



Ellicott Center

8000 Locust Mill Street, Ellicott City, MD 21043



Donald Reuwer

WAVERLY REAL ESTATE GROUP, LLC

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Building is complete ready for your custom finishes!

Ellicott Center

\$24 /SF/Year

New masonry construction, two stories at grade entrance to both floors

Total Space Available: 8,000 SF

Rental Rate: \$24 /SF/Year

Min. Divisible: 953 SF

Property Type: Office

Property Sub-type: Creative/Loft

Building Size: 8,000 SF

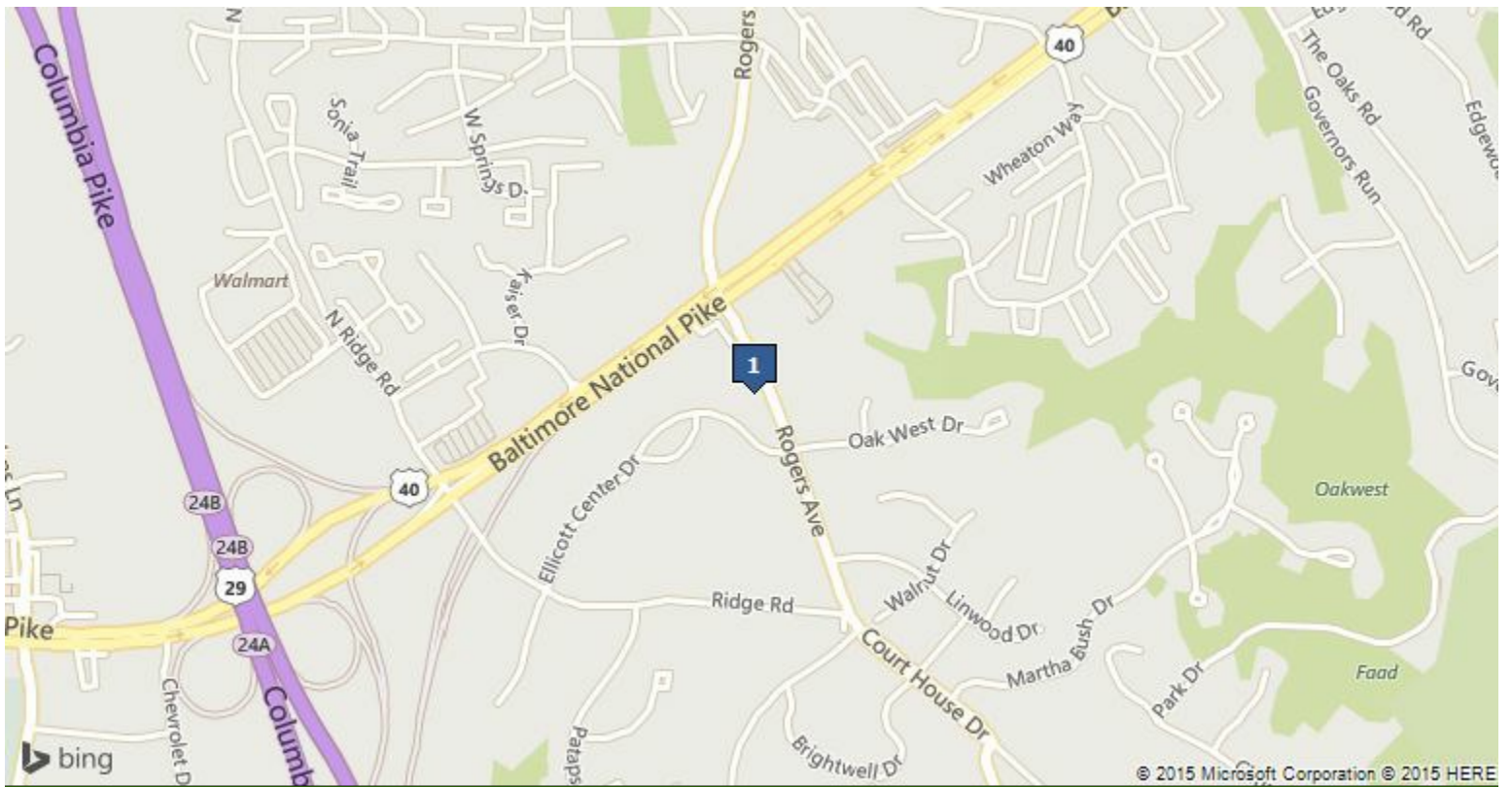
Building Class: A

Lot Size: 35,000 SF



2nd floor

Space Available	8,000 SF
Rental Rate	\$24 /SF/Year
Space / Lot Type	Medical Office
Min. Divisible	953 SF
Lease Type	Modified Gross
Date Available	Oct 2015



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On Rogers Ave just off of Route 40 on the way to the County Government complex Ideal medical or retail, or office parked at 5 per 1,000

Property Photos



High tek finishes!



