



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.*

HOUSING

THE COMMONS AT SHIPLEY HOMESTEAD

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



MICHAEL PATZ

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MICHAEL GINSBURG

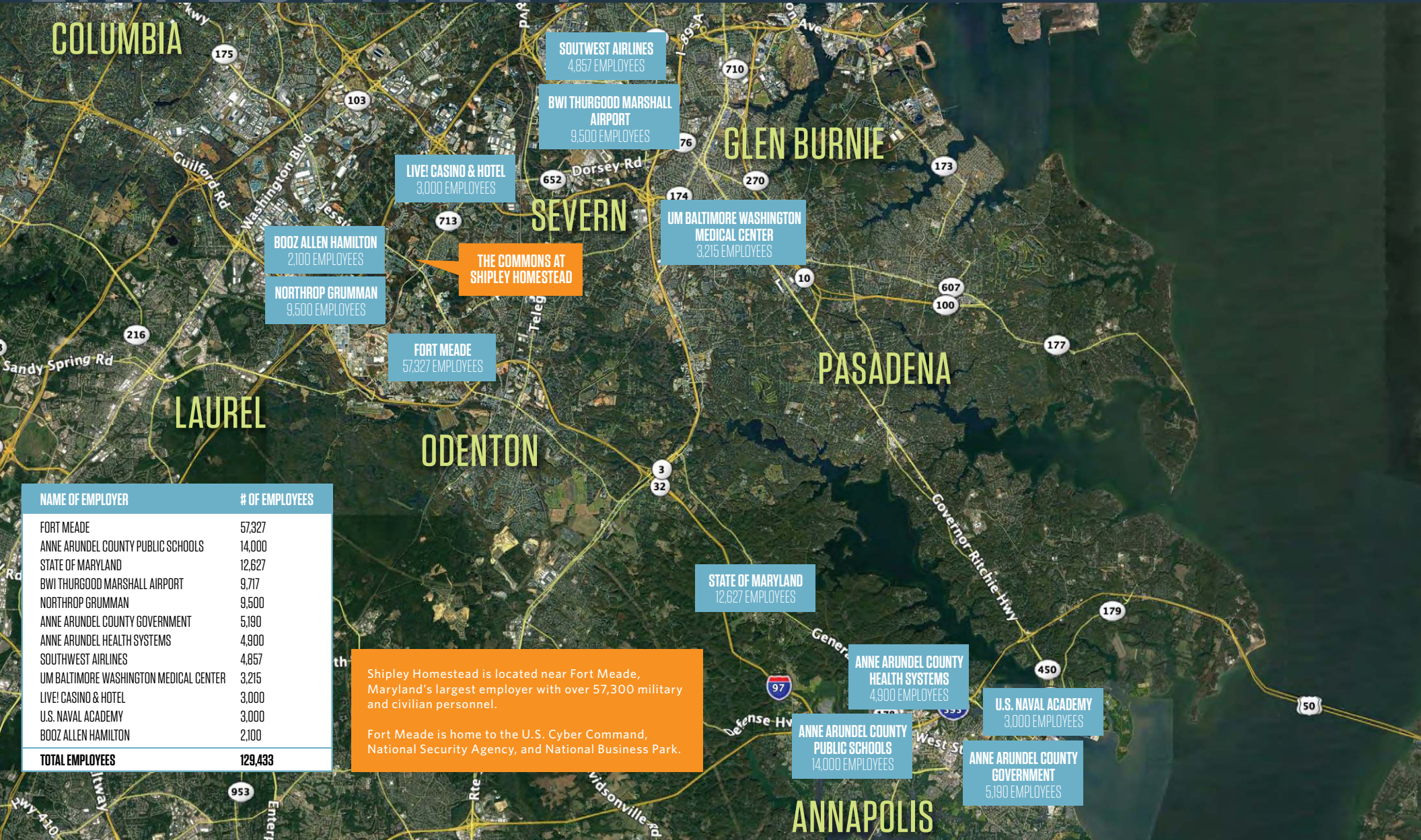
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EMPLOYMENT

THE COMMONS AT SHIPLEY HOMESTEAD

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



NAME OF EMPLOYER	# OF EMPLOYEES
FORT MEADE	57,327
ANNE ARUNDEL COUNTY PUBLIC SCHOOLS	14,000
STATE OF MARYLAND	12,627
BWI THURGOOD MARSHALL AIRPORT	9,717
NORTHROP GRUMMAN	9,500
ANNE ARUNDEL COUNTY GOVERNMENT	5,190
ANNE ARUNDEL HEALTH SYSTEMS	4,900
SOUTHWEST AIRLINES	4,857
UM BALTIMORE WASHINGTON MEDICAL CENTER	3,215
LIVE! CASINO & HOTEL	3,000
U.S. NAVAL ACADEMY	3,000
BOOZ ALLEN HAMILTON	2,100
TOTAL EMPLOYEES	129,433

Shipley Homestead is located near Fort Meade, Maryland's largest employer with over 57,300 military and civilian personnel.

