

FOR LEASE

Anne Arundel County, MD

END CAP RETAIL AT ARUNDEL PRESERVE

ARUNDEL PRESERVE | 7696 DORCHESTER BOULEVARD | HANOVER, MARYLAND 21076



AVAILABLE

1,500-3,000 sf ±

ZONING

Retail

TRAFFIC COUNT

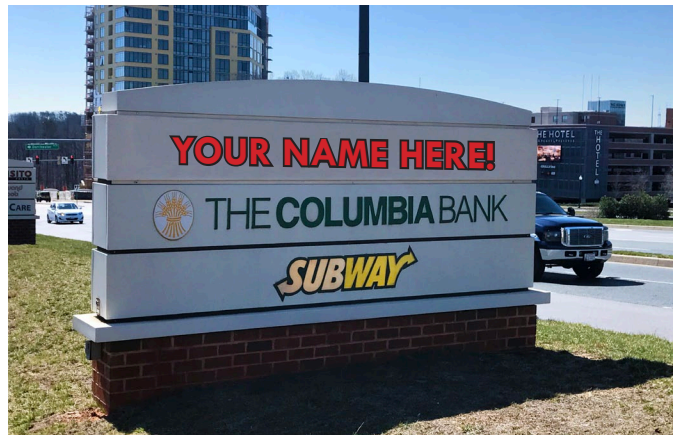
23,043 AADT (Arundel Mills Blvd)

RENTAL RATE

Call for details

HIGHLIGHTS

- ▶ Part of Arundel Preserve, a 268-acre, mixed-use community which is part of the 1,100-acre Arundel Mills Development
- ▶ Immediately adjacent to I-295 (103,983 vehicles per day)
- ▶ Average household income of \$125,000+ in 1 mile radius
- ▶ Close proximity to Walmart, Costco, Maryland Live! Casino and Arundel Mills Mall (Cinemark Egyptian 24, Bass Pro Shops, Dave & Buster's, Medieval Times & many more!)



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AERIAL: ARUNDEL PRESERVE

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THE PALISADES (2013)

330 units/15 stories

THE ARBORS (2007)

496 units/4 stories

TOWN CENTER

The Arundel (2017)

» 233 units/15 stories

The Hotel

» 150 rooms/7 stories

The Residences (2001)

» 242 units/6 stories

Office Building

» 85,975 sf/3 stories

THE CORPORATE CENTER

Class A office park

» 118,727 sf ± built

» 118,727 sf ± under construction

» 960,000 sf planned sf

THE ENCLAVE

1,360-unit townhome community



- | | |
|----------------------------------|---------------------------------|
| A Subway | J Righttime Medical Care |
| B The Columbia Bank | K Maiwand Kabob |
| C Preserve Wine & Spirits | L Starbucks |
| D Pearl Nails & Spa | M CVS |
| E Preserve Cleaners | N Wawa |
| F Five Guys | O Grillfire |
| G Tutti Frutti | P Vivo Italian Kitchen |
| H Squisito Pizza & Pasta | Q Bangels 'n Grinds |
| I Red Parrot Asian Bistro | R Rangoli Restaurant |



