



Meadowridge Center

6050 MEADOWRIDGE CENTER DRIVE, Elkridge, MD
21075



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IDEAL LOCATION FOR RESTAURANT AND RETAIL

Meadowridge Center

\$18 /SF/Year

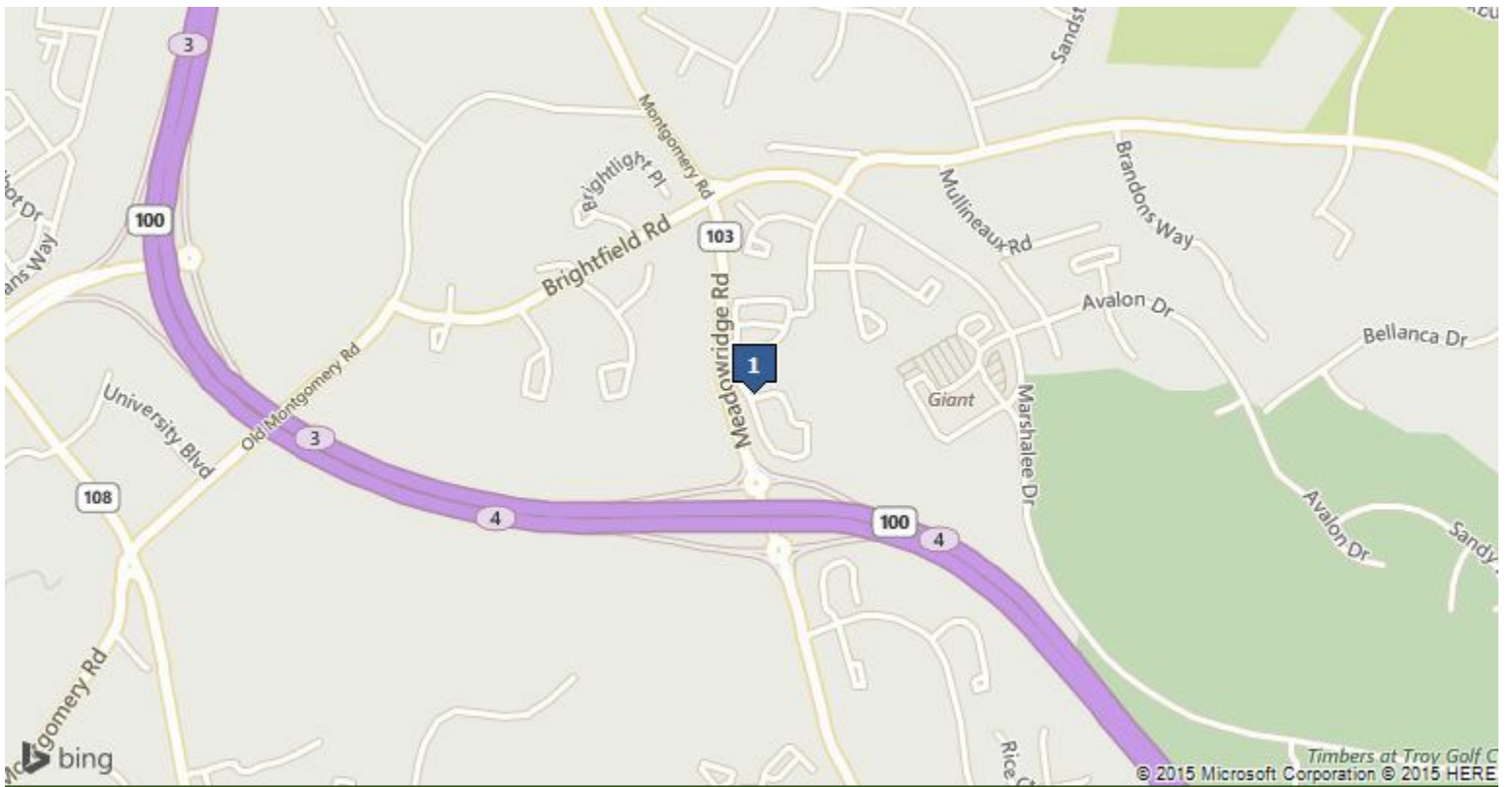
NEW CONSTRUCTION IDEAL FOR RETAIL TENANTS
THE BUILDING IS 60% LEASED TO A QUALITY
RESTAURANT THIS TENANT WILL BRING FOLKS
FROM ALL OVER THE REGION TO YOUR SHOP!