Fort Meade is home to the U.S. Cyber Command, National Security Agency, and National Business Park.

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SITE PLAN

THE COMMONS AT SHIPLEY HOMESTEAD

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ROYAL FARMS
NOW OPEN!

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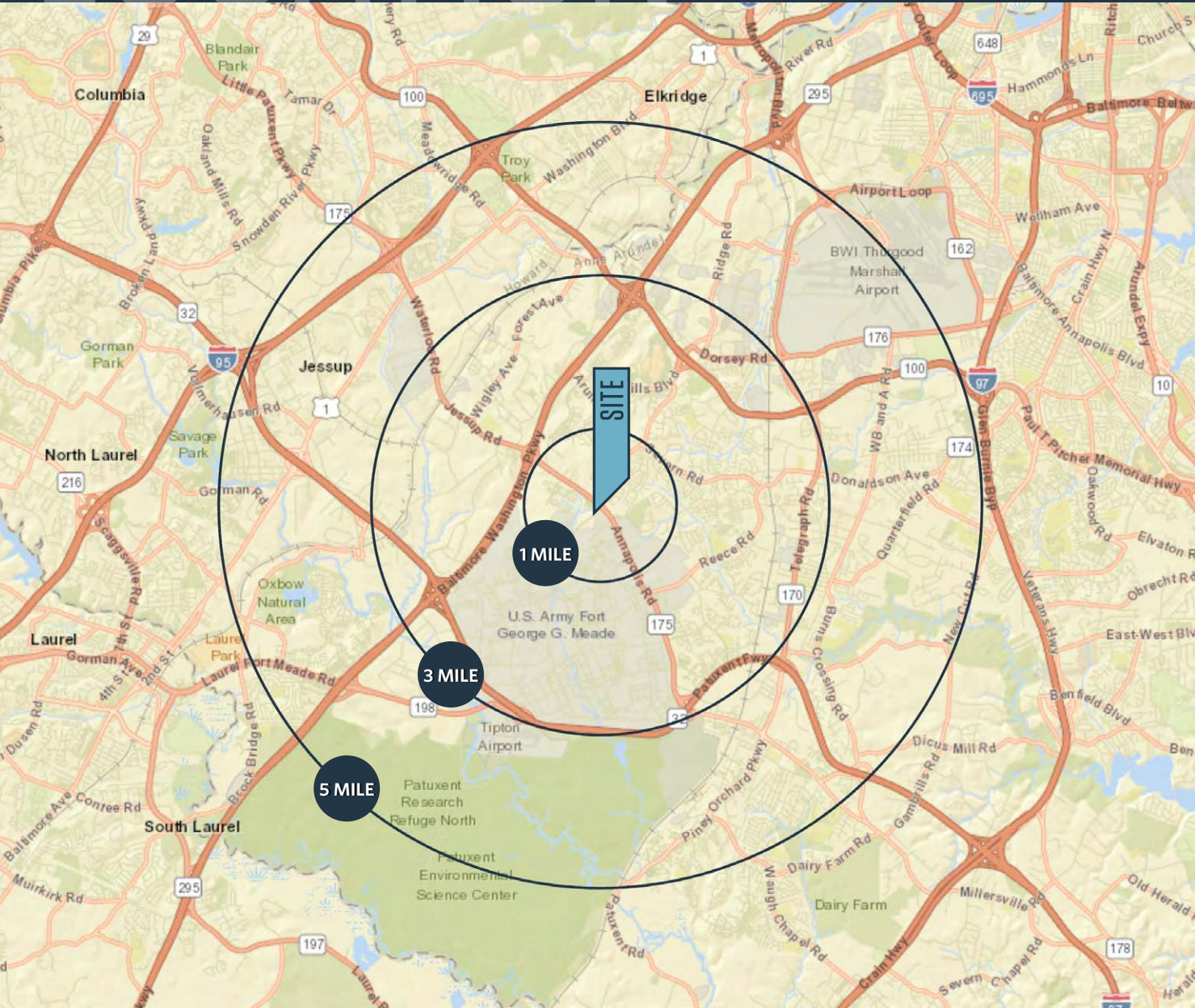
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LOCATION

THE COMMONS AT SHIPLEY HOMESTEAD

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



DEMOGRAPHICS | 2023:

	1-MILE	3-MILE	5-MILE
Population	10,965	69,604	164,867
Daytime Population	6,941	73,217	199,144
Households	4,016	24,005	59,638
Average HH Income	\$150,925	\$139,696	\$141,453

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2022:

Annapolis Road [Rt. 175]	36,285 ADT
Ridge Road	17,974 ADT

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FOR MORE INFORMATION, PLEASE CONTACT:

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