



Clarksville Commons

12220 Clarksville Pike, Clarksville, MD 21029



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Clarksville Commons

\$38 /SF/Year

PRIME LOCATION IN HOWARD COUNTIES WEALTHIEST COMMUNITY, Riverhill/ Clarksville This project will set a new standard for retail developments in Howard County. Cisterns, Solar Power, Energy efficient, and sustainable. The courtyard will feature community events and entertainment daily.



Howard Counties most exciting new shopping center!

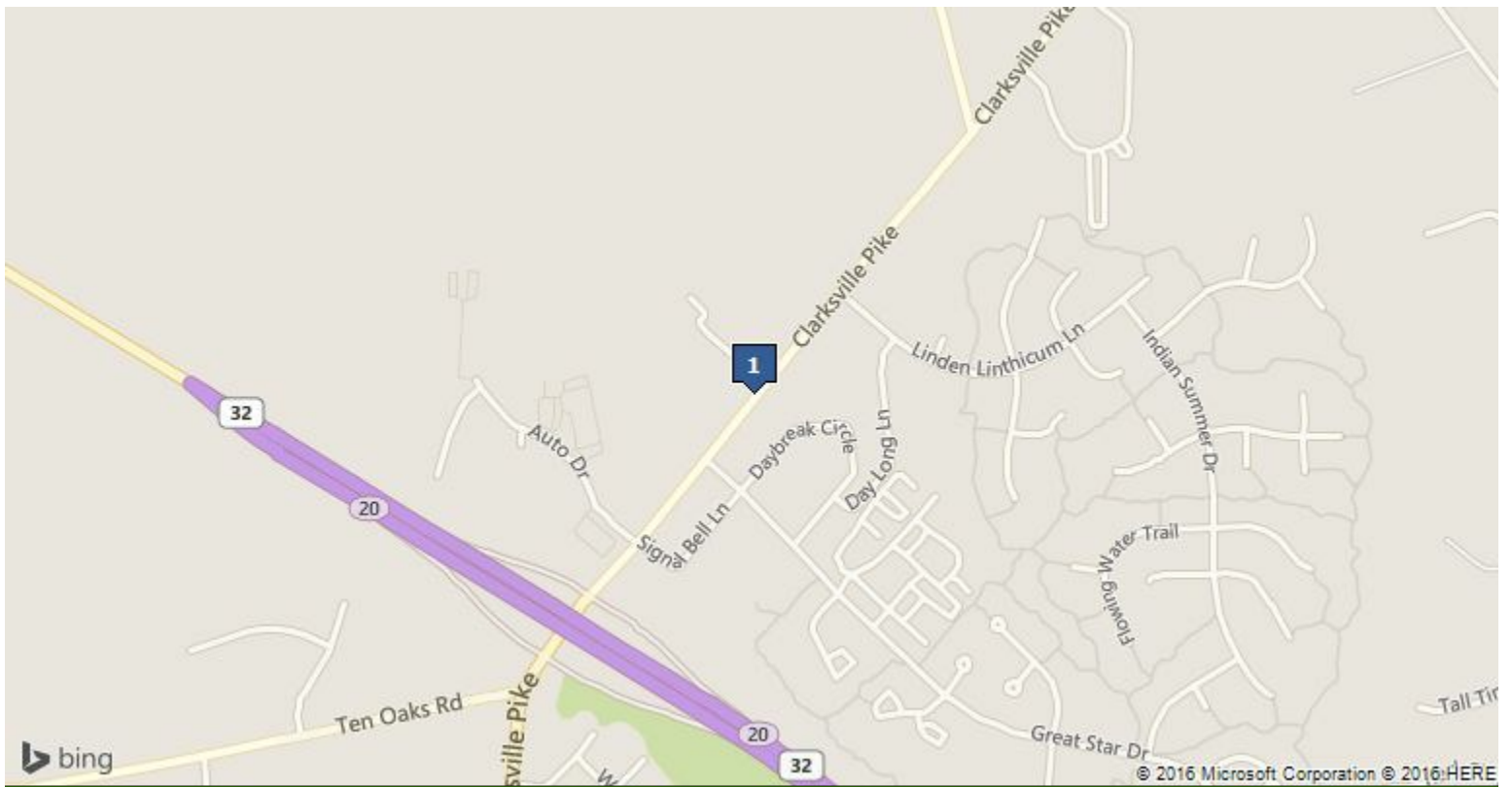
Total Space Available:	10,000 SF
Rental Rate:	\$38 /SF/Year
Min. Divisible:	1,000 SF
Property Type:	Retail
Property Sub-type:	Theme/Festival Center
Construction Status:	Under Construction/Proposed
Building Size:	48,000 SF
Gross Leasable Area:	48,000 SF
Lot Size:	7 AC



