. MARKET PLACE)

CHIPOTLE
HUDSON COASTAL
BRUSTER'S
SAM'S PIZZA

BLDG. 5 (11815 W. MARKET PLACE)

MAPLE LAWN WINE & SPIRITS
BLISS NAIL SALON
WILDFLOWER STEM & SUNDRY
PET BARN

BLDG. 6 (8175 WESTSIDE BLVD)

MAIWAND KABOB
PURE BARRE
FRESH DENTAL GROUP
CAPITAL HEALTHCARE
SECU CREDIT UNION

BLDG. 7 (11710 E. MARKET PLACE)

DECADENT COFFEE/DESSERT BAR
COOKIE CUTTERS HAIRCUTS
PATAPSCO BICYCLES
SUNSET RAW JUICE BAR
VERIZON WIRELESS
DRAYER PHYSICAL THERAPY

BLDG. 8 (8170 MAPLE LAWN BLVD)

TUTTI FRUTTI FROZEN YOGURT
BLDG. 9 (8171 MAPLE LAWN BLVD)
CPYRIANA

8170 WESTSIDE BLVD

AVAILABLE: 4,656 SF W/
1,600 SF PATIO



BLDG. 4



BLDG. 5

MAPLE LAWN
WINE & SPIRITS

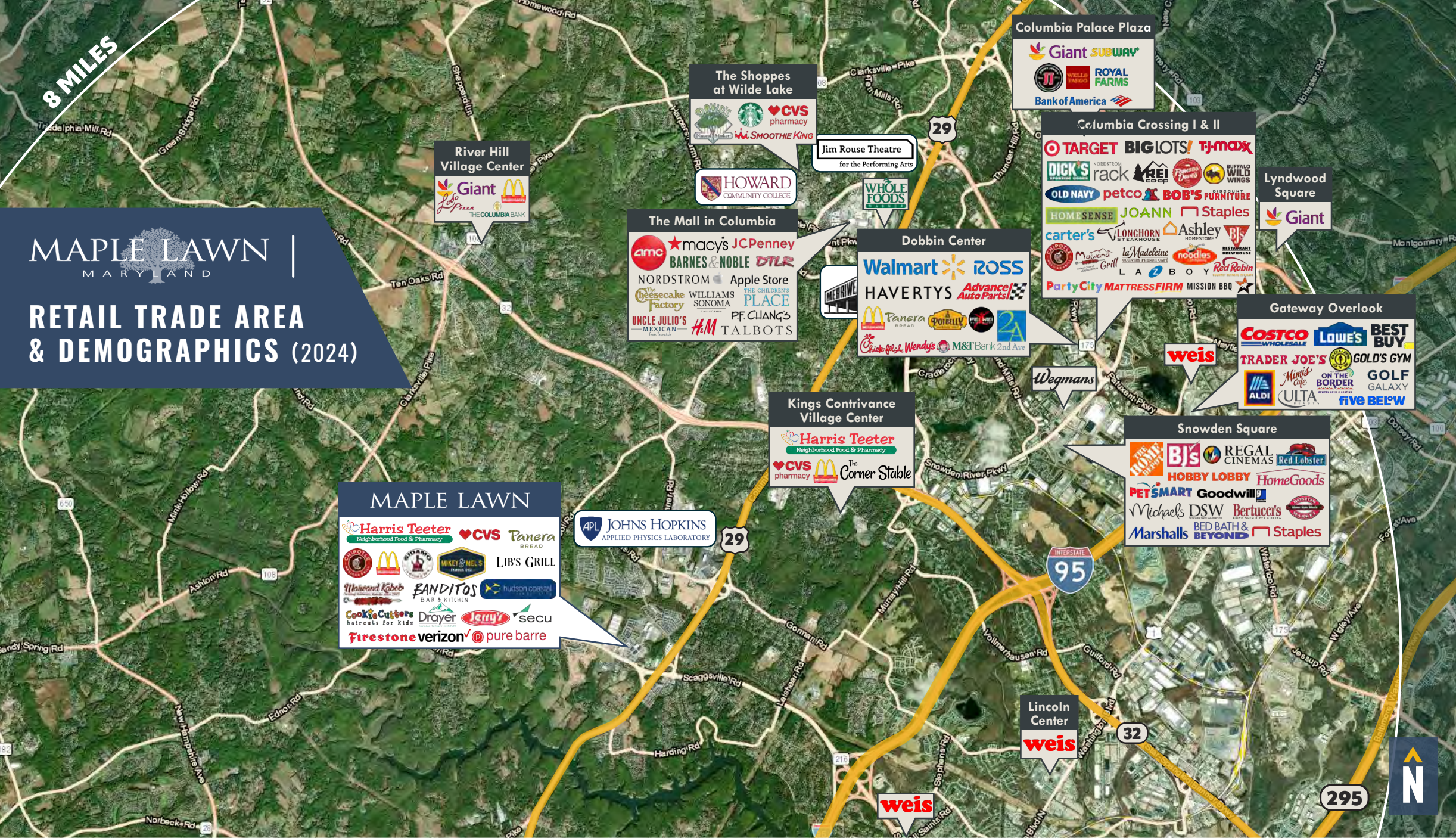
BLISS
NAIL SALON

Wildflower

PET BARN
Natural Foods & Stylish Supplies

CHIPOTLE
MEXICAN GRILL

hudson coastal
raw bar grille



RESIDENTIAL POPULATION	NO. OF HOUSEHOLDS
6,684 1 MILE	2,280 1 MILE
35,026 3 MILES	11,960 3 MILES
176,025 5 MILES	63,899 5 MILES
FULL REPORT	
AVERAGE HOUSEHOLD INCOME	DAYTIME POPULATION
\$256,681 1 MILE	8,118 1 MILE
\$244,482 3 MILES	37,654 3 MILES
\$177,091 5 MILES	166,003 5 MILES

