

LEASE/SALE

Anne Arundel County, MD

FREESTANDING BAR/RESTAURANT

722 GENERALS HIGHWAY | MILLERSVILLE, MARYLAND 21108

7 DAY • BEER, WINE & LIQUOR
ON & OFF PREMISES • DANCING PERMITTED
CLASS B LIQUOR LICENSE AVAILABLE!

AVAILABLE

4,400 sf ±

LOT SIZE

2.27 Acres

ZONING

C4 (Commercial - Highway)

TRAFFIC COUNT

11,964 AADT (Veterans Hwy)

HIGHLIGHTS

- ▶ Lease: 4,400 SF 2-story, second generation, freestanding bar/restaurant \$5,000/mo triple net
- ▶ Sale: 2.27 acres of C4 land
- ▶ High visibility corner location at the signalized intersection of Veterans Hwy & Generals Hwy
- ▶ Easy access to Crain Hwy and I-97 (127,000+ cars per day)
- ▶ Plentiful free surface parking



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AERIAL

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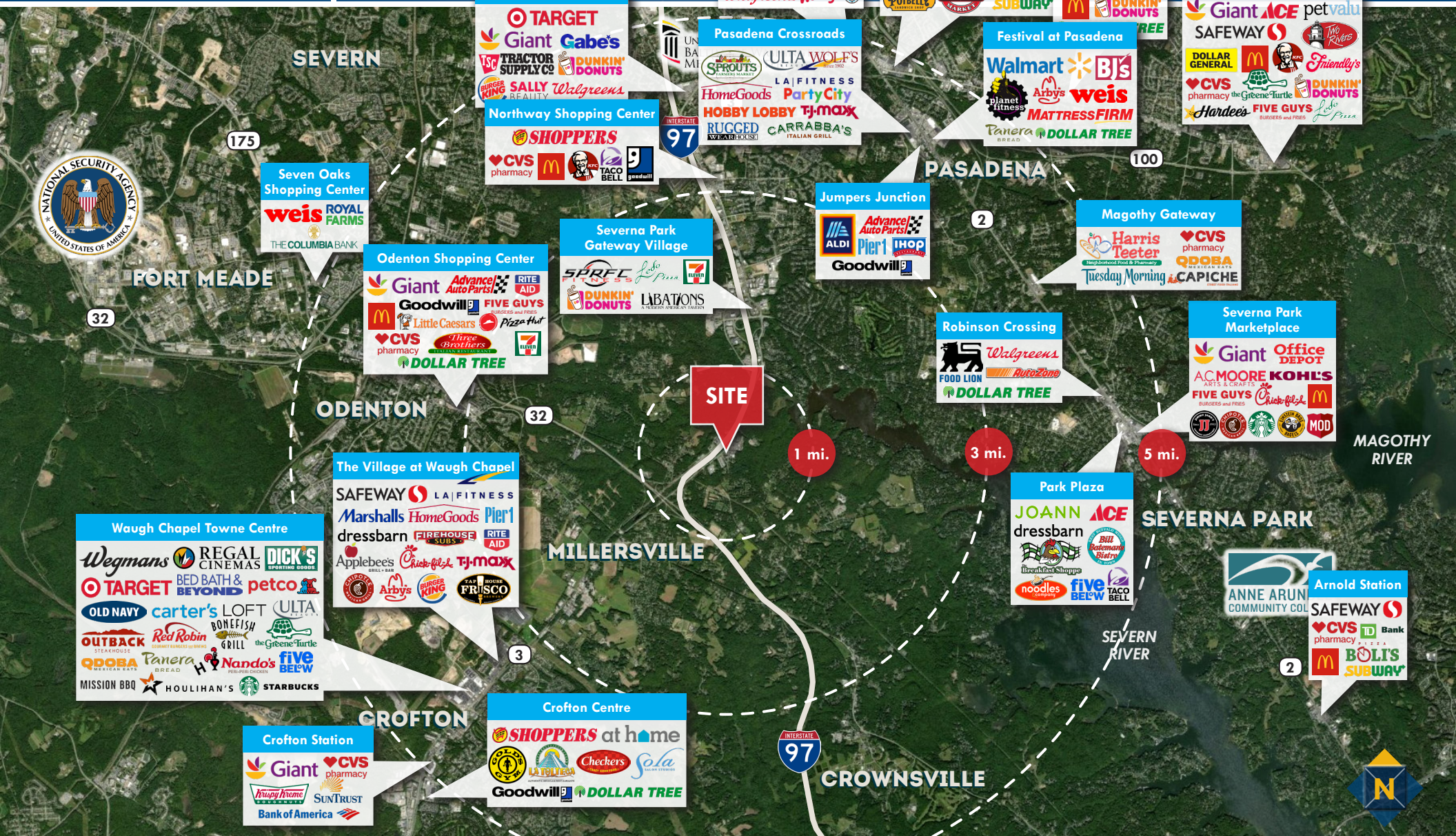


