

  
**GREENEBaum**  
ENTERPRISES



**MAPLE LAWN**  
MARYLAND

 **MACKENZIE**  
RETAIL



**RETAIL OPPORTUNITIES**

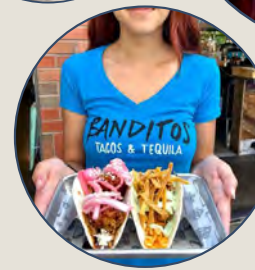
[www.MAPLELAWNMD.COM](http://www.MAPLELAWNMD.COM)



JOIN  
THE *MIX!*



**150K**  
SF RETAIL



**MAPLE LAWN** is an award winning, 600+ acre, mixed-use development, centrally positioned along Route 29, between Baltimore and Washington, D.C. One of the largest planned unit developments in Maryland, current development includes 1.1M square feet of Class A office/medical space, **150,000 square feet of retail**, 210,000 square feet of flex space, a 103-key Residence Inn by Marriott hotel and 1,308 luxury residences.



AMTRAK .....	20 miles	JHU Applied Physics Laboratory .....	1 mile
Annapolis (Downtown) .....	31 miles	MD Route 29 .....	1 mile
Baltimore (Downtown) .....	22 miles	MD Route 32 .....	2.7 miles
BWI Airport .....	19 miles	National Institute of Health .....	21 miles
Columbia (Downtown) .....	6 miles	NSA and Fort Meade .....	9 miles
I-95 .....	3 miles	Reagan-National Airport .....	32 miles
I-495 (Capital Beltway) .....	10 miles	MD-295 (Balt-Wash. Parkway) .....	8 miles
I-695 (Baltimore Beltway) .....	16 miles	Washington-Dulles Intl. Airport .....	44 miles
InterCounty Connector (ICC) .....	4.5 miles	Washington, D.C. (Downtown) .....	28 miles

**NEARBY POINTS OF INTEREST**





Howard County's gem, Maple Lawn continues to fulfill the county's ongoing need for new homes, prime **RETAIL**, office/medical opportunities, flex product & hospitality.



**Maple Lawn** offers five distinctive neighborhoods featuring an eclectic mix of estate homes, town homes, single family manors and luxury condominium units.

## RESIDENTIAL

## RETAIL

The **live-work-shop-play** community of Maple Lawn provides residents and visitors alike with a unique array of local & national high-quality dining establishments, boutique shops and service retailers.

**Maple Lawn's Business District** includes eight multi-story Class 'A' office buildings. Home to major corporations such as Raytheon Solipsys, Cisco Systems and New Day USA, Maple Lawn has become a distinctive corporate address.

## OFFICE/MEDICAL

## FLEX/OFFICE

**Maple Lawn Corporate Center** is a 20-acre business park within the Maple Lawn mixed-use community. The corporate center includes five single-story flex/R&D buildings.