Lanscaping completed

Property Photos



Office level lobby



soaring ceilings

Demographics

Population	1-mi.	3-mi.	5-mi.
2015 Male Population	7,092	32,078	82,939
2015 Female Population	7,479	33,971	88,520
% 2015 Male Population	48.67%	48.57%	48.37%
% 2015 Female Population	51.33%	51.43%	51.63%
2015 Total Population: Adult	11,242	50,421	130,229
2015 Total Daytime Population	16,169	59,345	160,529
2015 Total Employees	8,532	25,666	73,502
2015 Total Population: Median Age	35	41	39
2015 Total Population: Adult Median Age	44	50	48
2015 Total population: Under 5 years	981	3,733	10,428
2015 Total population: 5 to 9 years	903	4,468	11,699
2015 Total population: 10 to 14 years	894	4,540	11,864
2015 Total population: 15 to 19 years	936	4,425	11,217
2015 Total population: 20 to 24 years	981	3,361	9,356
2015 Total population: 25 to 29 years	1,277	3,628	10,631
2015 Total population: 30 to 34 years	1,283	3,809	10,911
2015 Total population: 35 to 39 years	1,082	4,156	10,953
2015 Total population: 40 to 44 years	1,031	4,869	12,305
2015 Total population: 45 to 49 years	1,007	5,125	13,157
2015 Total population: 50 to 54 years	889	5,341	13,541
2015 Total population: 55 to 59 years	770	5,057	12,480
2015 Total population: 60 to 64 years	590	3,938	9,939
2015 Total population: 65 to 69 years	498	3,184	8,022
2015 Total population: 70 to 74 years	417	2,177	5,377
2015 Total population: 75 to 79 years	310	1,662	3,912
2015 Total population: 80 to 84 years	297	1,240	2,776
2015 Total population: 85 years and over	425	1,336	2,891
% 2015 Total population: Under 5 years	6.73%	5.65%	6.08%
% 2015 Total population: 5 to 9 years	6.20%	6.76%	6.82%
% 2015 Total population: 10 to 14 years	6.14%	6.87%	6.92%
% 2015 Total population: 15 to 19 years	6.42%	6.70%	6.54%
% 2015 Total population: 20 to 24 years	6.73%	5.09%	5.46%
% 2015 Total population: 25 to 29 years	8.76%	5.49%	6.20%
% 2015 Total population: 30 to 34 years	8.81%	5.77%	6.36%
% 2015 Total population: 35 to 39 years	7.43%	6.29%	6.39%
% 2015 Total population: 40 to 44 years	7.08%	7.37%	7.18%
% 2015 Total population: 45 to 49 years	6.91%	7.76%	7.67%
% 2015 Total population: 50 to 54 years	6.10%	8.09%	7.90%
% 2015 Total population: 55 to 59 years	5.28%	7.66%	7.28%
% 2015 Total population: 60 to 64 years	4.05%	5.96%	5.80%
% 2015 Total population: 65 to 69 years	3.42%	4.82%	4.68%
% 2015 Total population: 70 to 74 years	2.86%	3.30%	3.14%
% 2015 Total population: 75 to 79 years	2.13%	2.52%	2.28%