Total Space Available:	6,500 SF
Rental Rate:	\$18 /SF/Year
Min. Divisible:	1,400 SF
Property Type:	Office
Property Sub-type:	Creative/Loft
Building Size:	40,000 SF
Building Class:	A
Year Built:	2014
Anchor Tenant 1:	DOGTOPIA
Lot Size:	1.50 AC

Space 1 and 2

Space Available	6,500 SF
Rental Rate	\$18 /SF/Year
Space / Lot Type	Creative/Loft
Additional Space / Lot Types	Special Purpose (Other)
Min. Divisible	1,400 SF
Lease Type	NNN
Date Available	May 2015
Lease Term	60 Months
No. Parking Spaces	49
Pct. Procurement Fee	3.00%

THIS BUILDING WILL COMPLETE THE CENTER. THE TOTAL CENTER IS 70,000 SQUARE FEET OF PRIME RETAIL AND MEDICAL OFFICES. THE SITE IS IDEAL FOR THOSE WHO WANT A VISIBLE AND ACCESSIBLE LOCATION



6050 MEADOWRIDGE CENTER DRIVE, Elkridge, MD 21075

DEAL LOCATION DIRECTLY ON ROUTE 100 1 EXIT WEST OF I95 PYLON SIGN WITH
COLOR MESSAGE BOARD WILL FRONT DIRECTLY ON ROUTE 100 PRIME HOWARD
COUNTY ELLICOTT CITY / ELKRIDGE LOCATION HOWARD COUNTIES GROWTH
CORRIDOR

Demographics

Population	1-mi.	3-mi.	5-mi.
2015 Male Population	4,190	38,200	93,378
2015 Female Population	4,512	38,852	93,442
% 2015 Male Population	48.15%	49.58%	49.98%
% 2015 Female Population	51.85%	50.42%	50.02%
2015 Total Population: Adult	6,405	57,560	144,367
2015 Total Daytime Population	5,920	69,411	257,650
2015 Total Employees	1,901	32,563	165,560
2015 Total Population: Median Age	35	35	37
2015 Total Population: Adult Median Age	43	44	46
2015 Total population: Under 5 years	755	5,592	11,974
2015 Total population: 5 to 9 years	695	5,541	11,908
2015 Total population: 10 to 14 years	559	5,311	11,700
2015 Total population: 15 to 19 years	427	4,850	11,136
2015 Total population: 20 to 24 years	337	4,312	11,266
2015 Total population: 25 to 29 years	645	5,766	14,273
2015 Total population: 30 to 34 years	867	6,745	15,710
2015 Total population: 35 to 39 years	827	5,999	13,554
2015 Total population: 40 to 44 years	777	6,068	13,754
2015 Total population: 45 to 49 years	608	5,739	13,582
2015 Total population: 50 to 54 years	550	5,467	13,908
2015 Total population: 55 to 59 years	427	4,509	12,346
2015 Total population: 60 to 64 years	359	3,558	9,978
2015 Total population: 65 to 69 years	337	3,014	8,203
2015 Total population: 70 to 74 years	243	2,008	5,284
2015 Total population: 75 to 79 years	156	1,244	3,375
2015 Total population: 80 to 84 years	90	765	2,354
2015 Total population: 85 years and over	43	564	2,515
% 2015 Total population: Under 5 years	8.68%	7.26%	6.41%
% 2015 Total population: 5 to 9 years	7.99%	7.19%	6.37%
% 2015 Total population: 10 to 14 years	6.42%	6.89%	6.26%
% 2015 Total population: 15 to 19 years	4.91%	6.29%	5.96%
% 2015 Total population: 20 to 24 years	3.87%	5.60%	6.03%
% 2015 Total population: 25 to 29 years	7.41%	7.48%	7.64%
% 2015 Total population: 30 to 34 years	9.96%	8.75%	8.41%
% 2015 Total population: 35 to 39 years	9.50%	7.79%	7.26%
% 2015 Total population: 40 to 44 years	8.93%	7.88%	7.36%
% 2015 Total population: 45 to 49 years	6.99%	7.45%	7.27%
% 2015 Total population: 50 to 54 years	6.32%	7.10%	7.44%
% 2015 Total population: 55 to 59 years	4.91%	5.85%	6.61%
% 2015 Total population: 60 to 64 years	4.13%	4.62%	5.34%
% 2015 Total population: 65 to 69 years	3.87%	3.91%	4.39%
% 2015 Total population: 70 to 74 years	2.79%	2.61%	2.83%
% 2015 Total population: 75 to 79 years	1.79%	1.61%	1.81%