Space 1

Space Available	10,000 SF
Rental Rate	\$38 /SF/Year
Space / Lot Type	Theme/Festival Center
Additional Space / Lot Types	Medical Office
Min. Divisible	1,000 SF
Lease Type	NNN
Date Available	Oct 2016
Lease Term	60 Months
No. Parking Spaces	240
Pct. Procurement Fee	3.00%

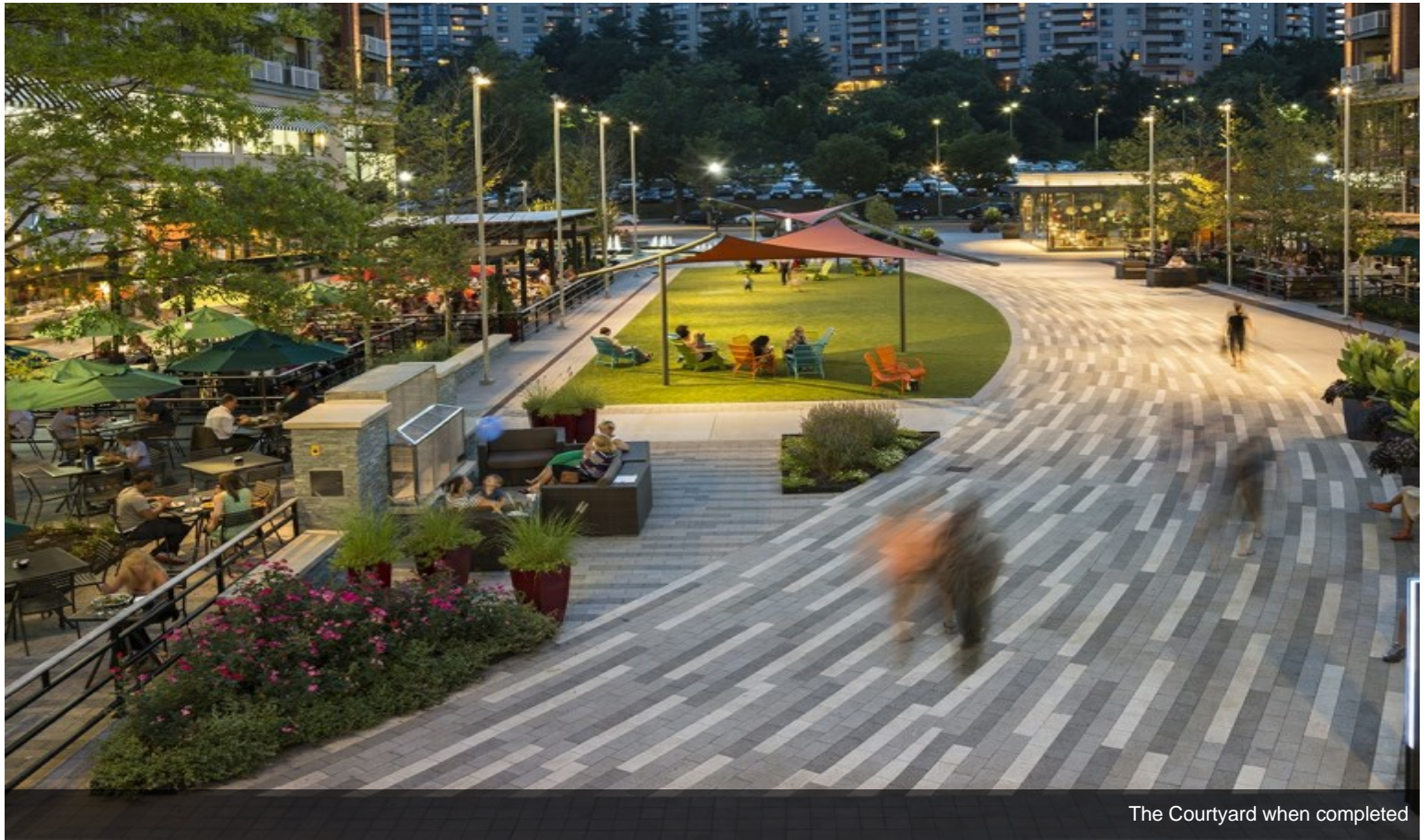
Sustainable Center, solar power, recycled water, and a green roof are just some of the cutting edge features