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LOCAL TRADE AREA

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REGIONAL TRADE AREA

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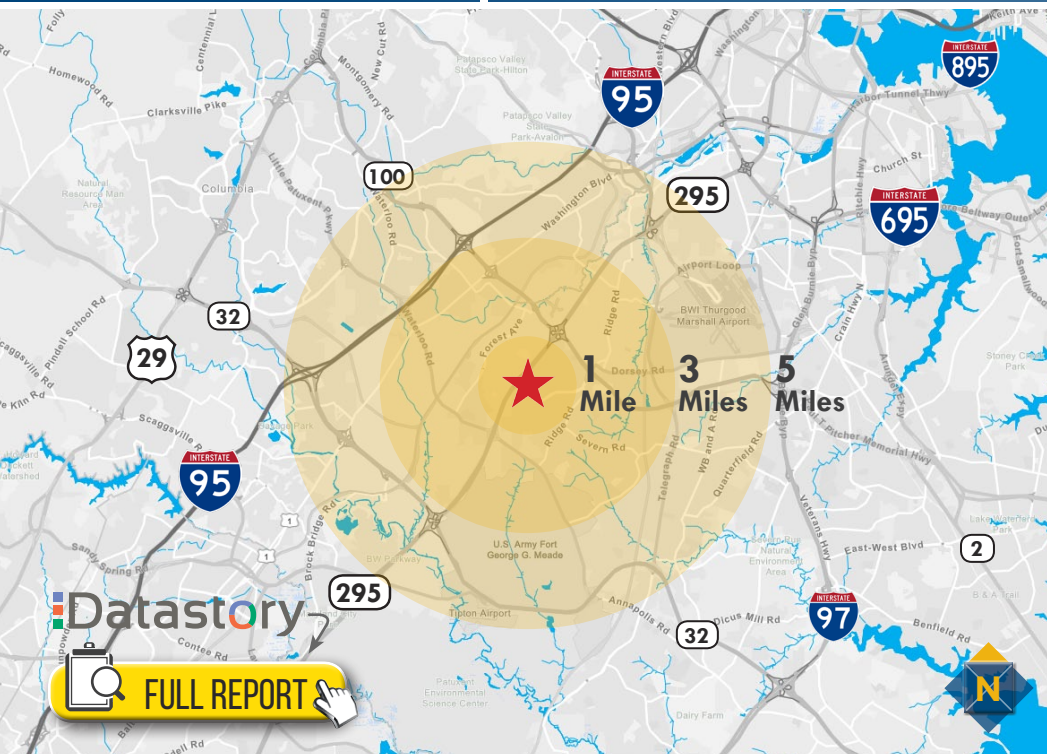
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LOCATION / DEMOGRAPHICS

ARUNDEL PRESERVE | 7696 DORCHESTER BOULEVARD | HANOVER, MARYLAND 21076



RESIDENTIAL POPULATION 7,106 1 MILE 52,515 3 MILES 141,241 5 MILES	NUMBER OF HOUSEHOLDS 2,852 1 MILE 16,354 3 MILES 48,494 5 MILES	AVERAGE HH SIZE 2.49 1 MILE 2.85 3 MILES 2.77 5 MILES	MEDIAN AGE 37.1 1 MILE 34.5 3 MILES 35.0 5 MILES
AVERAGE HH INCOME \$127,329 1 MILE \$107,615 3 MILES \$113,473 5 MILES	EDUCATION (COLLEGE+) 80.3% 1 MILE 66.8% 3 MILES 70.9% 5 MILES	EMPLOYMENT (AGE 16+ IN LABOR FORCE) 96.6% 1 MILE 95.0% 3 MILES 95.7% 5 MILES	DAYTIME POPULATION 12,736 1 MILE 79,663 3 MILES 193,006 5 MILES

40%
ENTERPRISING PROFESSIONALS
2 MILES

LEARN MORE

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.

2.46
AVERAGE HH SIZE

34.8
MEDIAN AGE

\$77,000
MEDIAN HH INCOME

25%
SAVVY SUBURBANITES
2 MILES

LEARN MORE

These residents are well educated, well read and well capitalized. Largely empty nesters, they have a suburban lifestyle, but also enjoy good food and wine, plus the amenities of the city's cultural events.

2.83
AVERAGE HH SIZE

44.1
MEDIAN AGE

\$104,000
MEDIAN HH INCOME

9%
PLEASANTVILLE
2 MILES

LEARN MORE

Prosperous domesticity best describes these settled denizens. They maintain their higher incomes and standard of living with dual incomes, and shop online and in a variety of stores, from upscale to discount.

2.86
AVERAGE HH SIZE

41.9
MEDIAN AGE

\$85,000
MEDIAN HH INCOME

7%
THE GREAT OUTDOORS
2 MILES

LEARN MORE

These consumers are educated empty nesters living an active but modest lifestyle. Their focus is land. They are active gardeners and partial to homegrown and home-cooked meals. They are cost-conscious.

2.43
AVERAGE HH SIZE

46.3
MEDIAN AGE

\$53,000
MEDIAN HH INCOME



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