

# FLEX, OFFICE OR RETAIL PROPERTY FOR LEASE



## Hopkins Business Center

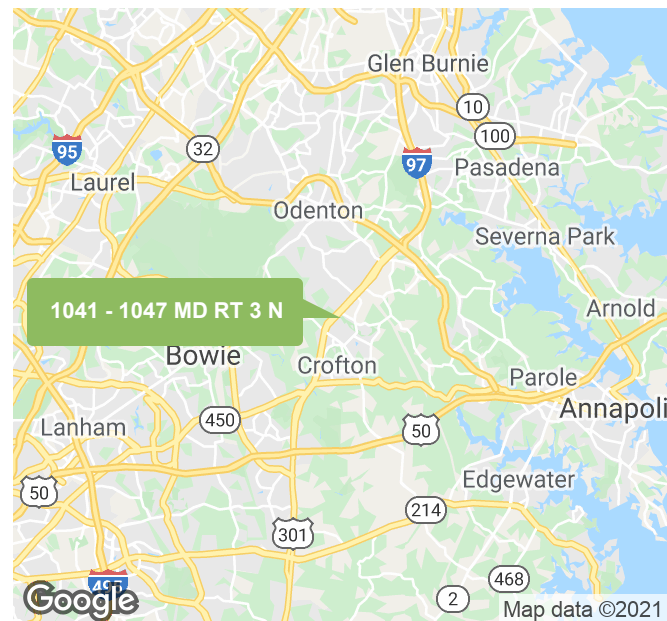
1041 - 1047 MD RT 3 N, Gambrills, MD 21054

### Location Description

Multiple access points on Rt. 3 and access to Johns Hopkins Road intersection; near Waugh Chapel Town Center

### Property Highlights

- C4 Zoning
- Adjacent to over 1 million Sq Ft regional retail
- Waugh Chapel Town Center with Wegman's, Target, Dicks etc.
- Multiple access points, high income growth market
- MD Rt. 3- 74,000 + ADT



Spaces	Lease Rate	Size (SF)
1041- Suite 6	\$21.00/SF	+/-3,000



PRESENTED BY:

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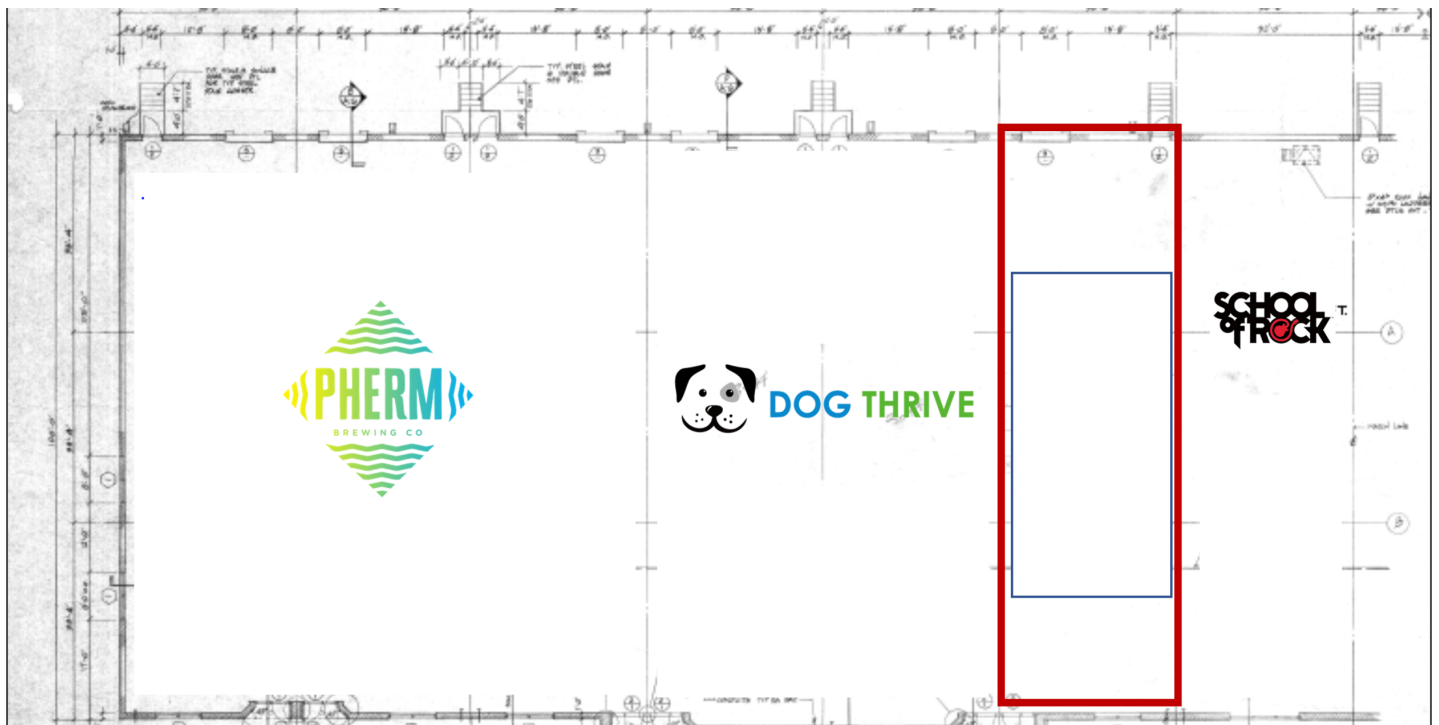
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# HOPKINS BUSINESS CENTER

