

# FOR LEASE



Howard County, Maryland

## FREESTANDING, TURN-KEY RESTAURANT W/ BAR

HIGHLAND INN | 12857 HIGHLAND ROAD | HIGHLAND, MARYLAND 20777

### BUILDING SIZE

6,863 sf (2 stories)

### LOT SIZE

2.85 Acres

### PARKING

100+ spaces

### ZONING

BR (Business: Rural) District

### RENTAL RATE

\$25.00 psf, NNN

### HIGHLIGHTS

- ▶ Turn-key, full service restaurant situated on 2.85 Acres
- ▶ Freestanding, 2-story building with lower level patio
- ▶ Large parking field with 100+ spaces
- ▶ Located in the affluent Howard County suburb of Highland, which boasts an average household income of \$245,000+



**Laura Williams** | Senior Real Estate Advisor

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## AERIAL

HIGHLAND INN | 12857 HIGHLAND ROAD | HIGHLAND, MARYLAND 20777



HIGHLAND RD

5,762 AADT



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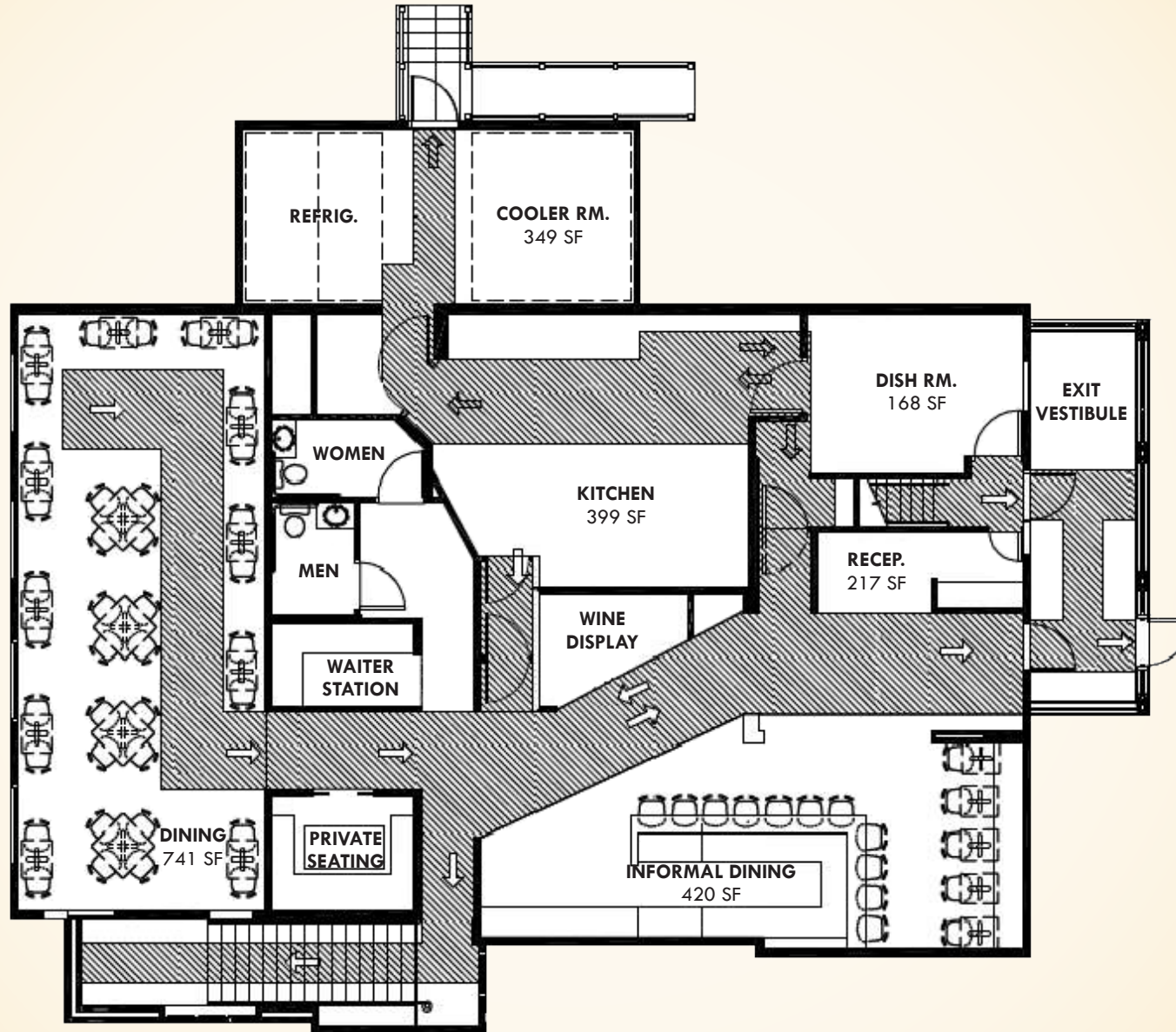
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## FLOOR PLAN: MAIN LEVEL

