

FOR LEASE

Anne Arundel County, MD

SEVERN VILLAGE

741 GENERAL'S HIGHWAY | MILLERSVILLE, MARYLAND 21108

AVAILABLE

1,318 - 5,364 sf - Suites 100-103

3,372 - 11,103 sf - Suites 105-107

SITE SIZE

2.69 Acres

ZONING

C-1 (Local Commercial District)

PARKING RATIO

Approximately 4 spaces per 1,000

RENTAL RATE

Negotiable

HIGHLIGHTS

- New construction in highly sought after Millersville location.
- Unique architecture providing efficient mixed use space highlighting modern design trends
- Mezzanine available for extra square footage
- Tenant improvement package available
- Ideal for restaurant or carry-out



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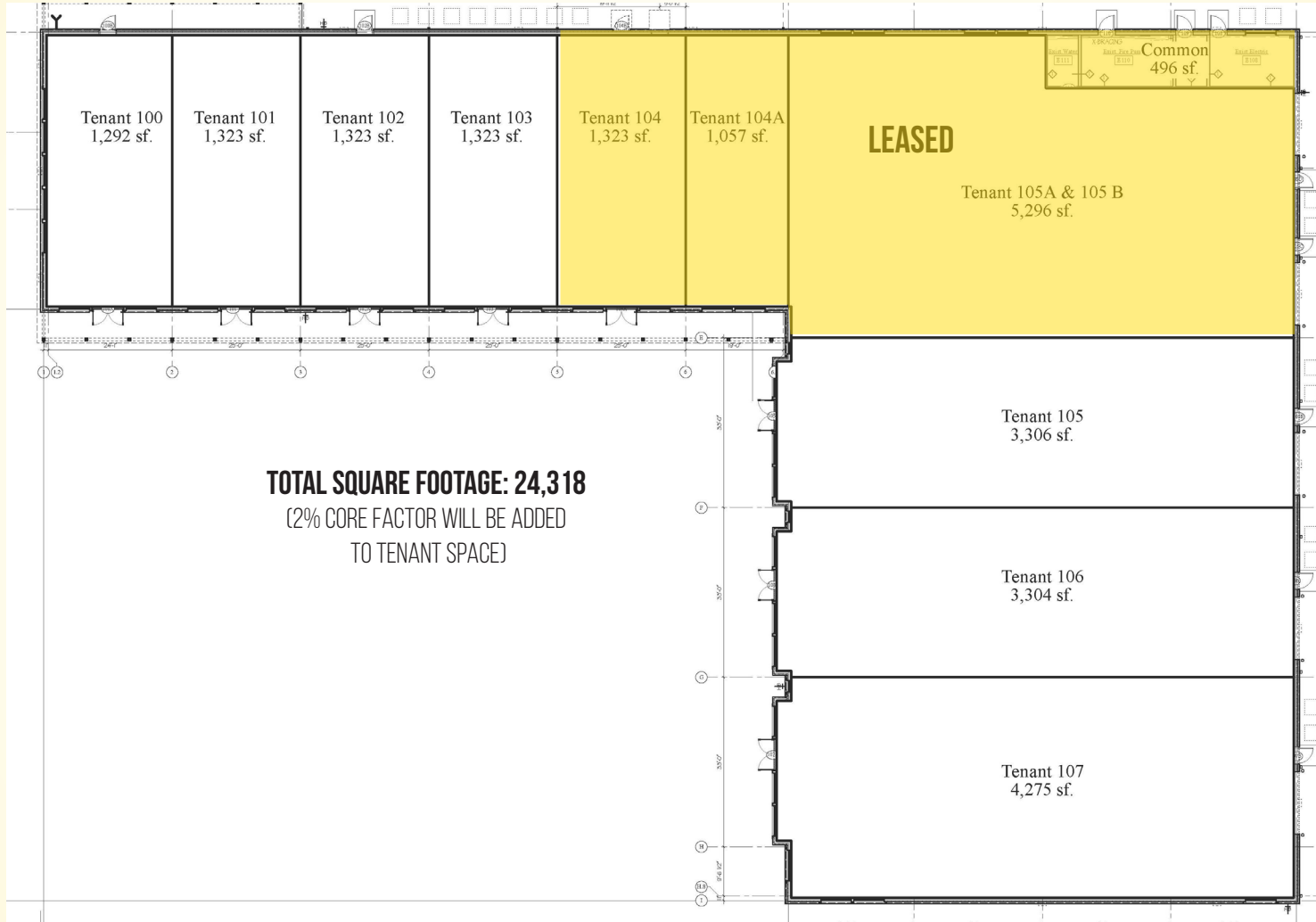
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UP TO 11,103 CONTIGUOUS SF AVAILABLE