Demographics

Population (Cont.)	1-mi.	3-mi.	5-mi.
% 2015 Total population: 80 to 84 years	2.04%	1.88%	1.62%
% 2015 Total population: 85 years and over	2.92%	2.02%	1.69%
2015 White alone	5,750	38,487	91,152
2015 Black or African American alone	2,222	10,022	44,156
2015 American Indian and Alaska Native alone	69	147	461
2015 Asian alone	5,605	14,378	26,843
2015 Native Hawaiian and OPI alone	11	35	89
2015 Some Other Race alone	487	970	3,286
2015 Two or More Races alone	427	2,010	5,472
2015 Hispanic	971	2,768	8,917
2015 Not Hispanic	13,600	63,281	162,542
% 2015 White alone	39.46%	58.27%	53.16%
% 2015 Black or African American alone	15.25%	15.17%	25.75%
% 2015 American Indian and Alaska Native alone	0.47%	0.22%	0.27%
% 2015 Asian alone	38.47%	21.77%	15.66%
% 2015 Native Hawaiian and OPI alone	0.08%	0.05%	0.05%
% 2015 Some Other Race alone	3.34%	1.47%	1.92%
% 2015 Two or More Races alone	2.93%	3.04%	3.19%
% 2015 Hispanic	6.66%	4.19%	5.20%
% 2015 Not Hispanic	93.34%	95.81%	94.80%
2015 Not Hispanic: White alone	6,362	40,147	94,234
2015 Not Hispanic: Black or African American alone	1,392	6,520	33,031
2015 Not Hispanic: American Indian and Alaska Native alone	21	98	287
2015 Not Hispanic: Asian alone	1,798	5,675	11,201
2015 Not Hispanic: Native Hawaiian and OPI alone	1	12	50
2015 Not Hispanic: Some Other Race alone	33	130	341
2015 Not Hispanic: Two or More Races	217	813	2,390
% 2015 Not Hispanic: White alone	62.07%	73.48%	64.89%
% 2015 Not Hispanic: Black or African American alone	13.58%	11.93%	22.74%
% 2015 Not Hispanic: American Indian and Alaska Native alone	0.20%	0.18%	0.20%
% 2015 Not Hispanic: Asian alone	17.54%	10.39%	7.71%
% 2015 Not Hispanic: Native Hawaiian and OPI alone	0.01%	0.02%	0.03%
% 2015 Not Hispanic: Some Other Race alone	0.32%	0.24%	0.23%
% 2015 Not Hispanic: Two or More Races	2.12%	1.49%	1.65%

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	14,571	66,049	171,459
2015 Households	5,626	24,122	62,771

Demographics

Population Change (Cont.)

	1-mi.	3-mi.	5-mi.
Population Change 2010-2015	1,249	3,827	8,416
Household Change 2010-2015	301	823	1,802
% Population Change 2010-2015	9.38%	6.15%	5.16%
% Household Change 2010-2015	5.65%	3.53%	2.96%
Population Change 2000-2015	4,322	11,412	26,227
Household Change 2000-2015	1,158	3,614	8,340
% Population Change 2000 to 2015	42.17%	20.89%	18.06%
% Household Change 2000 to 2015	25.92%	17.62%	15.32%

Housing

	1-mi.	3-mi.	5-mi.
2015 Housing Units	4,640	21,032	56,371
2015 Occupied Housing Units	4,468	20,508	54,430
2015 Owner Occupied Housing Units	1,434	15,355	38,389
2015 Renter Occupied Housing Units	3,034	5,153	16,041
2015 Vacant Housings Units	172	524	1,940
% 2015 Occupied Housing Units	96.29%	97.51%	96.56%
% 2015 Owner occupied housing units	32.09%	74.87%	70.53%
% 2015 Renter occupied housing units	67.91%	25.13%	29.47%
% 2000 Vacant housing units	3.71%	2.49%	3.44%

Income

	1-mi.	3-mi.	5-mi.
2015 Household Income: Median	\$82,289	\$97,152	\$91,219
2015 Household Income: Average	\$112,360	\$130,299	\$121,061
2015 Per Capita Income	\$44,036	\$47,829	\$44,783
2015 Household income: Less than \$10,000	267	716	1,945
2015 Household income: \$10,000 to \$14,999	97	388	1,187
2015 Household income: \$15,000 to \$19,999	120	462	1,418
2015 Household income: \$20,000 to \$24,999	109	429	1,446
2015 Household income: \$25,000 to \$29,999	300	733	1,704
2015 Household income: \$30,000 to \$34,999	154	562	1,683
2015 Household income: \$35,000 to \$39,999	127	519	1,540
2015 Household income: \$40,000 to \$44,999	207	853	2,166
2015 Household income: \$45,000 to \$49,999	120	569	1,961
2015 Household income: \$50,000 to \$59,999	520	1,721	4,615
2015 Household income: \$60,000 to \$74,999	559	2,020	5,754
2015 Household income: \$75,000 to \$99,999	799	3,486	9,196
2015 Household income: \$100,000 to \$124,999	495	2,431	6,659
2015 Household income: \$125,000 to \$149,999	499	2,428	5,912
2015 Household income: \$150,000 to \$199,999	609	3,025	7,377
2015 Household income: \$200,000 or more	644	3,780	8,208
% 2015 Household income: Less than \$10,000	4.75%	2.97%	3.10%
% 2015 Household income: \$10,000 to \$14,999	1.72%	1.61%	1.89%

Demographics

Income (Cont.)