MAPLE LAWN MARYLAND | SITE PLAN: **RETAIL DISTRICT**

- |  |  |  |   |   |   |  |   |
|--|--|--|---|---|---|--|---|
| <p><b>BLDG. 1</b> (8180 MAPLE LAWN BLVD)</p> <ul style="list-style-type: none"> <li>BACH TO ROCK</li> <li>SIDAMO COFFEE &amp; TEA</li> <li>STEVE EVERETT FITNESS</li> <li>BUTCHER'S CLUB</li> <li>BRA-LA-LA</li> <li>LOONEY'S PUB</li> </ul> | <p><b>BLDG. 2</b> (8191 MAPLE LAWN BLVD)</p> <ul style="list-style-type: none"> <li>LIB'S GRILL</li> <li>THE NOW MASSAGE</li> <li>MIKEY &amp; MEL'S DELI</li> <li>VANGUARD ORTHODONTICS &amp; FITNESS</li> </ul> | <p><b>BLDG. 3</b> (18194 WESTSIDE BLVD)</p> <ul style="list-style-type: none"> <li>HIGHSTARR COPY &amp; PRINT</li> <li>GONG CHA BUBBLE TEA</li> <li>HAIR CUTTERY</li> <li>C2 EDUCATION</li> <li>ORGANIC CLEANERS</li> <li>TODAY'S IMAGE SALON</li> <li>SUSHI TENDOU</li> </ul> | <p><b>BLDG. 4</b> (11811 W. MARKET PLACE)</p> <ul style="list-style-type: none"> <li>CHIPOTLE</li> <li>HUDSON COASTAL</li> <li><b>AT LEASE</b></li> <li><b>AVAILABLE: 1,825 SF</b></li> </ul> | <p><b>BLDG. 5</b> (11815 W. MARKET PLACE)</p> <ul style="list-style-type: none"> <li>MAPLE LAWN WINE &amp; SPIRITS</li> <li>BLISS NAIL SALON</li> <li>WILDFLOWER STEM &amp; SUNDRY</li> <li>PET BARN</li> </ul> | <p><b>BLDG. 6</b> (8175 WESTSIDE BLVD)</p> <ul style="list-style-type: none"> <li>MAIWAND KABOB</li> <li>PURE BARRE</li> <li>FRESH DENTAL GROUP</li> <li>CAPITAL HEALTHCARE</li> <li>SECU CREDIT UNION</li> </ul> | <p><b>BLDG. 7</b> (11710 E. MARKET PLACE)</p> <ul style="list-style-type: none"> <li>DECADENT COFFEE/DESSERT BAR</li> <li>COOKIE CUTTERS HAIRCUTS</li> <li>PATAPSCO BICYCLES</li> <li>SUNSET RAW JUICE BAR</li> <li>VERIZON WIRELESS</li> <li>DRAYER PHYSICAL THERAPY</li> </ul> | <p><b>BLDG. 8</b> (8170 MAPLE LAWN BLVD)</p> <ul style="list-style-type: none"> <li>TUTTI FRUTTI FROZEN YOGURT</li> </ul> <p><b>BLDG. 9</b> (8171 MAPLE LAWN BLVD)</p> <ul style="list-style-type: none"> <li>CPYRIANA</li> </ul> |
|--|--|--|---|---|---|--|---|



