

FOR SALE

Anne Arundel County, MD

1566 - 1580 ANNAPOLIS ROAD

ODENTON, MARYLAND 21113

LAND AREA

5.33 Acres

ZONING

O-NOD (North Odenton District)
Odenton Town Center

TRAFFIC COUNT

24,942 AADT (Annapolis Rd)

SALE PRICE

\$3,500,000

HOUSEHOLDS

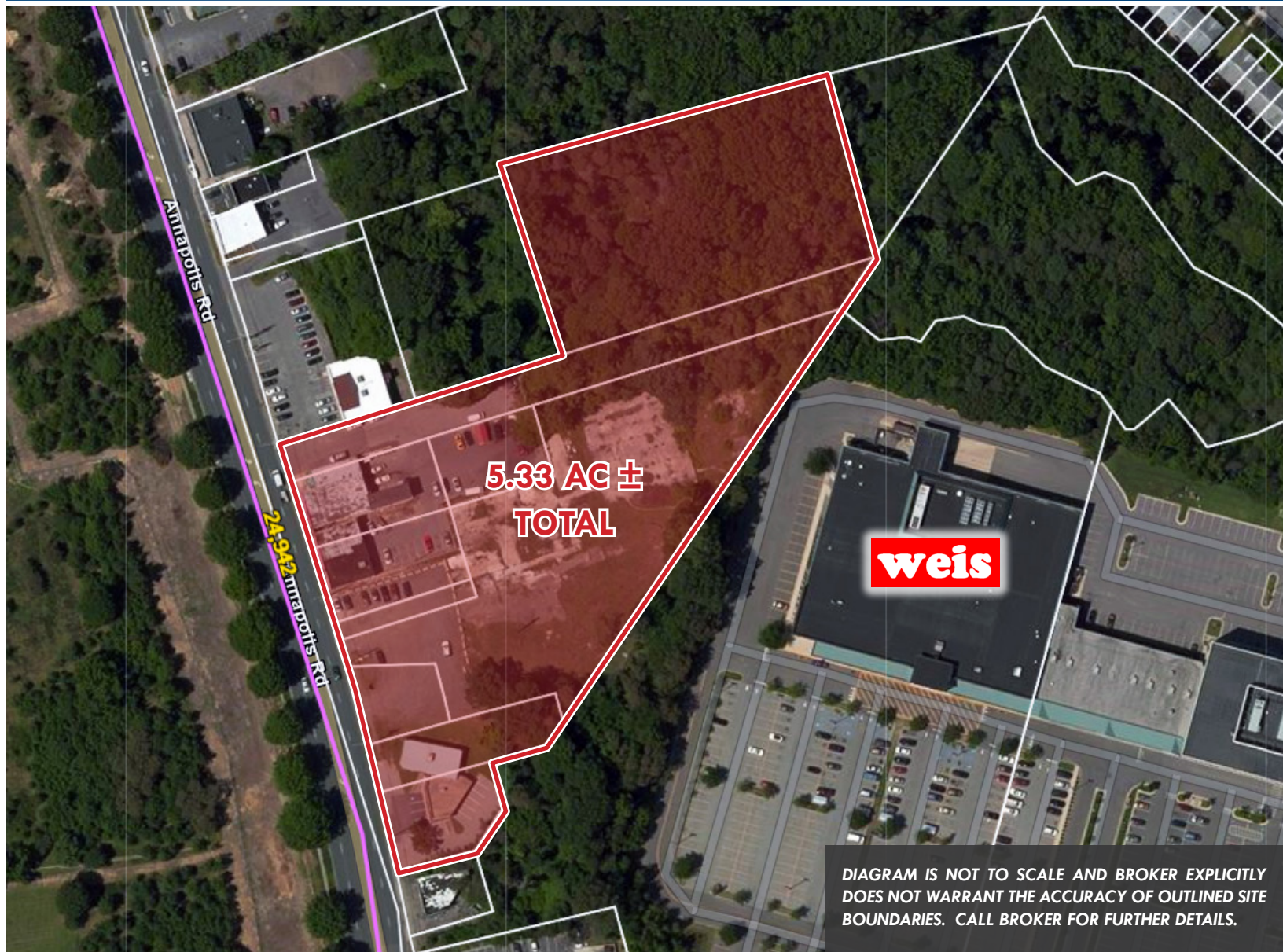
1 Mile: 3,840
3 Miles: 24,715

HOUSEHOLD INCOME

1 Mile: \$114,430

HIGHLIGHTS

- ▶ Shovel ready - all due diligence and studies completed
- ▶ Utilities - All public and allocations secured
- ▶ Wide array of retail, residential, and commercial uses permitted
- ▶ Located within Anne Arundel County's revitalization district
- ▶ Investment funds and tax credits available



