klnb

THE COMMONS AT SHIPLEY HOMESTEAD

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



RETAIL FOR LEASE

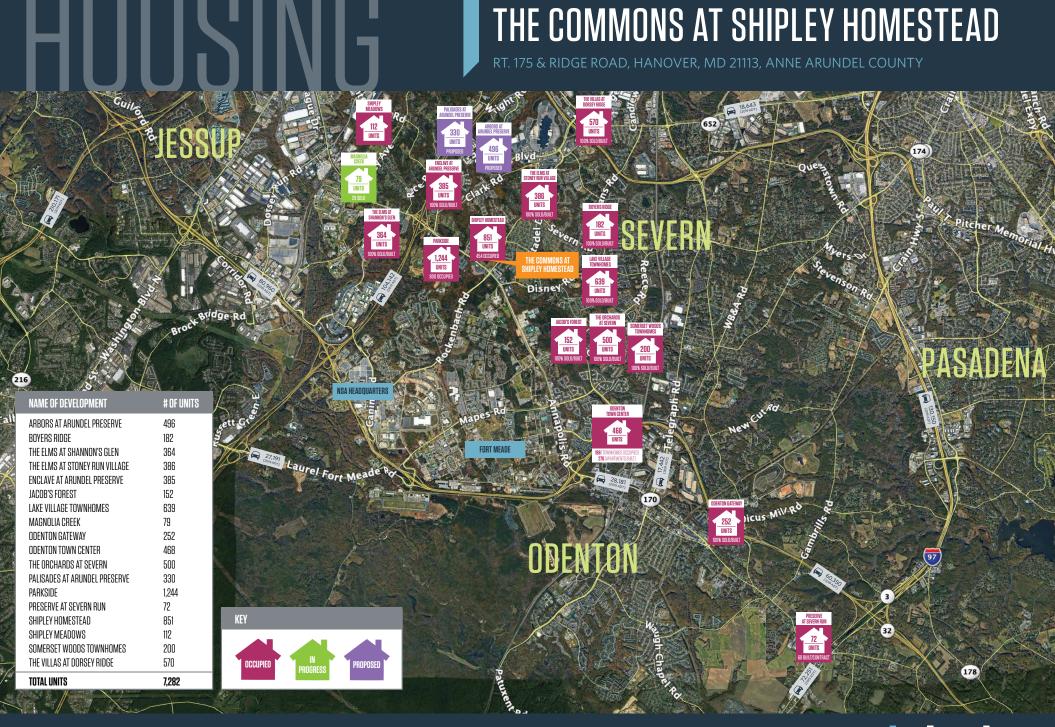
- New retail development (as part of a larger PUD) located at the major crossroads of Rt. 175 (Annapolis Road) and Ridge Road (Rt. 713) in Hanover, MD (near Ft. Meade).
- Total retail GLA to accommodate an anchor, in-line and outparcel users with a parking ratio of 5 per 1,000.
- Excellent access and 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 corrridor.
- 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.