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ROUTE 108 IN RIVERHILL

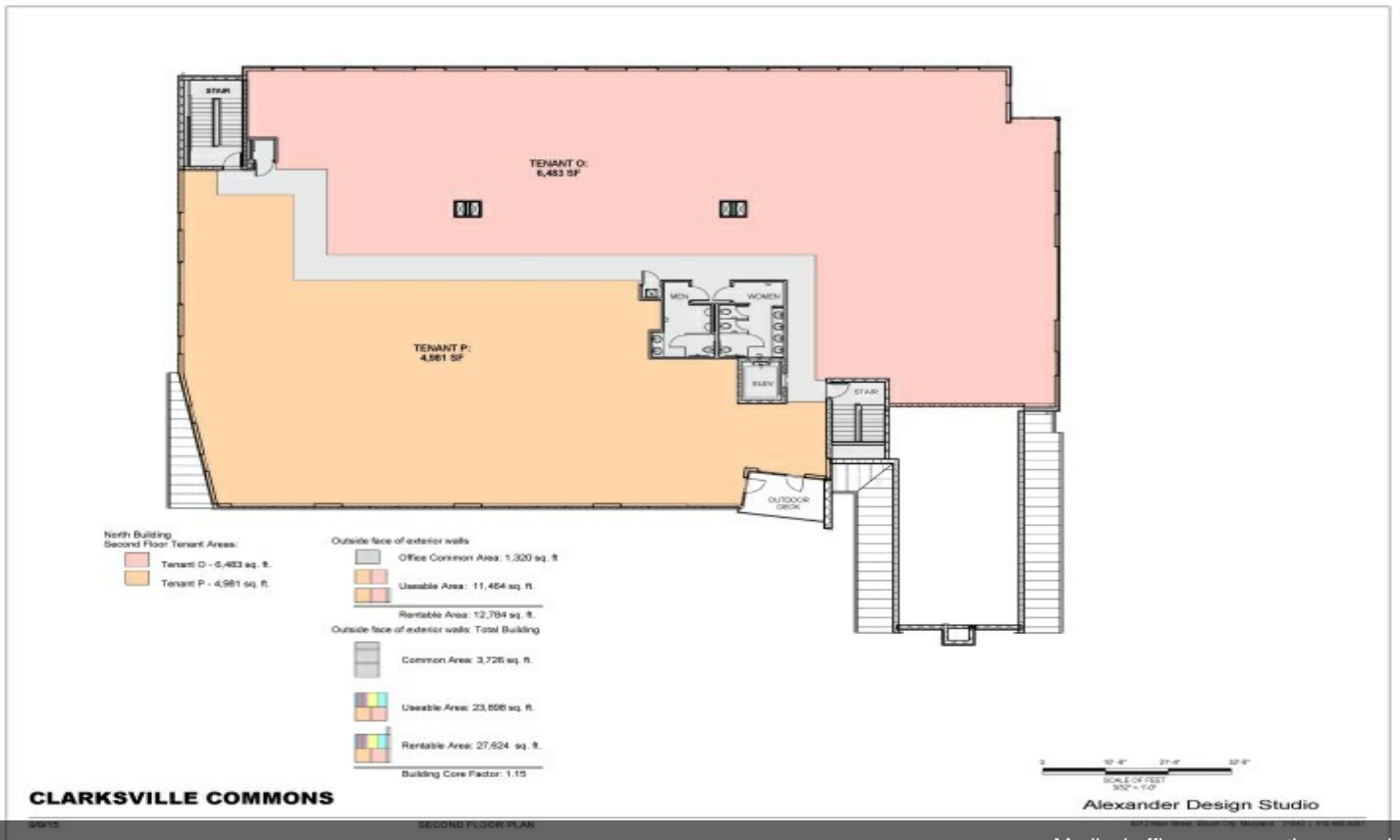
Property Photos



Property Photos



Prime retail space in the heart of Clarksville



Medical office space on the second floor

Demographics

Population	1-mi.	3-mi.	5-mi.
2015 Male Population	1,908	16,548	40,586
2015 Female Population	1,908	17,348	42,876
% 2015 Male Population	50.00%	48.82%	48.63%
% 2015 Female Population	50.00%	51.18%	51.37%
2015 Total Population: Adult	2,494	25,238	63,701
2015 Total Daytime Population	3,525	25,179	91,949
2015 Total Employees	1,327	7,705	50,093
2015 Total Population: Median Age	38	41	41
2015 Total Population: Adult Median Age	47	50	50
2015 Total population: Under 5 years	194	1,580	4,219
2015 Total population: 5 to 9 years	370	2,182	5,213
2015 Total population: 10 to 14 years	499	2,949	6,251
2015 Total population: 15 to 19 years	364	2,825	6,137
2015 Total population: 20 to 24 years	154	1,806	4,749
2015 Total population: 25 to 29 years	86	1,541	4,493
2015 Total population: 30 to 34 years	91	1,649	4,741
2015 Total population: 35 to 39 years	277	1,807	4,656
2015 Total population: 40 to 44 years	440	2,477	5,647
2015 Total population: 45 to 49 years	430	3,148	6,653
2015 Total population: 50 to 54 years	368	3,419	7,422
2015 Total population: 55 to 59 years	182	2,610	6,352
2015 Total population: 60 to 64 years	113	1,861	5,096
2015 Total population: 65 to 69 years	100	1,590	4,465
2015 Total population: 70 to 74 years	55	949	2,793
2015 Total population: 75 to 79 years	49	603	1,820
2015 Total population: 80 to 84 years	23	387	1,179
2015 Total population: 85 years and over	21	513	1,576
% 2015 Total population: Under 5 years	5.08%	4.66%	5.05%
% 2015 Total population: 5 to 9 years	9.70%	6.44%	6.25%
% 2015 Total population: 10 to 14 years	13.08%	8.70%	7.49%
% 2015 Total population: 15 to 19 years	9.54%	8.33%	7.35%
% 2015 Total population: 20 to 24 years	4.04%	5.33%	5.69%
% 2015 Total population: 25 to 29 years	2.25%	4.55%	5.38%
% 2015 Total population: 30 to 34 years	2.38%	4.86%	5.68%
% 2015 Total population: 35 to 39 years	7.26%	5.33%	5.58%
% 2015 Total population: 40 to 44 years	11.53%	7.31%	6.77%