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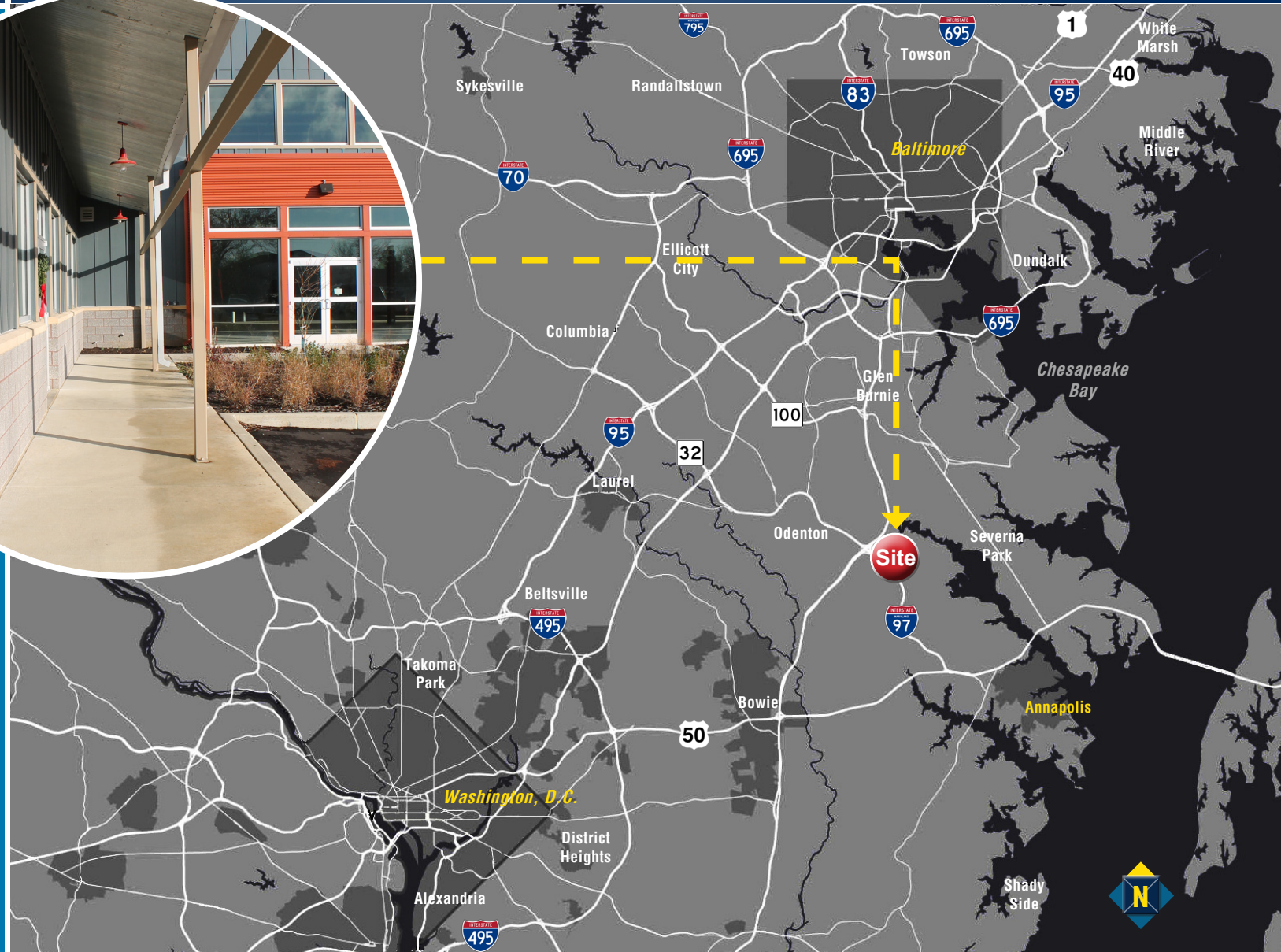


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PRIME LOCATION

SEVERN VILLAGE | MILLERSVILLE, MARYLAND



Severn Village is situated equidistant from major business hubs, Downtown Baltimore and Washington, DC

- Fort Meade 6 mi.
- BWI Airport 8 mi.
- Columbia 17 mi.
- Downtown Baltimore 15 mi.
- Washington, DC 25 mi.
- Arlington, VA 31 mi.
- Alexandria, VA 35 mi.

