

Retail Pad Sites For Lease

13 acres | C3 Zoned
51 Townhouses + Retail Pads

**NEW
MIXED-USE
DEVELOPMENT**
SEVERN, MD

Severn Crossroads

- 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 Elementary School



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FOR MORE INFORMATION AND
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**PLEASE SEE PAGES 5-11 FOR
FULL DEMOGRAPHIC REPORT**



Demographic Summary Report

Severn Crossroads

810 Reece Rd, Severn, MD 21144

Building Type: **General Retail**
 Secondary: **Fast Food**
 GLA: **2,376 SF**
 Year Built: **1990**

Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: **-**



Prepared for: **Severn Crossroads**

Radius	3 Mile		5 Mile		10 Mile	
Population						
2025 Projection	68,287		182,062		684,726	
2020 Estimate	66,036		175,373		666,165	
2010 Census	59,993		154,944		615,517	
Growth 2020 - 2025	3.41%		3.81%		2.79%	
Growth 2010 - 2020	10.07%		13.18%		8.23%	
2020 Population by Hispanic Origin	6,227		16,597		58,339	
2020 Population	66,036		175,373		666,165	
White	33,592	50.87%	106,305	60.62%	415,388	62.36%
Black	23,535	35.64%	48,885	27.87%	171,104	25.68%
Am. Indian & Alaskan	290	0.44%	901	0.51%	3,114	0.47%
Asian	5,229	7.92%	11,614	6.62%	51,466	7.73%
Hawaiian & Pacific Island	217	0.33%	369	0.21%	942	0.14%
Other	3,173	4.80%	7,298	4.16%	24,150	3.63%
U.S. Armed Forces	1,126		5,071		8,604	
Households						
2025 Projection	24,777		64,710		252,320	
2020 Estimate	23,952		62,208		245,474	
2010 Census	21,726		54,536		226,765	
Growth 2020 - 2025	3.44%		4.02%		2.79%	
Growth 2010 - 2020	10.25%		14.07%		8.25%	
Owner Occupied	16,521	68.98%	40,596	65.26%	166,476	67.82%
Renter Occupied	7,431	31.02%	21,612	34.74%	78,999	32.18%
2020 Households by HH Income	23,950		62,209		245,474	
Income: <\$25,000	2,098	8.76%	6,080	9.77%	27,687	11.28%
Income: \$25,000 - \$50,000	3,079	12.86%	8,641	13.89%	34,782	14.17%
Income: \$50,000 - \$75,000	3,802	15.87%	10,707	17.21%	40,156	16.36%
Income: \$75,000 - \$100,000	3,406	14.22%	8,914	14.33%	34,296	13.97%
Income: \$100,000 - \$125,000	3,268	13.65%	7,935	12.76%	28,821	11.74%
Income: \$125,000 - \$150,000	2,243	9.37%	5,696	9.16%	21,646	8.82%
Income: \$150,000 - \$200,000	3,027	12.64%	7,295	11.73%	27,975	11.40%
Income: \$200,000+	3,027	12.64%	6,941	11.16%	30,111	12.27%
2020 Avg Household Income	\$117,916		\$111,943		\$112,642	
2020 Med Household Income	\$96,990		\$90,920		\$89,660	



Prepared By: John A Rosso, Jr. | Principal, Agent - Rosso Commercial Real Estate Services, LLC
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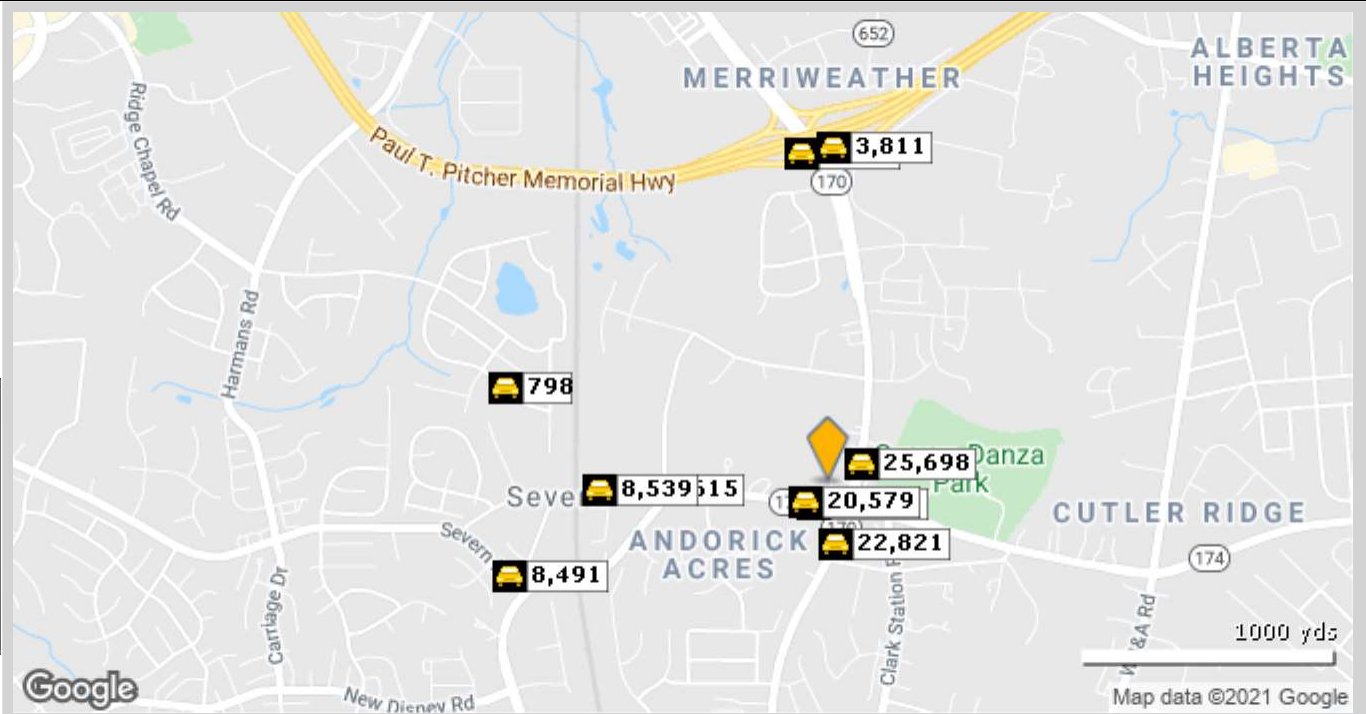
1/18/2021