% 2015 Total population: 45 to 49 years	11.27%	9.29%	7.97%
% 2015 Total population: 50 to 54 years	9.64%	10.09%	8.89%
% 2015 Total population: 55 to 59 years	4.77%	7.70%	7.61%
% 2015 Total population: 60 to 64 years	2.96%	5.49%	6.11%
% 2015 Total population: 65 to 69 years	2.62%	4.69%	5.35%
% 2015 Total population: 70 to 74 years	1.44%	2.80%	3.35%
% 2015 Total population: 75 to 79 years	1.28%	1.78%	2.18%

Demographics

Population (Cont.)	1-mi.	3-mi.	5-mi.
% 2015 Total population: 80 to 84 years	0.60%	1.14%	1.41%
% 2015 Total population: 85 years and over	0.55%	1.51%	1.89%
2015 White alone	2,055	20,552	50,524
2015 Black or African American alone	213	5,196	15,137
2015 American Indian and Alaska Native alone	n/a	65	286
2015 Asian alone	1,407	6,240	12,304
2015 Native Hawaiian and OPI alone	n/a	24	52
2015 Some Other Race alone	9	436	1,680
2015 Two or More Races alone	132	1,383	3,479
2015 Hispanic	73	1,665	5,211
2015 Not Hispanic	3,743	32,231	78,251
% 2015 White alone	53.85%	60.63%	60.54%
% 2015 Black or African American alone	5.58%	15.33%	18.14%
% 2015 American Indian and Alaska Native alone	0.00%	0.19%	0.34%
% 2015 Asian alone	36.87%	18.41%	14.74%
% 2015 Native Hawaiian and OPI alone	0.00%	0.07%	0.06%
% 2015 Some Other Race alone	0.24%	1.29%	2.01%
% 2015 Two or More Races alone	3.46%	4.08%	4.17%
% 2015 Hispanic	1.91%	4.91%	6.24%
% 2015 Not Hispanic	98.09%	95.09%	93.76%
2015 Not Hispanic: White alone	981	20,843	49,172
2015 Not Hispanic: Black or African American alone	68	3,957	10,745
2015 Not Hispanic: American Indian and Alaska Native alone	1	69	155
2015 Not Hispanic: Asian alone	255	2,718	5,506
2015 Not Hispanic: Native Hawaiian and OPI alone	n/a	16	27
2015 Not Hispanic: Some Other Race alone	3	63	172
2015 Not Hispanic: Two or More Races	22	563	1,373
% 2015 Not Hispanic: White alone	72.94%	71.92%	70.68%
% 2015 Not Hispanic: Black or African American alone	5.06%	13.65%	15.45%
% 2015 Not Hispanic: American Indian and Alaska Native alone	0.07%	0.24%	0.22%
% 2015 Not Hispanic: Asian alone	18.96%	9.38%	7.91%
% 2015 Not Hispanic: Native Hawaiian and OPI alone	0.00%	0.06%	0.04%
% 2015 Not Hispanic: Some Other Race alone	0.22%	0.22%	0.25%
% 2015 Not Hispanic: Two or More Races	1.64%	1.94%	1.97%