	1-mi.	3-mi.	5-mi.
% 2015 Household income: \$15,000 to \$19,999	2.13%	1.92%	2.26%
% 2015 Household income: \$20,000 to \$24,999	1.94%	1.78%	2.30%
% 2015 Household income: \$25,000 to \$29,999	5.33%	3.04%	2.71%
% 2015 Household income: \$30,000 to \$34,999	2.74%	2.33%	2.68%
% 2015 Household income: \$35,000 to \$39,999	2.26%	2.15%	2.45%
% 2015 Household income: \$40,000 to \$44,999	3.68%	3.54%	3.45%
% 2015 Household income: \$45,000 to \$49,999	2.13%	2.36%	3.12%
% 2015 Household income: \$50,000 to \$59,999	9.24%	7.13%	7.35%
% 2015 Household income: \$60,000 to \$74,999	9.94%	8.37%	9.17%
% 2015 Household income: \$75,000 to \$99,999	14.20%	14.45%	14.65%
% 2015 Household income: \$100,000 to \$124,999	8.80%	10.08%	10.61%
% 2015 Household income: \$125,000 to \$149,999	8.87%	10.07%	9.42%
% 2015 Household income: \$150,000 to \$199,999	10.82%	12.54%	11.75%
% 2015 Household income: \$200,000 or more	11.45%	15.67%	13.08%

Retail Sales Volume

	1-mi.	3-mi.	5-mi.
2015 Childrens/Infants clothing stores	\$1,626,936	\$7,029,533	\$18,112,345
2015 Jewelry stores	\$664,117	\$2,994,360	\$7,523,070
2015 Mens clothing stores	\$1,992,864	\$8,870,800	\$22,638,556
2015 Shoe stores	\$1,992,814	\$8,863,907	\$22,644,612
2015 Womens clothing stores	\$3,390,652	\$15,402,466	\$39,156,188
2015 Automobile dealers	\$27,024,577	\$124,242,067	\$314,565,518
2015 Automotive parts and accessories stores	\$5,104,713	\$23,387,839	\$59,545,691
2015 Other motor vehicle dealers	\$668,400	\$3,133,086	\$8,023,423
2015 Tire dealers	\$2,270,548	\$10,396,067	\$26,479,084
2015 Hardware stores	\$111,910	\$544,786	\$1,368,596
2015 Home centers	\$1,117,878	\$5,463,143	\$13,640,645
2015 Nursery and garden centers	\$1,391,283	\$6,875,266	\$16,984,663
2015 Outdoor power equipment stores	\$578,314	\$2,768,178	\$7,002,027
2015 Paint andwallpaper stores	\$121,501	\$579,018	\$1,472,325
2015 Appliance, television, and other electronics stores	\$3,605,913	\$16,796,263	\$42,453,676
2015 Camera andphotographic supplies stores	\$294,691	\$1,367,380	\$3,439,533
2015 Computer andsoftware stores	\$9,379,345	\$42,011,798	\$107,684,449
2015 Beer, wine, and liquor stores	\$1,715,787	\$7,791,469	\$19,753,062
2015 Convenience stores	\$7,381,593	\$32,405,774	\$83,201,208
2015 Restaurant Expenditures	\$7,098,181	\$32,530,418	\$82,323,576
2015 Supermarkets and other grocery (except convenience) stores	\$26,295,630	\$117,589,865	\$301,395,337
2015 Furniture stores	\$2,618,980	\$11,959,221	\$30,147,623
2015 Home furnishings stores	\$8,719,148	\$40,389,536	\$102,255,494
2015 General merchandise stores	\$46,439,814	\$215,666,271	\$544,051,576
2015 Gasoline stations with convenience stores	\$22,724,718	\$101,400,527	\$260,276,692
2015 Other gasoline stations	\$16,184,476	\$72,642,646	\$186,507,303
2015 Department stores (excl leased depts)	\$45,775,697	\$212,671,911	\$536,528,506
2015 General merchandise stores	\$46,439,814	\$215,666,271	\$544,051,576
2015 Other health and personal care stores	\$1,829,209	\$8,433,930	\$21,308,934

Demographics

Retail Sales Volume (Cont.)

	1-mi.	3-mi.	5-mi.
2015 Pharmacies and drug stores	\$6,982,500	\$32,202,928	\$81,757,874
2015 Pet and pet supplies stores	\$1,860,401	\$8,572,676	\$21,914,396
2015 Book, periodical, and music stores	\$314,122	\$1,472,350	\$3,691,826
2015 Hobby, toy, and game stores	\$822,711	\$3,701,751	\$9,446,629
2015 Musical instrument and supplies stores	\$95,673	\$439,642	\$1,099,203
2015 Sewing, needlework, and piece goods stores	\$157,927	\$720,200	\$1,830,281
2015 Sporting goods stores	\$850,261	\$3,942,560	\$9,981,972