

LOCATED IN 1 OF THE
TOP 3 WEALTHIEST
ZIP CODES IN THE
BALTIMORE METRO
AREA



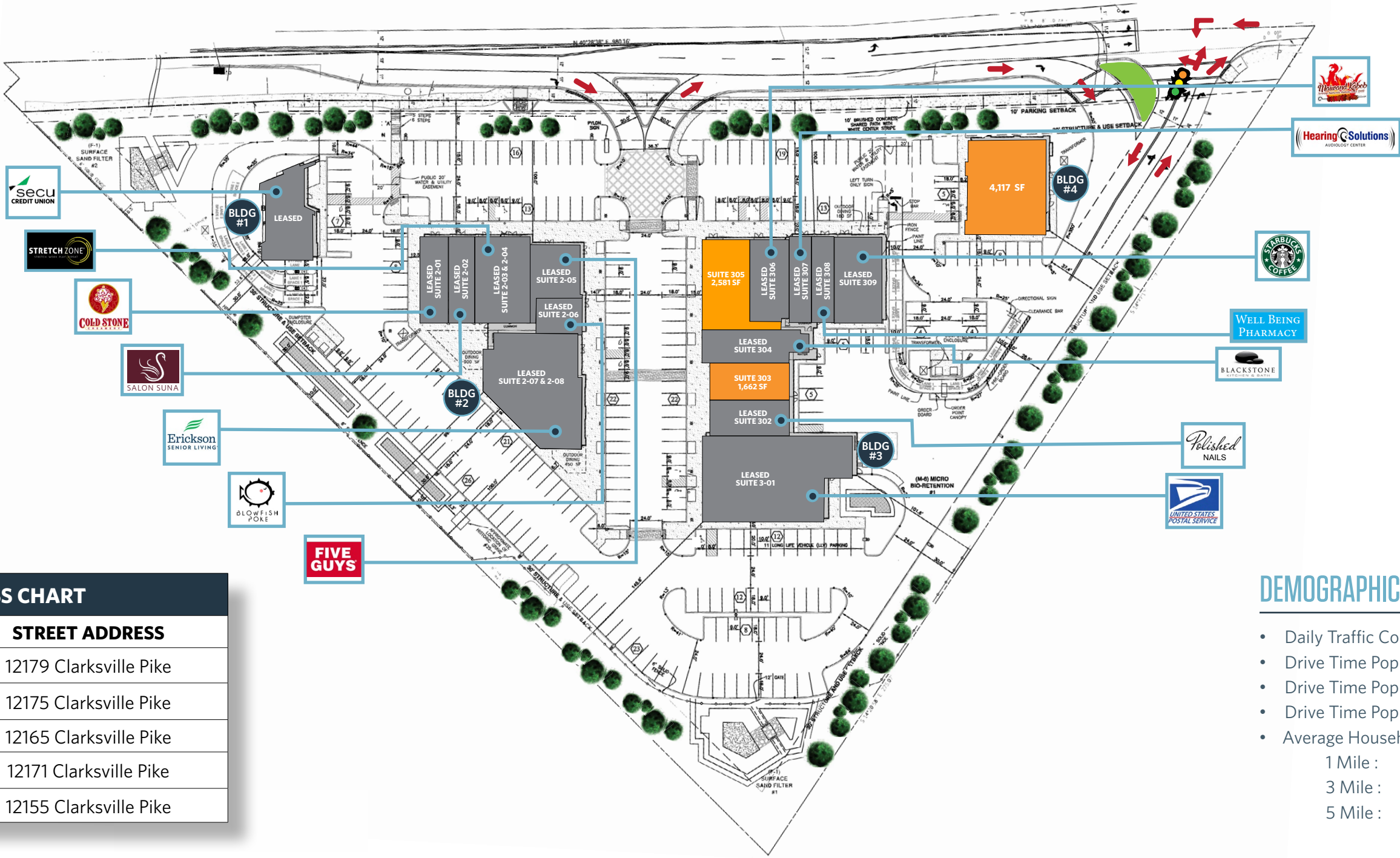
NEW RETAIL SPACE FOR LEASE

BUILDING HIGHLIGHTS

- **Join the Postal Service, SECU Credit Union, Starbucks, Five Guys, Cold Stone Creamery and Salon Suna**
- Restaurant with outside seating area available
- Located at traffic light with full movement in and out, plus right in and right out
- Conveniently located in River Hill/Clarksville at Route 108 & Route 32
- Ideal for high end retail uses: gifts, optical, delis, restaurants, hair salon, spa
- Located in 1 of the Top 10 Wealthiest Zip Codes in the Baltimore Metro Area - 8 Out of 10 of these Wealthiest Zip Codes are in the Trade Area
- Located across from the newly approved Erickson Senior Living at Limestone Valley (1,440 ± units)