Traffic Count Report

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	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Reece Rd	Telegraph Rd	0.08 E	2020	17,343	MPSI	.05
2	Reece Road	Telegraph Rd	0.10 E	2020	20,579	MPSI	.06
3	Telegraph Rd	Reece Rd	0.10 S	2020	25,698	MPSI	.10
4	Telegraph Rd	Old Donaldson Ave	0.04 SW	2020	22,821	MPSI	.13
5	Old Camp Meade Rd	Twin Oaks Rd	0.05 E	2018	8,615	MPSI	.42
6	Old Camp Meade Rd	Twin Oaks Rd	0.15 E	2018	8,539	MPSI	.52
7	Severn Rd	Severn Station Rd	0.03 SE	2020	8,491	MPSI	.76
8	Paul Pitcher Memorial Hwy	Telegraph Rd	0.03 NE	2020	2,363	MPSI	.77
9	Fairbanks Dr	Tuckerman Dr	0.07 NW	2018	798	MPSI	.77
10	Paul Pitcher Memorial Hwy	Telegraph Rd	0.05 W	2020	3,811	MPSI	.78



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Consumer Spending Report

Severn Crossroads

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Prepared for: **Severn Crossroads**

2020 Annual Spending (\$000s)	3 Mile	5 Mile	10 Mile
Total Specified Consumer Spending	\$730,439	\$1,849,384	\$7,270,701
Total Apparel	\$44,287	\$111,861	\$435,541
Women's Apparel	18,011	45,002	176,789
Men's Apparel	9,580	24,491	94,337
Girl's Apparel	3,475	8,681	33,886
Boy's Apparel	2,294	5,822	22,656
Infant Apparel	1,978	5,053	19,217
Footwear	8,949	22,811	88,656
Total Entertainment & Hobbies	\$111,935	\$286,303	\$1,128,829
Entertainment	9,581	23,889	91,595
Audio & Visual Equipment/Service	27,601	70,165	275,076
Reading Materials	2,407	6,224	25,293
Pets, Toys, & Hobbies	16,751	43,650	172,171
Personal Items	55,594	142,375	564,695
Total Food and Alcohol	\$187,798	\$482,619	\$1,888,101
Food At Home	98,331	254,060	989,939
Food Away From Home	77,427	197,016	773,542
Alcoholic Beverages	12,041	31,544	124,620
Total Household	\$110,884	\$275,269	\$1,106,264
House Maintenance & Repair	18,994	46,448	192,056
Household Equip & Furnishings	44,667	111,480	438,893
Household Operations	34,489	86,076	346,176
Housing Costs	12,734	31,264	129,139

Consumer Spending Report

McDonald's

810 Reece Rd, Severn, MD 21144

2020 Annual Spending (000s)	3 Mile	5 Mile	10 Mile
Total Transportation/Maint.	\$189,187	\$473,545	\$1,829,299
Vehicle Purchases	84,103	209,636	792,332
Gasoline	60,884	154,434	596,995
Vehicle Expenses	5,997	14,566	62,829
Transportation	15,591	37,835	155,020
Automotive Repair & Maintenance	22,612	57,074	222,123
Total Health Care	\$34,897	\$91,774	\$365,736
Medical Services	19,350	50,407	201,610
Prescription Drugs	12,044	32,334	128,325
Medical Supplies	3,503	9,033	35,800
Total Education/Day Care	\$51,451	\$128,013	\$516,932
Education	33,422	83,082	333,501
Fees & Admissions	18,029	44,931	183,430