Population Change	1-mi.	3-mi.	5-mi.
Total: Employees (NAICS)	n/a	n/a	n/a
Total: Establishments (NAICS)	n/a	n/a	n/a
2015 Total Population	3,816	33,896	83,462
2015 Households	1,126	11,609	30,182

Demographics

Population Change (Cont.)

	1-mi.	3-mi.	5-mi.
Population Change 2010-2015	184	1,905	6,261
Household Change 2010-2015	25	285	1,242
% Population Change 2010-2015	5.07%	5.95%	8.11%
% Household Change 2010-2015	2.27%	2.52%	4.29%
Population Change 2000-2015	2,471	4,914	13,897
Household Change 2000-2015	724	1,554	4,856
% Population Change 2000 to 2015	183.72%	16.96%	19.98%
% Household Change 2000 to 2015	180.10%	15.45%	19.17%

Housing

	1-mi.	3-mi.	5-mi.
2015 Housing Units	422	10,326	26,068
2015 Occupied Housing Units	402	10,055	25,326
2015 Owner Occupied Housing Units	389	7,421	18,244
2015 Renter Occupied Housing Units	13	2,634	7,082
2015 Vacant Housings Units	20	271	742
% 2015 Occupied Housing Units	95.26%	97.38%	97.15%
% 2015 Owner occupied housing units	96.77%	73.80%	72.04%
% 2015 Renter occupied housing units	3.23%	26.20%	27.96%
% 2000 Vacant housing units	4.74%	2.62%	2.85%

Income

	1-mi.	3-mi.	5-mi.
2015 Household Income: Median	\$170,055	\$131,308	\$118,452
2015 Household Income: Average	\$208,277	\$170,487	\$153,755
2015 Per Capita Income	\$61,457	\$58,812	\$55,920
2015 Household income: Less than \$10,000	13	311	883
2015 Household income: \$10,000 to \$14,999	5	105	436
2015 Household income: \$15,000 to \$19,999	10	134	355
2015 Household income: \$20,000 to \$24,999	10	184	592
2015 Household income: \$25,000 to \$29,999	8	267	829
2015 Household income: \$30,000 to \$34,999	19	194	586
2015 Household income: \$35,000 to \$39,999	9	193	624
2015 Household income: \$40,000 to \$44,999	10	225	609
2015 Household income: \$45,000 to \$49,999	4	200	779
2015 Household income: \$50,000 to \$59,999	33	547	1,306
2015 Household income: \$60,000 to \$74,999	55	758	2,215
2015 Household income: \$75,000 to \$99,999	101	1,183	3,450
2015 Household income: \$100,000 to \$124,999	106	1,211	3,288
2015 Household income: \$125,000 to \$149,999	109	1,159	3,004
2015 Household income: \$150,000 to \$199,999	177	1,593	4,298
2015 Household income: \$200,000 or more	457	3,345	6,928
% 2015 Household income: Less than \$10,000	1.15%	2.68%	2.93%
% 2015 Household income: \$10,000 to \$14,999	0.44%	0.90%	1.44%

Demographics

Income (Cont.)