As the wealthiest Tapestry market, these are highly educated professionals who have reached their career goals. Consumers select upscale fitness centers and shop at high-end retailers for their personal effects.

2.84
AVERAGE HH SIZE

47.3
MEDIAN AGE

\$173,200
MEDIAN HH INCOME



These consumers are well-educated career professionals with incomes at more than twice the U.S. level. These mostly married couples take pride in their newer homes and spend valuable time and energy upgrading.

48%
TOP TIER
2 MILES

3.13
AVERAGE HH SIZE

40.8
MEDIAN AGE

\$138,100
MEDIAN HH INCOME



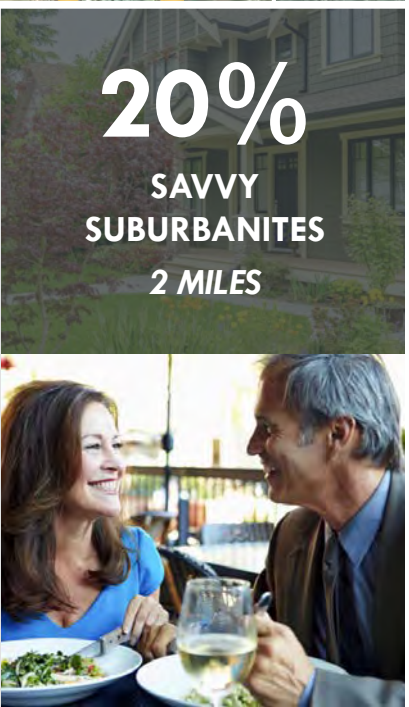
These well educated and well capitalized residents enjoy good food and wine, as well as the cultural amenities of a city. Informed and well connected, they research before purchasing and focus on quality.

31%
PROFESSIONAL PRIDE
2 MILES

2.85
AVERAGE HH SIZE

45.1
MEDIAN AGE

\$108,700
MEDIAN HH INCOME



These residents are well educated and climbing the ladder in STEM (science, technology, engineering and mathematics) occupations. This young market makes over 1-1/2 times more income than the US median.

20%
SAVVY SUBURBANITES
2 MILES

2.48
AVERAGE HH SIZE

35.3
MEDIAN AGE

\$86,600
MEDIAN HH INCOME





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