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Description	2010		2020		2025	
Population	154,944		175,373		182,062	
Age 0 - 4	11,272	7.27%	11,726	6.69%	11,245	6.18%
Age 5 - 9	10,220	6.60%	11,818	6.74%	11,689	6.42%
Age 10 - 14	9,820	6.34%	11,163	6.37%	11,659	6.40%
Age 15 - 19	9,719	6.27%	10,189	5.81%	11,092	6.09%
Age 20 - 24	11,681	7.54%	11,102	6.33%	10,850	5.96%
Age 25 - 29	13,300	8.58%	13,039	7.44%	11,637	6.39%
Age 30 - 34	11,875	7.66%	14,556	8.30%	13,072	7.18%
Age 35 - 39	11,337	7.32%	14,302	8.16%	14,025	7.70%
Age 40 - 44	11,956	7.72%	11,962	6.82%	13,556	7.45%
Age 45 - 49	12,111	7.82%	11,805	6.73%	12,525	6.88%
Age 50 - 54	11,309	7.30%	11,917	6.80%	11,929	6.55%
Age 55 - 59	8,881	5.73%	11,595	6.61%	11,598	6.37%
Age 60 - 64	7,283	4.70%	9,496	5.41%	10,656	5.85%
Age 65 - 69	5,030	3.25%	7,091	4.04%	8,848	4.86%
Age 70 - 74	3,287	2.12%	5,591	3.19%	6,813	3.74%
Age 75 - 79	2,557	1.65%	3,689	2.10%	4,867	2.67%
Age 80 - 84	1,798	1.16%	2,147	1.22%	3,087	1.70%
Age 85+	1,507	0.97%	2,184	1.25%	2,918	1.60%
Age 15+	123,631	79.79%	140,665	80.21%	147,473	81.00%
Age 20+	113,912	73.52%	130,476	74.40%	136,381	74.91%
Age 65+	14,179	9.15%	20,702	11.80%	26,533	14.57%
Median Age	35		36		39	
Average Age	35.30		36.90		38.40	
Population By Race	154,944		175,373		182,062	
White	99,716	64.36%	106,305	60.62%	106,665	58.59%
Black	40,452	26.11%	48,885	27.87%	53,019	29.12%
Am. Indian & Alaskan	706	0.46%	901	0.51%	997	0.55%
Asian	8,216	5.30%	11,614	6.62%	13,010	7.15%
Hawaiian & Pacific Islander	293	0.19%	369	0.21%	371	0.20%
Other	5,447	3.52%	7,298	4.16%	8,001	4.39%



Severn Crossroads

810 Reece Rd, Severn, MD 21144

Description	2010		2020		2025	
Population by Race (Hispanic)	10,958		16,598		19,409	
White	8,402	76.67%	12,710	76.58%	14,880	76.67%
Black	1,402	12.79%	2,110	12.71%	2,470	12.73%
Am. Indian & Alaskan	267	2.44%	425	2.56%	520	2.68%
Asian	115	1.05%	223	1.34%	268	1.38%
Hawaiian & Pacific Islander	106	0.97%	159	0.96%	156	0.80%
Other	666	6.08%	970	5.84%	1,116	5.75%
Household by Household Income	54,534		62,209		64,710	
<\$25,000	6,700	12.29%	6,080	9.77%	6,320	9.77%
\$25,000 - \$50,000	10,305	18.90%	8,641	13.89%	8,740	13.51%
\$50,000 - \$75,000	10,886	19.96%	10,707	17.21%	10,863	16.79%
\$75,000 - \$100,000	8,312	15.24%	8,914	14.33%	9,089	14.05%
\$100,000 - \$125,000	5,281	9.68%	7,935	12.76%	8,435	13.04%
\$125,000 - \$150,000	5,196	9.53%	5,696	9.16%	5,864	9.06%
\$150,000 - \$200,000	4,665	8.55%	7,295	11.73%	7,786	12.03%
\$200,000+	3,189	5.85%	6,941	11.16%	7,613	11.76%
Average Household Income	\$91,669		\$111,943		\$113,896	
Median Household Income	\$73,474		\$90,920		\$92,691	



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Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	7,107	90,910	13
Retail & Wholesale Trade	1,128	15,368	14
Hospitality & Food Service	494	10,559	21
Real Estate, Renting, Leasing	329	2,915	9
Finance & Insurance	427	2,748	6
Information	166	2,443	15
Scientific & Technology Services	634	5,797	9
Management of Companies	19	106	6
Health Care & Social Assistance	1,814	11,138	6
Educational Services	145	5,124	35
Public Administration & Sales	68	1,562	23
Arts, Entertainment, Recreation	100	3,896	39
Utilities & Waste Management	269	4,895	18
Construction	567	5,290	9
Manufacturing	190	14,652	77
Agriculture, Mining, Fishing	8	27	3
Other Services	749	4,390	6