	1-mi.	3-mi.	5-mi.
% 2015 Household income: \$15,000 to \$19,999	0.89%	1.15%	1.18%
% 2015 Household income: \$20,000 to \$24,999	0.89%	1.58%	1.96%
% 2015 Household income: \$25,000 to \$29,999	0.71%	2.30%	2.75%
% 2015 Household income: \$30,000 to \$34,999	1.69%	1.67%	1.94%
% 2015 Household income: \$35,000 to \$39,999	0.80%	1.66%	2.07%
% 2015 Household income: \$40,000 to \$44,999	0.89%	1.94%	2.02%
% 2015 Household income: \$45,000 to \$49,999	0.36%	1.72%	2.58%
% 2015 Household income: \$50,000 to \$59,999	2.93%	4.71%	4.33%
% 2015 Household income: \$60,000 to \$74,999	4.88%	6.53%	7.34%
% 2015 Household income: \$75,000 to \$99,999	8.97%	10.19%	11.43%
% 2015 Household income: \$100,000 to \$124,999	9.41%	10.43%	10.89%
% 2015 Household income: \$125,000 to \$149,999	9.68%	9.98%	9.95%
% 2015 Household income: \$150,000 to \$199,999	15.72%	13.72%	14.24%
% 2015 Household income: \$200,000 or more	40.59%	28.81%	22.95%

Retail Sales Volume

	1-mi.	3-mi.	5-mi.
2015 Childrens/Infants clothing stores	\$361,779	\$3,518,171	\$8,998,512
2015 Jewelry stores	\$171,593	\$1,614,487	\$4,015,358
2015 Mens clothing stores	\$467,747	\$4,522,372	\$11,482,464
2015 Shoe stores	\$466,945	\$4,515,011	\$11,461,524
2015 Womens clothing stores	\$806,328	\$7,845,539	\$19,955,539
2015 Automobile dealers	\$6,814,085	\$64,699,317	\$162,440,274
2015 Automotive parts and accessories stores	\$1,222,709	\$11,861,379	\$30,135,291
2015 Other motor vehicle dealers	\$158,561	\$1,559,187	\$3,957,786
2015 Tire dealers	\$544,472	\$5,278,527	\$13,394,345
2015 Hardware stores	\$30,185	\$283,584	\$709,732
2015 Home centers	\$311,016	\$2,900,384	\$7,190,652
2015 Nursery and garden centers	\$412,449	\$3,777,053	\$9,255,407
2015 Outdoor power equipment stores	\$144,759	\$1,400,022	\$3,550,034
2015 Paint andwallpaper stores	\$30,114	\$289,411	\$736,004
2015 Appliance, television, and other electronics stores	\$921,122	\$8,737,622	\$21,941,683
2015 Camera andphotographic supplies stores	\$77,796	\$727,345	\$1,816,030
2015 Computer andsoftware stores	\$2,130,404	\$20,970,622	\$53,597,922
2015 Beer, wine, and liquor stores	\$425,094	\$4,063,267	\$10,222,838
2015 Convenience stores	\$1,686,650	\$16,421,248	\$41,805,226
2015 Restaurant Expenditures	\$1,767,020	\$16,875,204	\$42,518,172
2015 Supermarkets and other grocery (except convenience) stores	\$5,957,551	\$58,656,716	\$150,064,885
2015 Furniture stores	\$668,497	\$6,306,325	\$15,751,063
2015 Home furnishings stores	\$2,152,723	\$20,688,404	\$52,239,201
2015 General merchandise stores	\$11,826,626	\$112,258,361	\$281,875,698
2015 Gasoline stations with convenience stores	\$5,160,043	\$50,636,512	\$129,409,925
2015 Other gasoline stations	\$3,655,405	\$36,027,202	\$92,268,830
2015 Department stores (excl leased depts)	\$11,655,033	\$110,643,874	\$277,860,340
2015 General merchandise stores	\$11,826,626	\$112,258,361	\$281,875,698
2015 Other health and personal care stores	\$458,420	\$4,370,953	\$11,009,521

Demographics

Retail Sales Volume (Cont.)

	1-mi.	3-mi.	5-mi.
2015 Pharmacies and drug stores	\$1,678,002	\$16,316,125	\$41,401,093
2015 Pet and pet supplies stores	\$435,148	\$4,263,161	\$10,873,907
2015 Book, periodical, and music stores	\$83,653	\$784,557	\$1,951,396
2015 Hobby, toy, and game stores	\$188,884	\$1,842,924	\$4,702,834
2015 Musical instrument and supplies stores	\$25,918	\$237,386	\$587,551
2015 Sewing, needlework, and piece goods stores	\$34,490	\$349,260	\$903,389
2015 Sporting goods stores	\$222,999	\$2,097,528	\$5,244,364