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MICHAEL PATZ

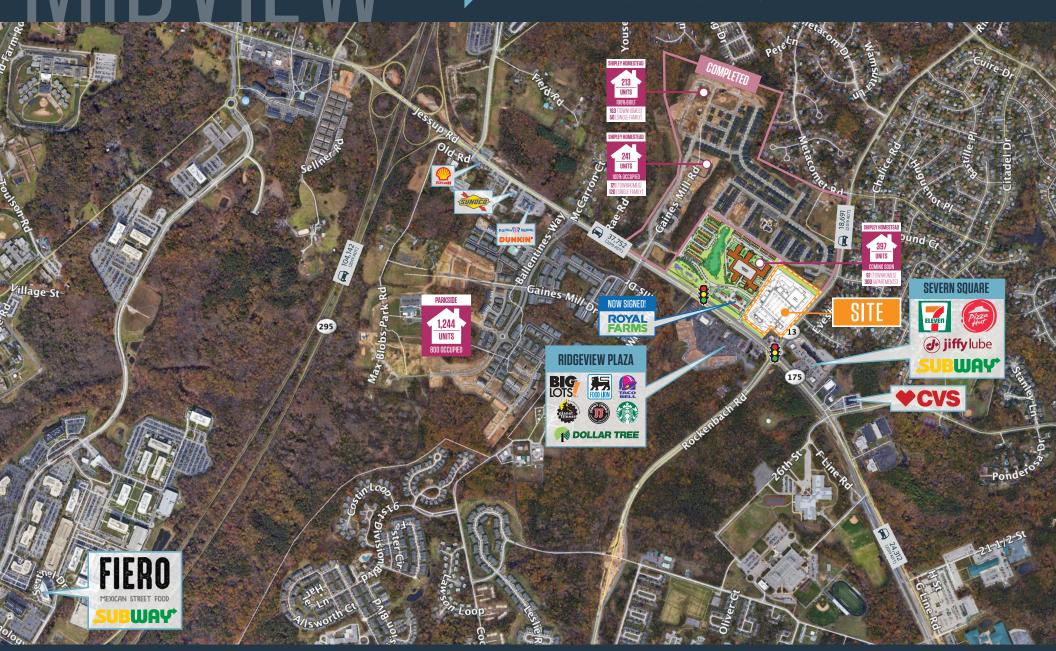
THE COMMONS AT SHIPLEY HOMESTEAD COLUMBIA 100 216 Sandy Spring Rd PASADENA LAUREL ODENTON NAME OF EMPLOYER # OF EMPLOYEES FORT MEADE 57.327 14.000 ANNE ARUNDEL COUNTY PUBLIC SCHOOLS STATE OF MARYLAND 12.627 STATE OF MARYLAND BWI THURGOOD MARSHALL AIRPORT 9.717 NORTHROP GRUMMAN 9.500 ANNE ARUNDEL COUNTY GOVERNMENT 5.190 ANNE ARUNDEL HEALTH SYSTEMS 4.900 SOLITHWEST AIRLINES 4.857 UM BALTIMORE WASHINGTON MEDICAL CENTER 3.215 **HEALTH SYSTEMS** LIVE! CASINO & HOTEL 3,000 U.S. NAVAL ACADEMY 3.000 2,100 **BOOZ ALLEN HAMILTON** NE ARUNDEL COUNTY TOTAL EMPLOYEES 129,433

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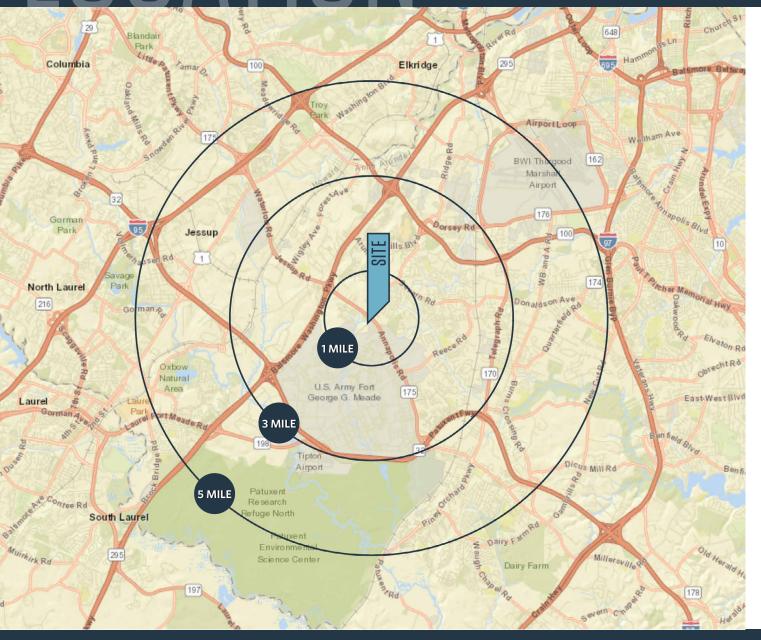






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DEMOGRAPHICS | 2020:

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:

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