**BLDG. 4 (11811 W. MARKET PLACE)**

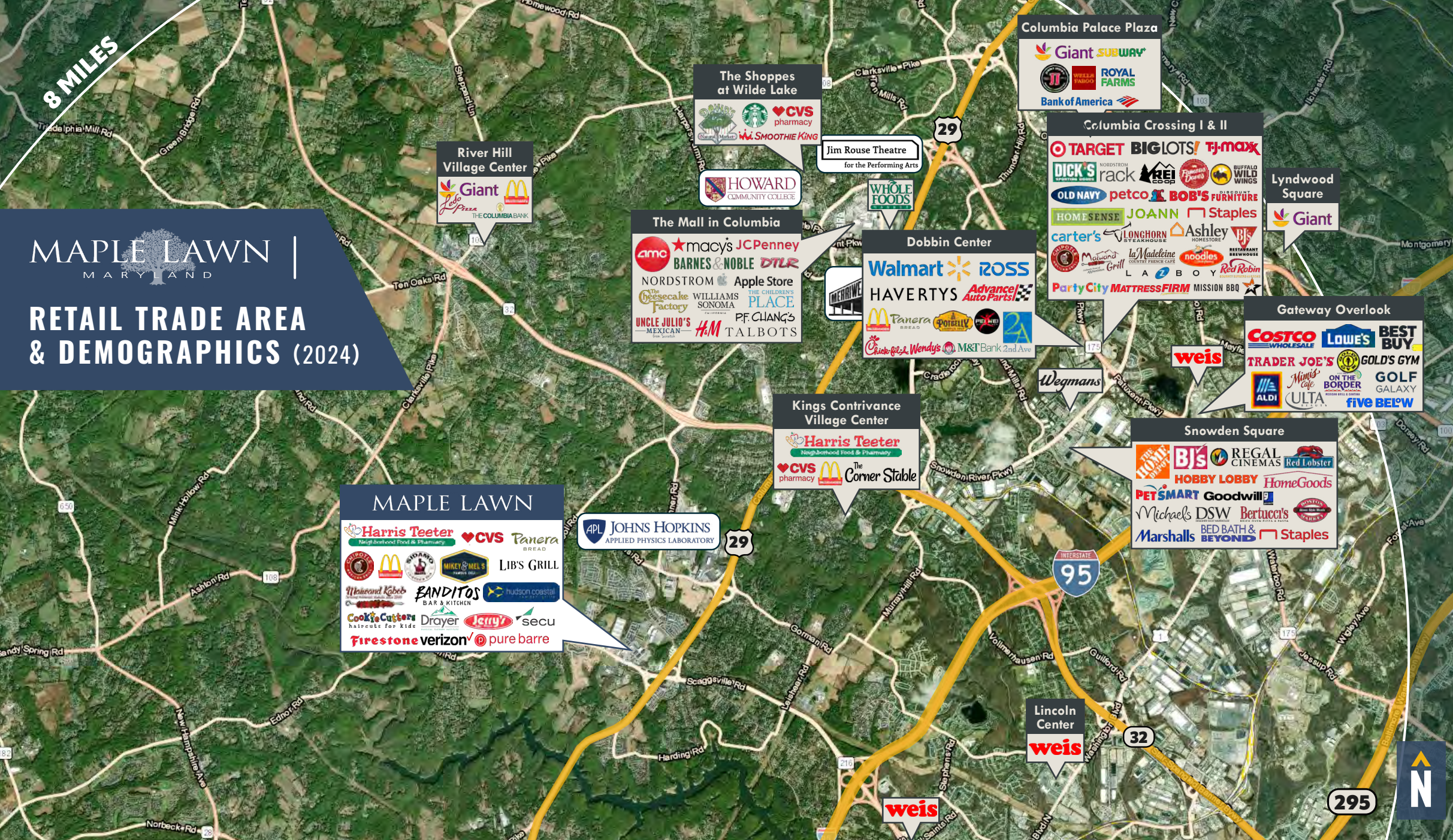
CHIPOTLE

HUDSON COASTAL

AT LEASE

AVAILABLE: **1,825 SF**





**MAPLE LAWN** | MARYLAND  
**RETAIL TRADE AREA & DEMOGRAPHICS (2024)**

<b>RESIDENTIAL POPULATION</b>	<b>NO. OF HOUSEHOLDS</b>
6,684 1 MILE	2,280 1 MILE
35,026 3 MILES	11,960 3 MILES
176,025 5 MILES	63,899 5 MILES
<b>AVERAGE HOUSEHOLD INCOME</b>	<b>DAYTIME POPULATION</b>
\$256,681 1 MILE	8,118 1 MILE
\$244,482 3 MILES	37,654 3 MILES
\$177,091 5 MILES	166,003 5 MILES



As the wealthiest Tapestry market, these are highly educated professionals who have reached their career goals. Consumers select upscale fitness centers and shop at high-end retailers for their personal effects.

**2.84**  
AVERAGE HH SIZE

**47.3**  
MEDIAN AGE

**\$173,200**  
MEDIAN HH INCOME

**48%**  
TOP TIER  
2 MILES

These consumers are well-educated career professionals with incomes at more than twice the U.S. level. These mostly married couples take pride in their newer homes and spend valuable time and energy upgrading.

**3.13**  
AVERAGE HH SIZE

**40.8**  
MEDIAN AGE

**\$138,100**  
MEDIAN HH INCOME

**31%**  
PROFESSIONAL PRIDE  
2 MILES

These well educated and well capitalized residents enjoy good food and wine, as well as the cultural amenities of a city. Informed and well connected, they research before purchasing and focus on quality.

**2.85**  
AVERAGE HH SIZE

**45.1**  
MEDIAN AGE

**\$108,700**  
MEDIAN HH INCOME

**20%**  
SAVVY SUBURBANITES  
2 MILES

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.

**2.48**  
AVERAGE HH SIZE

**35.3**  
MEDIAN AGE

**\$86,600**  
MEDIAN HH INCOME

**1%**  
ENTERPRISING PROFESSIONALS  
2 MILES



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