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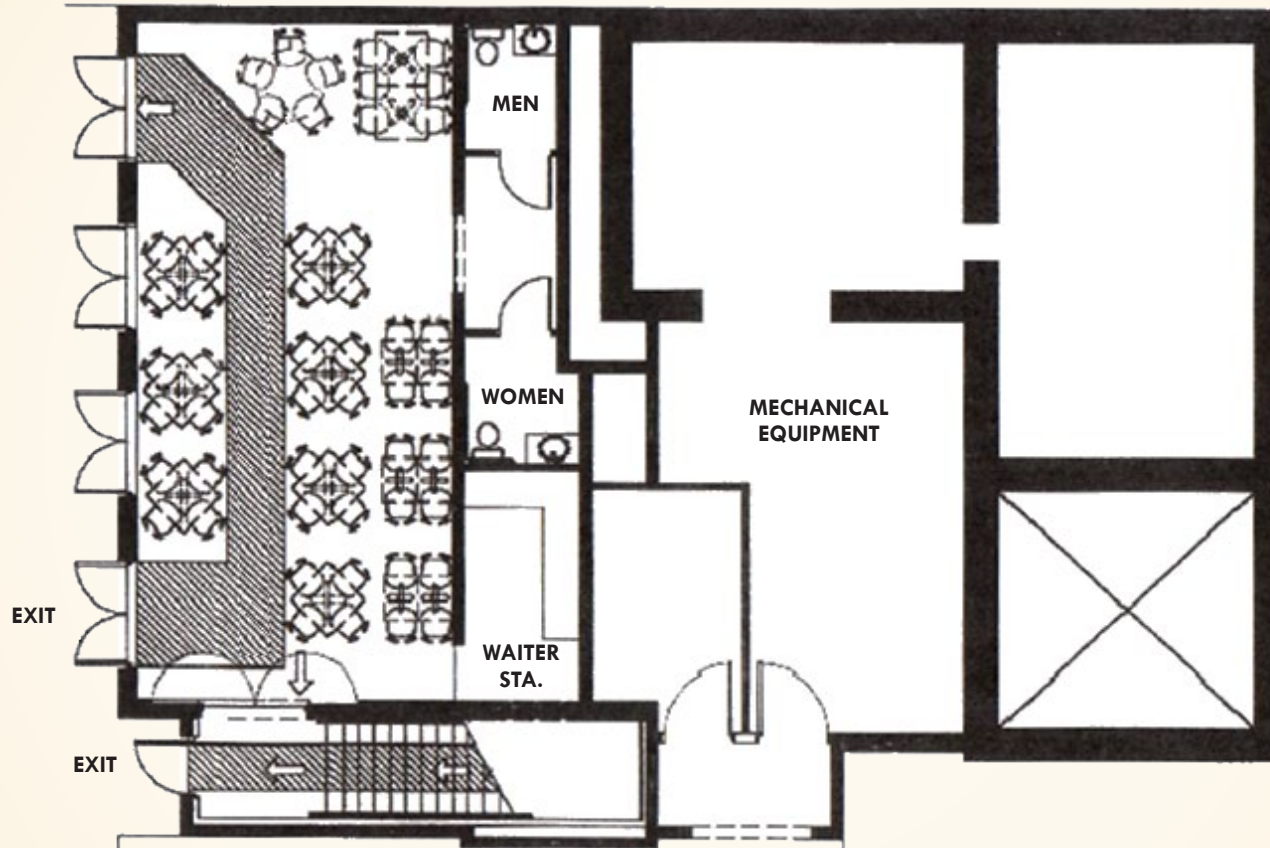
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## FLOOR PLAN: LOWER LEVEL