Demographics

Population (Cont.)	1-mi.	3-mi.	5-mi.
% 2015 Total population: 80 to 84 years	1.03%	0.99%	1.26%
% 2015 Total population: 85 years and over	0.49%	0.73%	1.35%
2015 White alone	5,372	43,519	110,506
2015 Black or African American alone	1,039	15,893	39,627
2015 American Indian and Alaska Native alone	18	227	649
2015 Asian alone	1,760	12,416	24,249
2015 Native Hawaiian and OPI alone	1	33	146
2015 Some Other Race alone	101	1,661	4,236
2015 Two or More Races alone	411	3,303	7,407
2015 Hispanic	473	5,217	12,605
2015 Not Hispanic	8,229	71,835	174,215
% 2015 White alone	61.73%	56.48%	59.15%
% 2015 Black or African American alone	11.94%	20.63%	21.21%
% 2015 American Indian and Alaska Native alone	0.21%	0.29%	0.35%
% 2015 Asian alone	20.23%	16.11%	12.98%
% 2015 Native Hawaiian and OPI alone	0.01%	0.04%	0.08%
% 2015 Some Other Race alone	1.16%	2.16%	2.27%
% 2015 Two or More Races alone	4.72%	4.29%	3.96%
% 2015 Hispanic	5.44%	6.77%	6.75%
% 2015 Not Hispanic	94.56%	93.23%	93.25%
2015 Not Hispanic: White alone	5,309	40,547	105,445
2015 Not Hispanic: Black or African American alone	885	9,300	26,507
2015 Not Hispanic: American Indian and Alaska Native alone	5	114	290
2015 Not Hispanic: Asian alone	650	3,923	8,697
2015 Not Hispanic: Native Hawaiian and OPI alone	4	22	38
2015 Not Hispanic: Some Other Race alone	15	190	396
2015 Not Hispanic: Two or More Races	153	1,169	2,789
% 2015 Not Hispanic: White alone	73.70%	71.15%	70.87%
% 2015 Not Hispanic: Black or African American alone	12.28%	16.32%	17.81%
% 2015 Not Hispanic: American Indian and Alaska Native alone	0.07%	0.20%	0.19%
% 2015 Not Hispanic: Asian alone	9.02%	6.88%	5.85%
% 2015 Not Hispanic: Native Hawaiian and OPI alone	0.06%	0.04%	0.03%
% 2015 Not Hispanic: Some Other Race alone	0.21%	0.33%	0.27%
% 2015 Not Hispanic: Two or More Races	2.12%	2.05%	1.87%

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	8,702	77,052	186,820
2015 Households	3,164	27,234	67,618

Demographics

Population Change (Cont.)