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BIRDSEYE

1566 - 1580 ANNAPOLIS RD | ODENTON, MARYLAND 21113

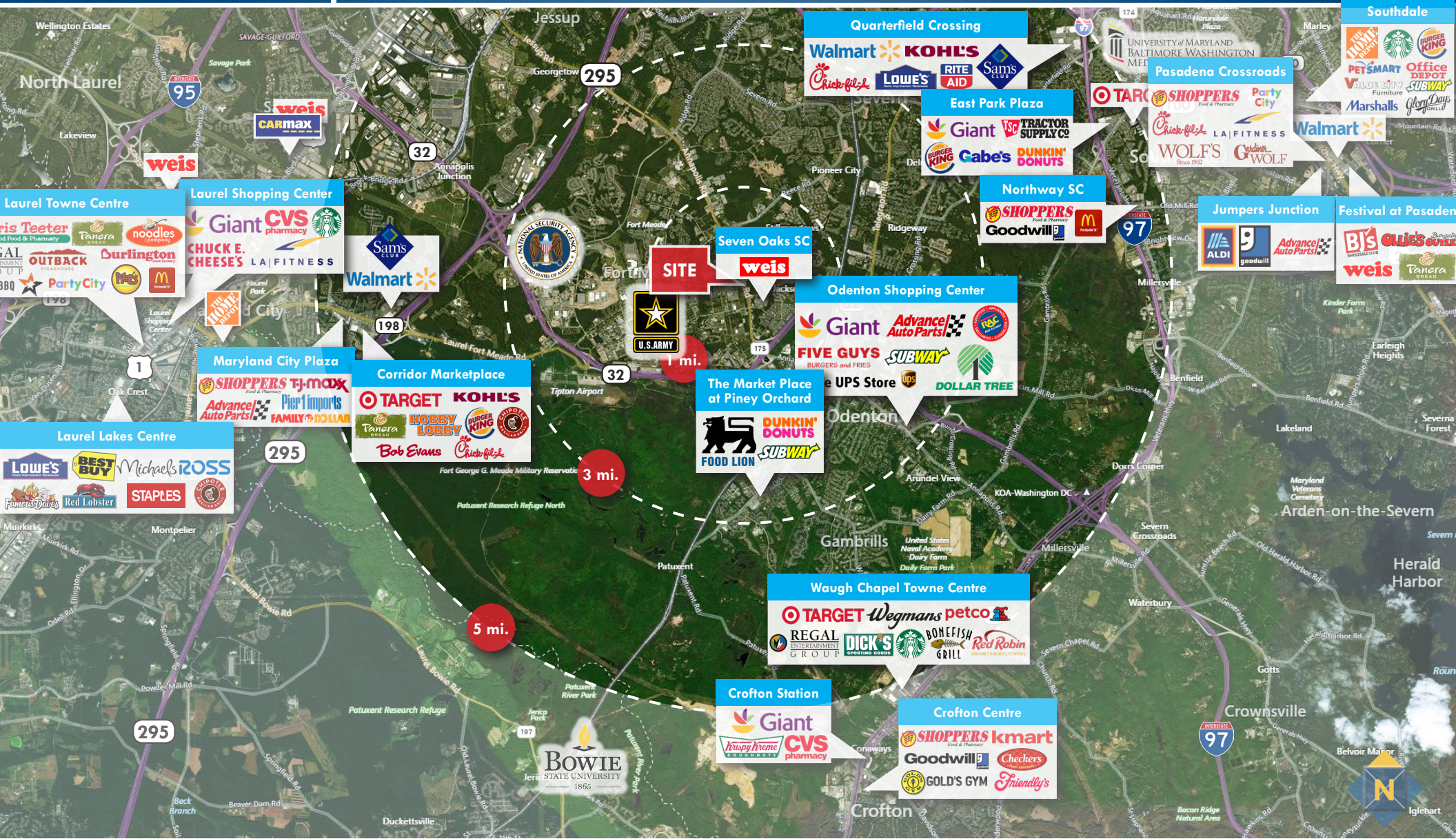


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TRADE AREA

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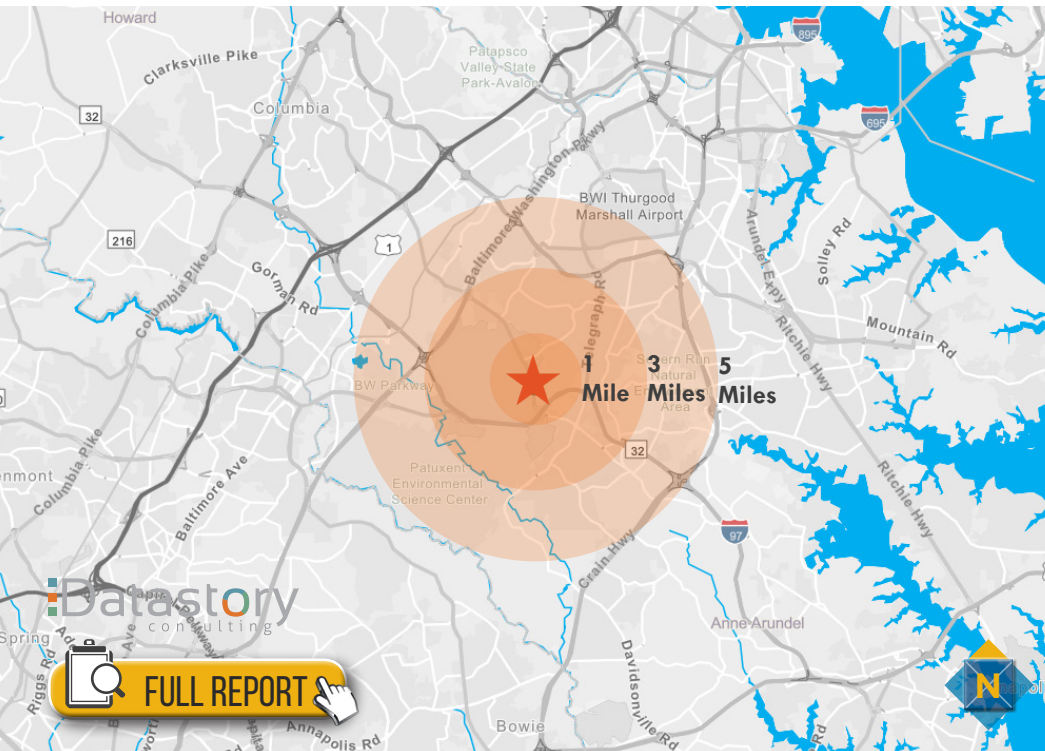


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LOCATION / DEMOGRAPHICS

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RESIDENTIAL POPULATION 4,454 1 MILE 33,395 3 MILES 58,757 5 MILES	NUMBER OF HOUSEHOLDS 3,840 1 MILE 24,715 3 MILES 46,709 5 MILES	AVERAGE HH SIZE 2.64 1 MILE 2.80 3 MILES 2.71 5 MILES	MEDIAN AGE 32.1 1 MILE 33.4 3 MILES 35.8 5 MILES
AVERAGE HH INCOME \$114,430 1 MILE \$107,694 3 MILES \$115,894 5 MILES	EDUCATION (COLLEGE+) 77.2% 1 MILE 72.8% 3 MILES 70.6% 5 MILES	EMPLOYMENT (AGE 16+ IN LABOR FORCE) 95.6% 1 MILE 94.8% 3 MILES 95.5% 5 MILES	DAYTIME POPULATION 9,324 1 MILE 51,301 3 MILES 126,451 5 MILES

48.1%
ENTERPRISING PROFESSIONALS
2 MILES

2.48
AVERAGE HH SIZE

35.3
MEDIAN AGE

\$86,600
MEDIAN HH INCOME

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These residents are well educated and climbing the ladder in STEM (science, technology, engineering and mathematics) occupations. This young market makes over 1-1/2 times more income than the US median.

12.6%
MILITARY PROXIMITY
2 MILES

3.38
AVERAGE HH SIZE

22.6
MEDIAN AGE

\$48,600
MEDIAN HH INCOME

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Residents of Military Proximity are married-couple families just beginning parenthood. These consumers live a young, active lifestyle with a focus on their families.

9.0%
BRIGHT YOUNG PROFESSIONALS
2 MILES

2.41
AVERAGE HH SIZE

33.0
MEDIAN AGE

\$54,000
MEDIAN HH INCOME

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These communities are home to young, educated, working professionals. Slightly more diverse couples dominate this market, with more renters than homeowners. Residents of this segment are physically active and up on the latest technology.

8.6%
SOCCER MOMS
2 MILES

2.00
AVERAGE HH SIZE

30.0
MEDIAN AGE

\$,000
MEDIAN HH INCOME

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Life in the suburban wilderness offsets the hectic pace of two working parents with growing children for this affluent, family-oriented market. They favor time-saving devices and like banking online.