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# INTERIOR PHOTOS

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MAIN LEVEL



LOWER LEVEL



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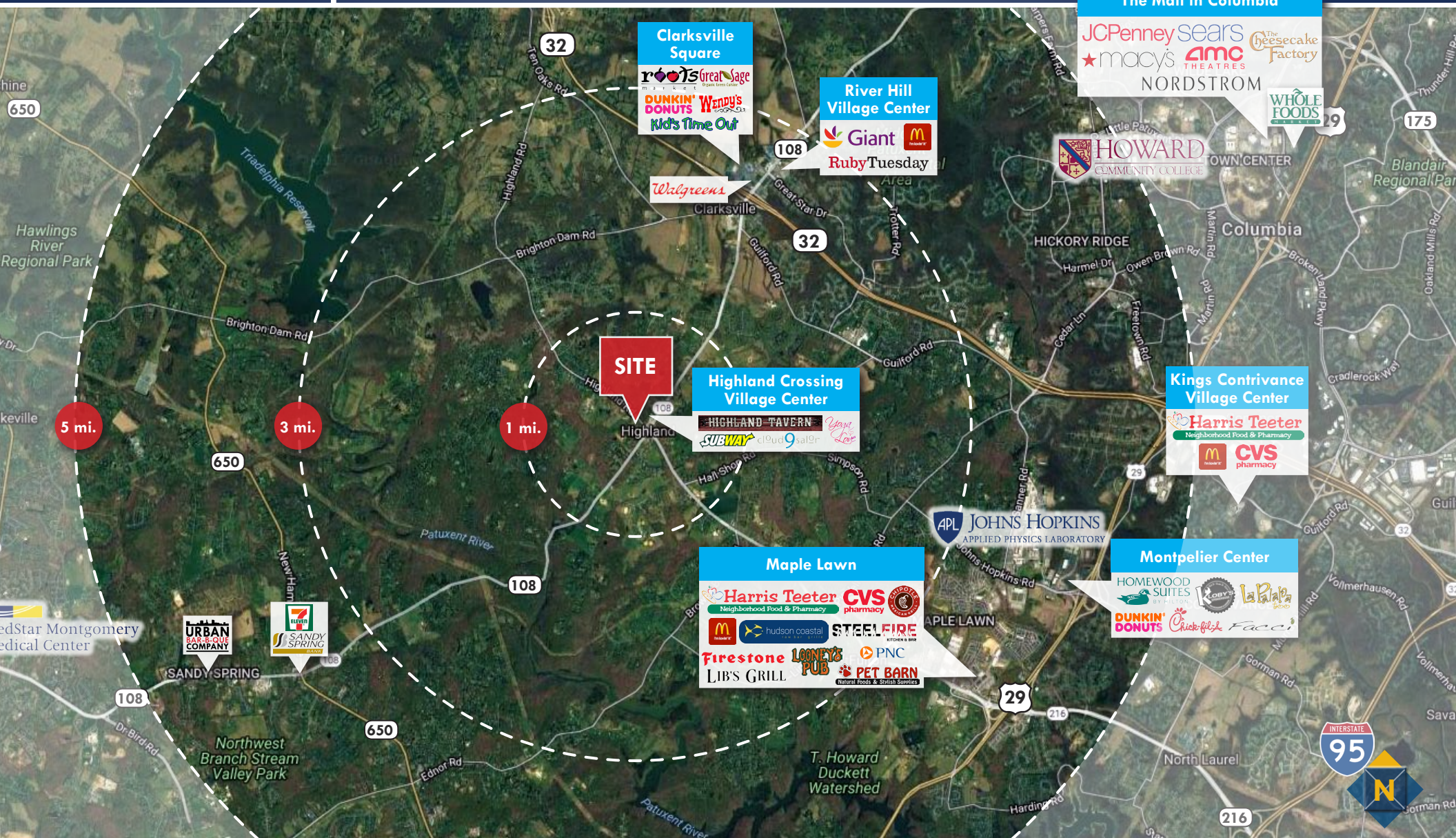
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# TRADE AREA