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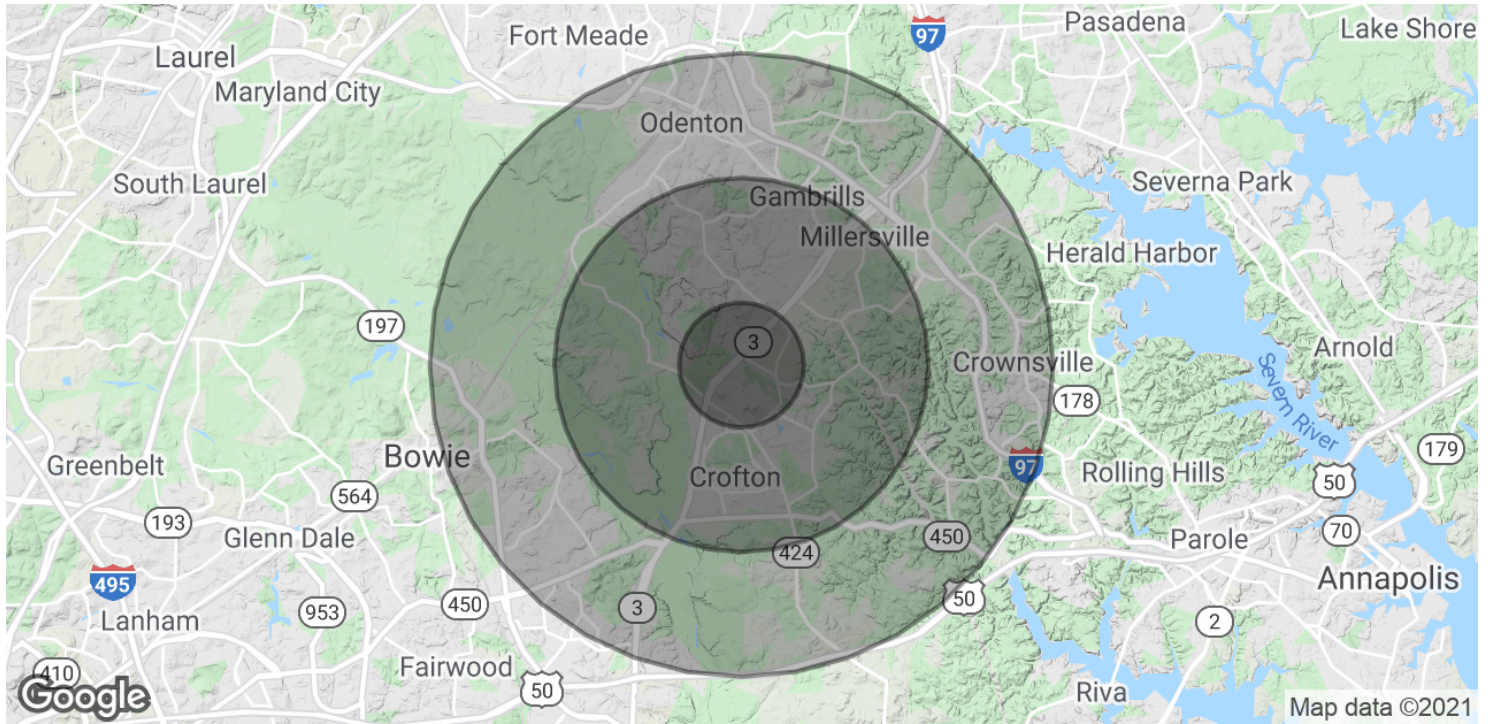
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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,508	50,251	97,171
Average age	34.8	35.9	37.1
Average age (Male)	36.6	36.0	37.0
Average age (Female)	33.1	35.7	37.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,423	18,692	35,971
# of persons per HH	2.8	2.7	2.7
Average HH income	\$123,624	\$114,144	\$112,731
Average house value	\$426,868	\$444,052	\$419,847

\* Demographic data derived from 2010 US Census

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