OVERALL SITE PLAN



ADDRESS CHART	
BUILDING	STREET ADDRESS
1	12179 Clarksville Pike
2	12175 Clarksville Pike
3	12165 Clarksville Pike
3 (POST OFFICE)	12171 Clarksville Pike
4	12155 Clarksville Pike

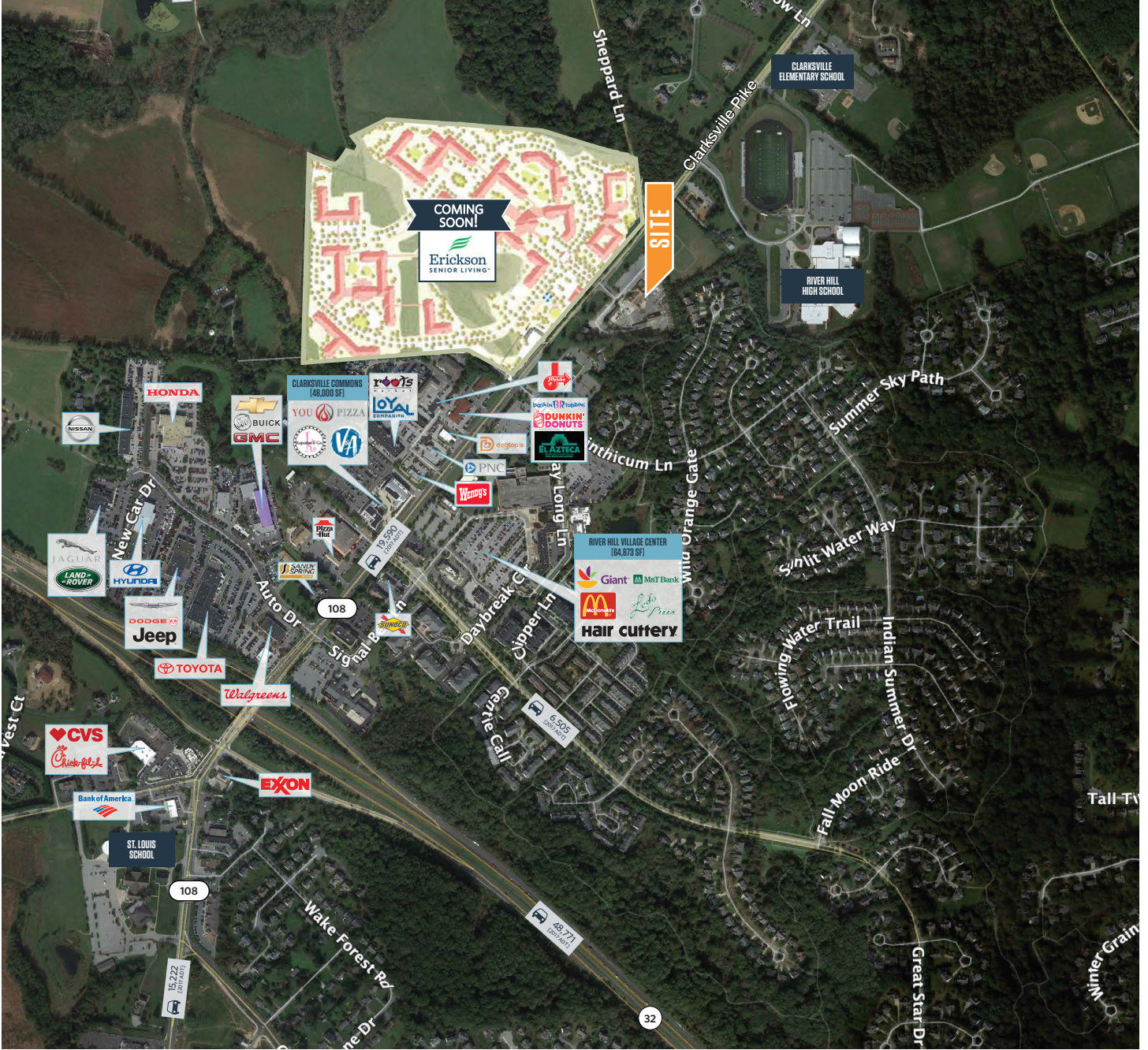
DEMOGRAPHICS

- Daily Traffic Count: 19,220 cars
- Drive Time Population Within 5 Min: 8,040
- Drive Time Population Within 10 Min: 49,587
- Drive Time Population Within 15 Min: 102,661
- Average Household Income:
 - 1 Mile : \$202,343
 - 3 Mile : \$165,416
 - 5 Mile : \$158,650

Clarksville, MD 21029 | Howard County



AERIAL



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