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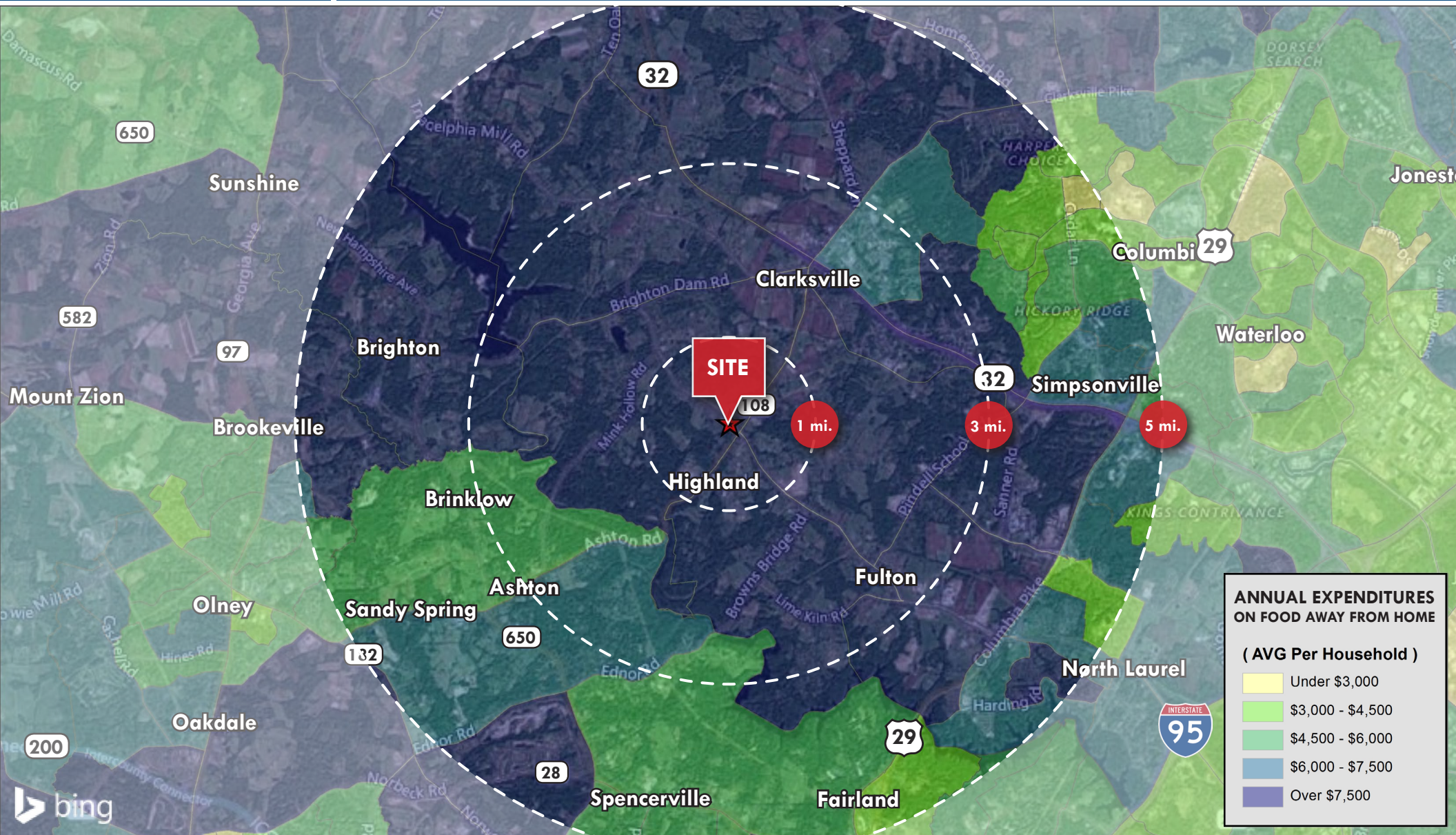
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## ANNUAL EXPENDITURES ON FOOD AWAY FROM HOME