	1-mi.	3-mi.	5-mi.
Population Change 2010-2015	304	7,691	18,047
Household Change 2010-2015	13	1,958	4,951
% Population Change 2010-2015	3.62%	11.09%	10.69%
% Household Change 2010-2015	0.41%	7.75%	7.90%
Population Change 2000-2015	1,498	20,063	38,027
Household Change 2000-2015	480	6,540	13,783
% Population Change 2000 to 2015	20.79%	35.21%	25.56%
% Household Change 2000 to 2015	17.88%	31.60%	25.60%

Housing

	1-mi.	3-mi.	5-mi.
2015 Housing Units	2,743	21,431	55,743
2015 Occupied Housing Units	2,684	20,693	53,833
2015 Owner Occupied Housing Units	2,450	16,194	40,812
2015 Renter Occupied Housing Units	234	4,499	13,021
2015 Vacant Housings Units	59	737	1,909
% 2015 Occupied Housing Units	97.85%	96.56%	96.57%
% 2015 Owner occupied housing units	91.28%	78.26%	75.81%
% 2015 Renter occupied housing units	8.72%	21.74%	24.19%
% 2000 Vacant housing units	2.15%	3.44%	3.42%

Income

	1-mi.	3-mi.	5-mi.
2015 Household Income: Median	\$107,472	\$106,784	\$99,811
2015 Household Income: Average	\$129,467	\$130,868	\$124,497
2015 Per Capita Income	\$47,122	\$46,944	\$46,717
2015 Household income: Less than \$10,000	48	554	2,031
2015 Household income: \$10,000 to \$14,999	36	358	1,149
2015 Household income: \$15,000 to \$19,999	24	370	1,114
2015 Household income: \$20,000 to \$24,999	30	439	1,281
2015 Household income: \$25,000 to \$29,999	58	584	1,702
2015 Household income: \$30,000 to \$34,999	63	654	1,719
2015 Household income: \$35,000 to \$39,999	45	465	1,538
2015 Household income: \$40,000 to \$44,999	68	628	1,789
2015 Household income: \$45,000 to \$49,999	83	578	1,788
2015 Household income: \$50,000 to \$59,999	219	1,702	4,184
2015 Household income: \$60,000 to \$74,999	313	2,480	5,873
2015 Household income: \$75,000 to \$99,999	456	3,790	9,714
2015 Household income: \$100,000 to \$124,999	465	3,740	8,803
2015 Household income: \$125,000 to \$149,999	380	3,280	7,278
2015 Household income: \$150,000 to \$199,999	506	3,983	9,273
2015 Household income: \$200,000 or more	370	3,629	8,382
% 2015 Household income: Less than \$10,000	1.52%	2.03%	3.00%
% 2015 Household income: \$10,000 to \$14,999	1.14%	1.31%	1.70%

Demographics

Income (Cont.)

	1-mi.	3-mi.	5-mi.
% 2015 Household income: \$15,000 to \$19,999	0.76%	1.36%	1.65%
% 2015 Household income: \$20,000 to \$24,999	0.95%	1.61%	1.89%
% 2015 Household income: \$25,000 to \$29,999	1.83%	2.14%	2.52%
% 2015 Household income: \$30,000 to \$34,999	1.99%	2.40%	2.54%
% 2015 Household income: \$35,000 to \$39,999	1.42%	1.71%	2.27%
% 2015 Household income: \$40,000 to \$44,999	2.15%	2.31%	2.65%
% 2015 Household income: \$45,000 to \$49,999	2.62%	2.12%	2.64%
% 2015 Household income: \$50,000 to \$59,999	6.92%	6.25%	6.19%
% 2015 Household income: \$60,000 to \$74,999	9.89%	9.11%	8.69%
% 2015 Household income: \$75,000 to \$99,999	14.41%	13.92%	14.37%
% 2015 Household income: \$100,000 to \$124,999	14.70%	13.73%	13.02%
% 2015 Household income: \$125,000 to \$149,999	12.01%	12.04%	10.76%
% 2015 Household income: \$150,000 to \$199,999	15.99%	14.63%	13.71%
% 2015 Household income: \$200,000 or more	11.69%	13.33%	12.40%