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TRADE AREA

722 GENERALS HIGHWAY | MILLERSVILLE

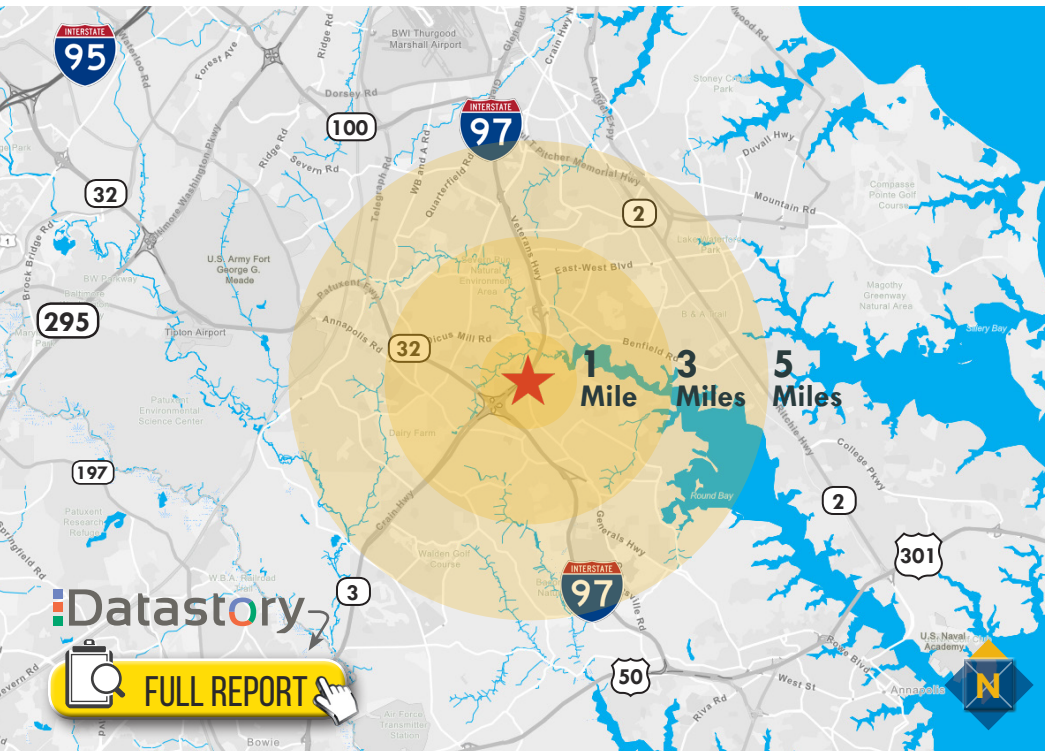


LEASE/SALE

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LOCATION / DEMOGRAPHICS

722 GENERALS HIGHWAY | MILLERSVILLE, MARYLAND 21108



<p>RESIDENTIAL POPULATION</p> <p>1,062 1 MILE</p> <p>25,649 3 MILES</p> <p>143,554 5 MILES</p>	<p>NUMBER OF HOUSEHOLDS</p> <p>393 1 MILE</p> <p>9,148 3 MILES</p> <p>53,265 5 MILES</p>	<p>AVERAGE HH SIZE</p> <p>2.64 1 MILE</p> <p>2.79 3 MILES</p> <p>2.68 5 MILES</p>	<p>MEDIAN AGE</p> <p>48.8 1 MILE</p> <p>44.5 3 MILES</p> <p>38.9 5 MILES</p>
<p>AVERAGE HH INCOME</p> <p>\$145,524 1 MILE</p> <p>\$160,777 3 MILES</p> <p>\$125,090 5 MILES</p>	<p>EDUCATION (COLLEGE+)</p> <p>69.3% 1 MILE</p> <p>79.4% 3 MILES</p> <p>74.0% 5 MILES</p>	<p>EMPLOYMENT (AGE 16+ IN LABOR FORCE)</p> <p>96.0% 1 MILE</p> <p>96.8% 3 MILES</p> <p>96.0% 5 MILES</p>	<p>DAYTIME POPULATION</p> <p>1,263 1 MILE</p> <p>22,575 3 MILES</p> <p>115,787 5 MILES</p>

36%
SAVVY
SUBURBANITES
3 MILES

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

2.85
AVERAGE HH SIZE

45.1
MEDIAN AGE

\$108,700
MEDIAN HH INCOME

31%
TOP TIER
3 MILES

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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.

2.84
AVERAGE HH SIZE

47.3
MEDIAN AGE

\$173,200
MEDIAN HH INCOME

15%
EXURBANITES
3 MILES

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These residents are approaching retirement but show few signs of slowing down. They are active in their communities and seasoned travelers, with a lifestyle that is both affluent and urbane.

2.50
AVERAGE HH SIZE

51.0
MEDIAN AGE

\$103,400
MEDIAN HH INCOME

8%
BRIGHT YOUNG
PROFESSIONALS
3 MILES

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These communities are home to young, educated, working professionals. Labor force participation is high, generally white-collar work. Residents are physically active and up on the latest technology.

2.41
AVERAGE HH SIZE

33.0
MEDIAN AGE

\$54,000
MEDIAN HH INCOME



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