



## RETAIL FOR LEASE

- New retail development (as part of a larger PUD) located at the major crossroads of Rt. 175 (Annapolis Road) and Ridge Road (Rt. 713) in Hanover, MD (near Ft. Meade).
- Total retail GLA to accommodate an anchor, in-line and outparcel users with a parking ratio of 5 per 1,000.
- Excellent access and visibility to/from the proposed shopping center - two (2) traffic signals.
- Substantial residential growth as a result of BRAC and close proximity to both I-495 and I-695 along the BWI corridor.
- The trade area is supported by significant daytime population, including Ft. Meade — home to US Cyber Command, NSA, and National Business Park; *with over 57,300 employees.*



## THE COMMONS AT SHIPLEY HOMESTEAD

RT. 175 & RIDGE ROAD, HANOVER, MD 21113, ANNE ARUNDEL COUNTY



MICHAEL PATZ

mpatz@klnb.com | 443-632-2043



# HOUSING

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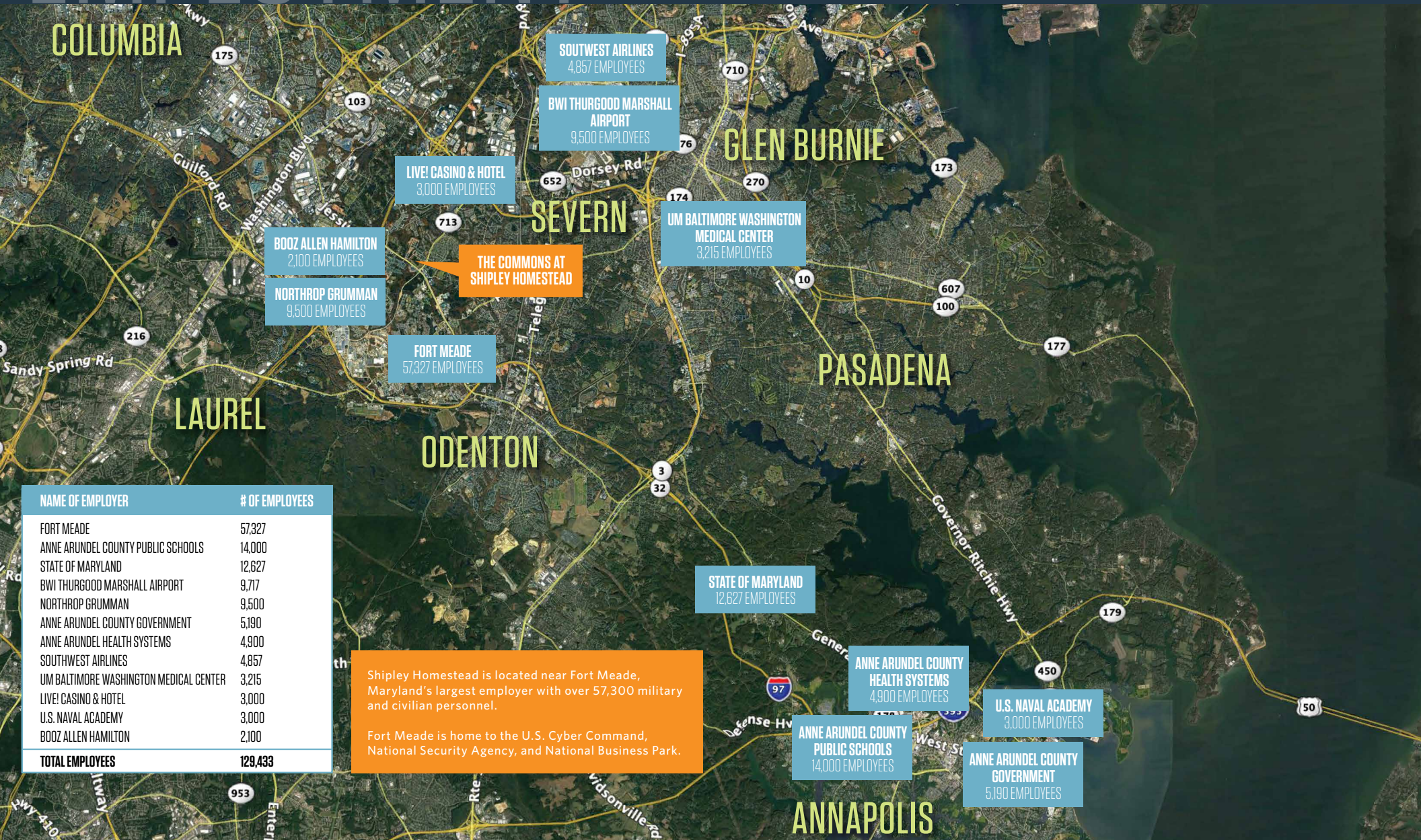
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# EMPLOYMENT