Retail Sales Volume

	1-mi.	3-mi.	5-mi.
2015 Childrens/Infants clothing stores	\$965,946	\$8,195,409	\$19,921,030
2015 Jewelry stores	\$395,283	\$3,395,416	\$8,249,613
2015 Mens clothing stores	\$1,199,448	\$10,212,566	\$24,850,695
2015 Shoe stores	\$1,205,276	\$10,268,897	\$24,950,849
2015 Womens clothing stores	\$2,064,653	\$17,550,672	\$42,885,144
2015 Automobile dealers	\$16,791,640	\$142,269,985	\$345,255,236
2015 Automotive parts and accessories stores	\$3,152,139	\$26,686,864	\$65,127,925
2015 Other motor vehicle dealers	\$415,032	\$3,508,807	\$8,642,427
2015 Tire dealers	\$1,400,878	\$11,861,913	\$28,949,301
2015 Hardware stores	\$75,942	\$632,450	\$1,518,309
2015 Home centers	\$730,649	\$6,141,085	\$14,903,830
2015 Nursery and garden centers	\$892,986	\$7,558,537	\$18,418,949
2015 Outdoor power equipment stores	\$372,143	\$3,122,123	\$7,633,129
2015 Paint andwallpaper stores	\$81,334	\$672,458	\$1,628,476
2015 Appliance, television, and other electronics stores	\$2,271,361	\$19,151,384	\$46,532,994
2015 Camera andphotographic supplies stores	\$186,904	\$1,584,941	\$3,821,874
2015 Computer andsoftware stores	\$5,646,396	\$47,964,600	\$117,441,370
2015 Beer, wine, and liquor stores	\$1,036,888	\$8,853,258	\$21,582,476
2015 Convenience stores	\$4,385,373	\$37,396,884	\$91,155,210
2015 Restaurant Expenditures	\$4,350,520	\$36,981,417	\$90,108,034
2015 Supermarkets and other grocery (except convenience) stores	\$15,773,943	\$134,129,677	\$328,624,958
2015 Furniture stores	\$1,602,403	\$13,611,295	\$33,022,431
2015 Home furnishings stores	\$5,407,475	\$45,748,505	\$111,621,984
2015 General merchandise stores	\$28,903,398	\$244,711,850	\$595,497,593
2015 Gasoline stations with convenience stores	\$13,753,418	\$116,602,241	\$284,692,630
2015 Other gasoline stations	\$9,860,945	\$83,423,590	\$203,862,727
2015 Department stores (excl leased depts)	\$28,508,115	\$241,316,434	\$587,247,980
2015 General merchandise stores	\$28,903,398	\$244,711,850	\$595,497,593
2015 Other health and personal care stores	\$1,128,642	\$9,579,021	\$23,335,956

Demographics

Retail Sales Volume (Cont.)

	1-mi.	3-mi.	5-mi.
2015 Pharmacies and drug stores	\$4,274,840	\$36,270,857	\$88,897,757
2015 Pet and pet supplies stores	\$1,163,007	\$9,786,592	\$23,919,046
2015 Book, periodical, and music stores	\$194,642	\$1,654,524	\$4,027,287
2015 Hobby, toy, and game stores	\$501,249	\$4,233,352	\$10,335,178
2015 Musical instrument and supplies stores	\$59,667	\$506,496	\$1,216,249
2015 Sewing, needlework, and piece goods stores	\$97,734	\$824,516	\$2,011,985
2015 Sporting goods stores	\$545,402	\$4,611,957	\$11,122,154