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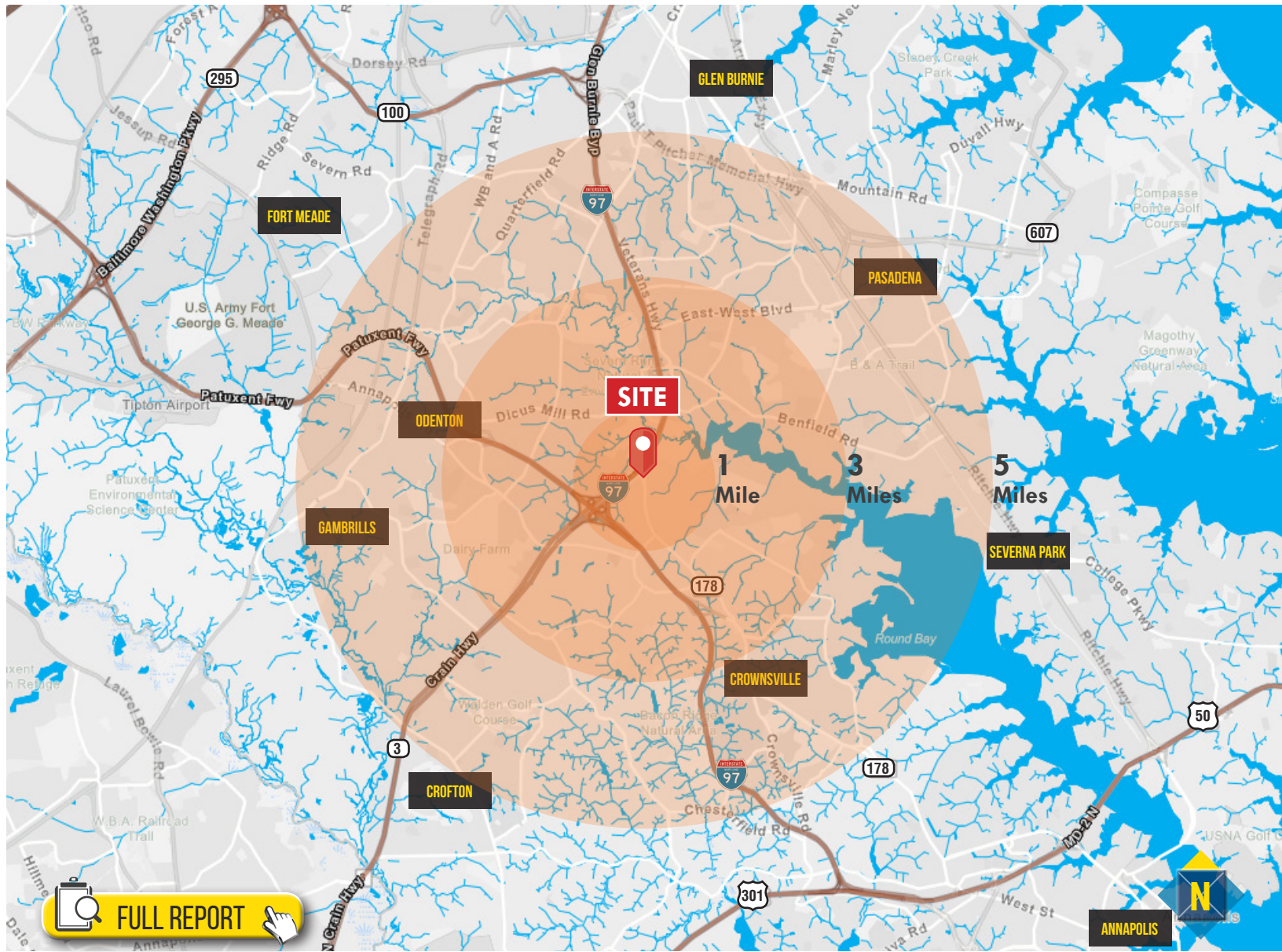
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SEVERN VILLAGE DEMOGRAPHICS

741 GENERALS HIGHWAY | MILLERSVILLE, MARYLAND 21108

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Total Population	1,173	22,695	129,709
Male Population	588	11,251	63,195
Female Population	585	11,445	66,514
Number of Households	410	7,884	47,632
Average Household Size	2.79	2.86	2.71
Median Age	47.8	44.9	39.2
Average Household Income	\$132,919	\$159,876	\$121,958
Daytime Employees	782	20,907	61,776
Education (College+)	61.9	77.1	73.6



FULL REPORT