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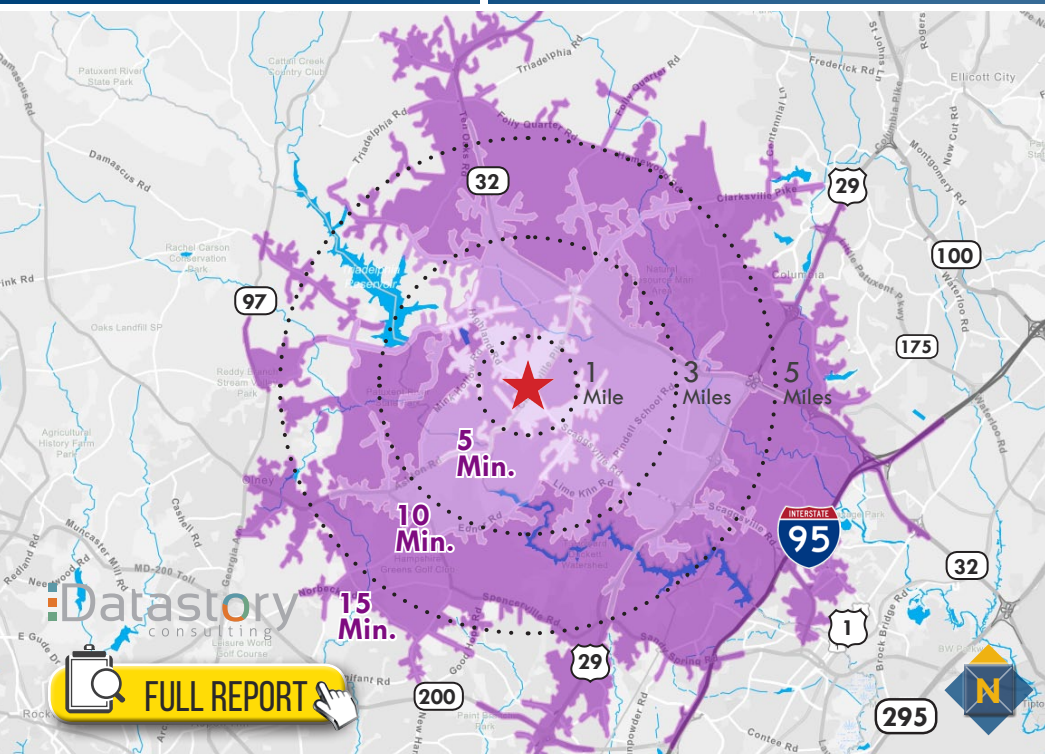
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# LOCATION / DEMOGRAPHICS

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An MPI (Market Potential Index) measures the relative likelihood of the adults in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.



AVG. \$ SPENT ON FOOD AWAY FROM HOME/YR.	FOOD AWAY FROM HOME MPI	FAMILY REST./STEAKHOUSE MPI	FINE DINING RESTAURANT MPI
\$9,178 5 MIN.	275 5 MIN.	114 5 MIN.	260 5 MIN.
\$8,596 10 MIN.	258 10 MIN.	119 10 MIN.	236 10 MIN.
\$6,350 15 MIN.	191 15 MIN.	112 15 MIN.	181 15 MIN.
RESIDENTIAL POPULATION	DAYTIME POPULATION	MEDIAN AGE	AVERAGE HH INCOME
2,257 5 MIN.	1,583 5 MIN.	48.5 5 MIN.	\$246,823 5 MIN.
25,607 10 MIN.	29,004 10 MIN.	45.3 10 MIN.	\$226,827 10 MIN.
130,605 15 MIN.	121,092 15 MIN.	40.7 15 MIN.	\$159,124 15 MIN.

**27%**  
ENTERPRISING PROFESSIONALS  
15 MIN. DRIVE

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

[LEARN MORE](#)

**22%**  
TOP TIER  
15 MIN. DRIVE

The residents of the wealthiest Tapestry market, Top Tier, earn more than 3x the US household income. They frequent upscale salons, spas and fitness centers and shop at high-end retailers for their personal effects.

**2.82**  
AVERAGE HH SIZE

**46.2**  
MEDIAN AGE

**\$157,000**  
MEDIAN HH INCOME

[LEARN MORE](#)

**15%**  
SAVVY SUBURBANITES  
15 MIN. DRIVE

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

[LEARN MORE](#)

**13%**  
PROFESSIONAL PRIDE  
15 MIN. DRIVE

These well-educated consumers are career professionals with an annual household income more than twice the US level. Their homes tend to be equipped with home gyms and in-home theaters.

**3.11**  
AVERAGE HH SIZE

**40.5**  
MEDIAN AGE

**\$127,000**  
MEDIAN HH INCOME

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