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# SITE PLAN

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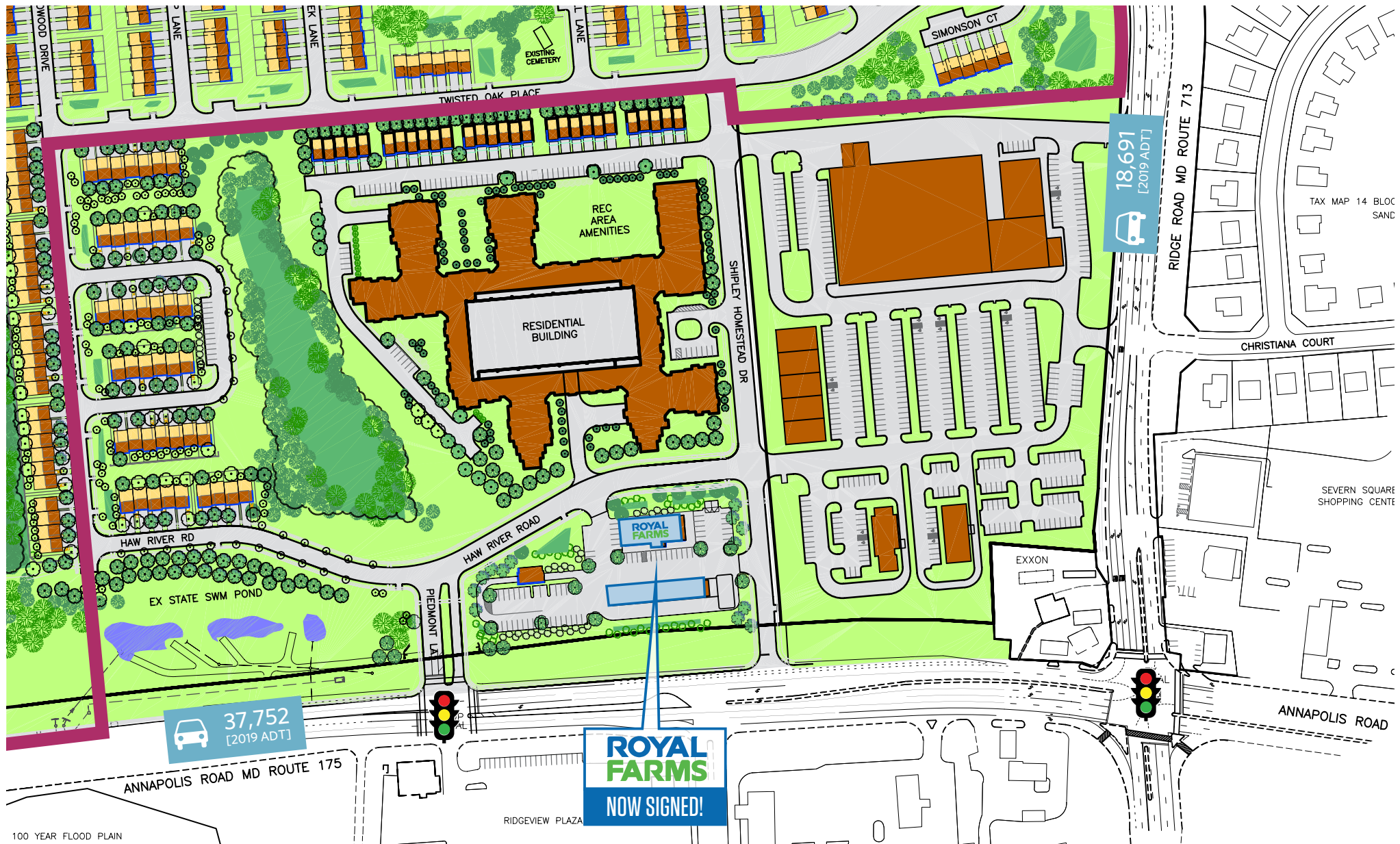
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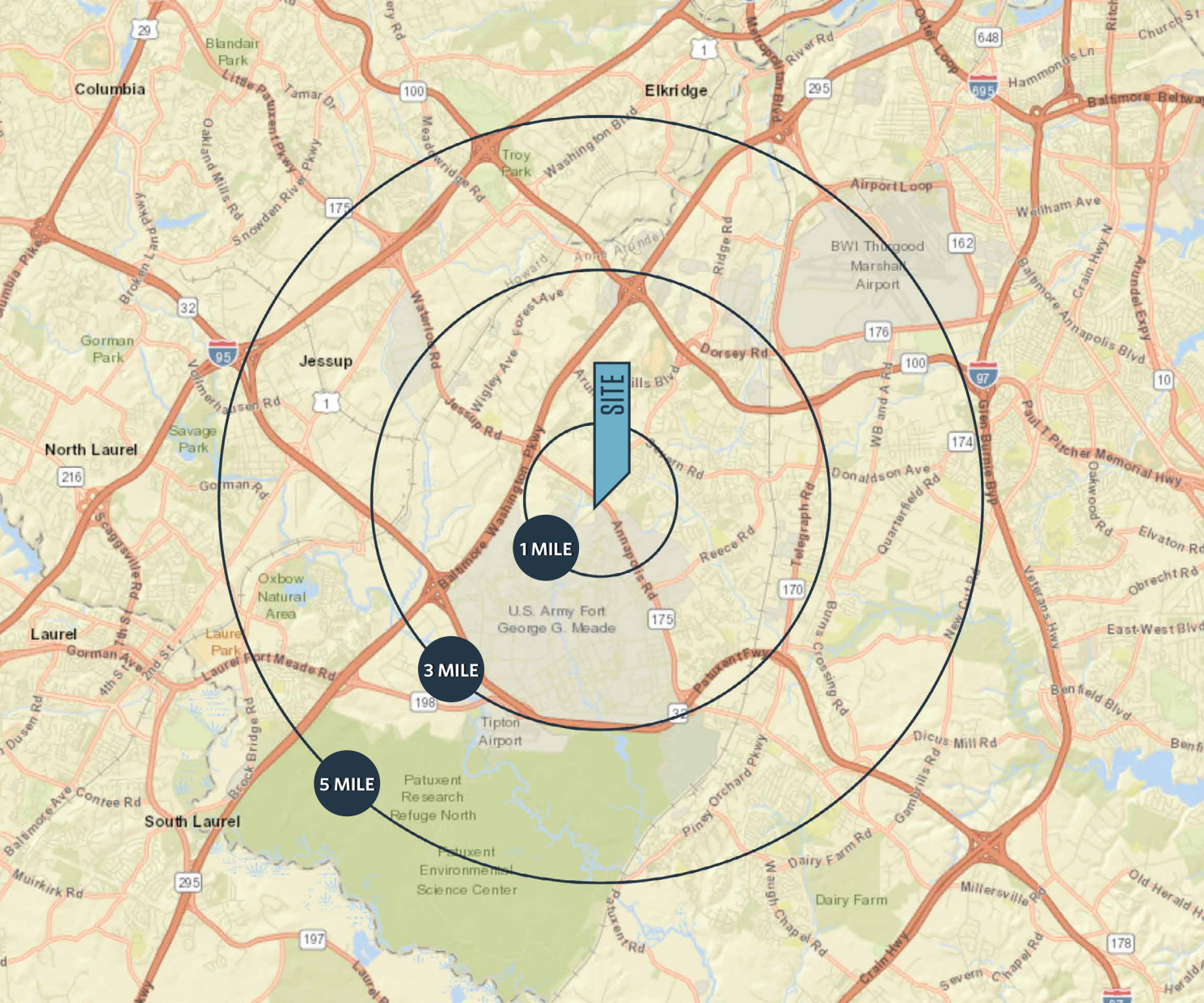
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LOCATION

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DEMOGRAPHICS | 2020:

1-MILE	3-MILE	5-MILE
Population		
8,224	69,101	154,109
Daytime Population		
1,626	30,597	107,415
Households		
2,776	22,020	53,656
Average HH Income		
\$126,420	\$117,315	\$122,617

CLICK TO DOWNLOAD DEMOGRAPHIC REPORT

TRAFFIC COUNTS | 2019:

Annapolis Road [Rt. 175]	37,752 ADT
Ridge Road	18,691 ADT





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## FOR MORE INFORMATION, PLEASE CONTACT:

### MICHAEL PATZ

[mpatz@klnb.com](mailto:mpatz@klnb.com)

443-632-2043

100 West Road, Suite 505, Towson, MD 21204

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**klnb.com**



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