



Forest Green

Premiere Retail & Office Space in Ellicott City, Maryland

Money 

BEST PLACES TO LIVE

America's Best Places to Live

Money Magazine - 2008

Ellicott City/Columbia, Maryland ranked 8th in the nation by Money Magazine in their survey of "America's Best Places to Live." According to the Money Magazine: "Ellicott City, one of the nation's oldest settlements snuggles up to one of the newest, Columbia make this duo a perennial contender on our Best Places list."

www.HowardLand.com



Forest Green
www.HowardLand.com

Waverly Real Estate Group, LLC.
5300 Dorsey Hall Drive, Suite 102 | Ellicott City, Maryland 21042

Contact: Lisa DeVries: 410.992.4600 | cell: 410.977.7195
Don Reuwer: 410.992.4600 | cell: 410.707.7054

www.HowardLand.com

HIGHLIGHTS

- Prime Howard County, Maryland Location
- Quality Construction
- Zoned Business General
- Restaurant / Retail
- Professional Offices

LOCATIONAL ADVANTAGES

- 30,000 Vehicles Per Day
- Access from Major Road (Rt. 40)
- High Visual Access
- Borders Several Housing Communities served by Centennial High School



The Baltimore/Washington, DC corridor is one of the heaviest traveled regions in the country. Because of its superior location at the center of the Baltimore-Washington corridor, Ellicott City, Maryland is the strategic location of choice for a diverse and thriving business base. Forrest Green will be a signature project that sits in the middle of this affluent region. Forest Green is perfectly situated for success.

Forest Green is located in the heart of Ellicott City, Maryland. Conveniently located off Route 40, it is easily accessible from anywhere in Howard County and Baltimore as well as Washington D.C. The 2010 U.S. Census shows that in Howard County, 94.3 percent of residents 25 or older completed high school. Howard County, the wealthiest county in the state, again led with 57.2 percent of residents having completed a bachelor's degree. Howard County's population grew by nearly 16 percent since the 2000 census to just under 300,000.



Premises: Retail/Office/Educational Space
Rental Rate: \$21.50/SF to \$40.00/SF
Available: Building A – Now
 Building B – Now
 Building C – Now
Location: Route 40, Ellicott City, MD
Parking Ratios: Retail - 5 spaces per 1,000 sq. ft.
Site 6 acres
 Public water/sewer/gas
 307+ parking spaces

	1 MILE	3 MILES	5 MILES
AREA POPULATION			
Male Population	3,281	23,064	58,211
Female Population	3,356	24,342	61,790
AREA INCOME			
Median Household Income 2013	\$138,714	\$112,370	\$101,224
Per Capita Income	\$46,734	\$44,291	\$42,305
Average household Income	\$135,663	\$116,458	\$105,418



Forest Green
www.HowardLand.com

FOREST GREEN SITE PLAN

Mixed Use Center

BALTIMORE NATIONAL PIKE

FREDERICK ROAD

Building C
secu.

Building A
12,582 SF
Per Floor (2 Floors)

Building B
21,854 SF
Per Floor (2 Floors)



Building A/First Floor



Building A/Second Floor



Building B/Third Floor