

# FOR LEASE

Anne Arundel County, MD

# 911 GENERALS HIGHWAY

MILLERSVILLE, MD 21108

## AVAILABLE

6,800 SF

## SITE SIZE

7.51 AC

## ZONING

EC (Exempt Commercial)

## PARKING RATIO

10/1,000 sf

## RENTAL RATE

\$17.50 plus electric

## HIGHLIGHTS

- ▶ Space includes entire 2nd floor and three classrooms, foyer and entry on the 1st floor.
- ▶ Turnkey school with 19 classrooms and 2 offices, brand new alarm system, new well and quarterly water testing
- ▶ Includes an outdoor classroom and outdoor fields
- ▶ Use of auditorium by reservation
- ▶ 2 minutes off I-97 and Route 32
- ▶ Uses include and are not limited to a school, community center, meeting facility

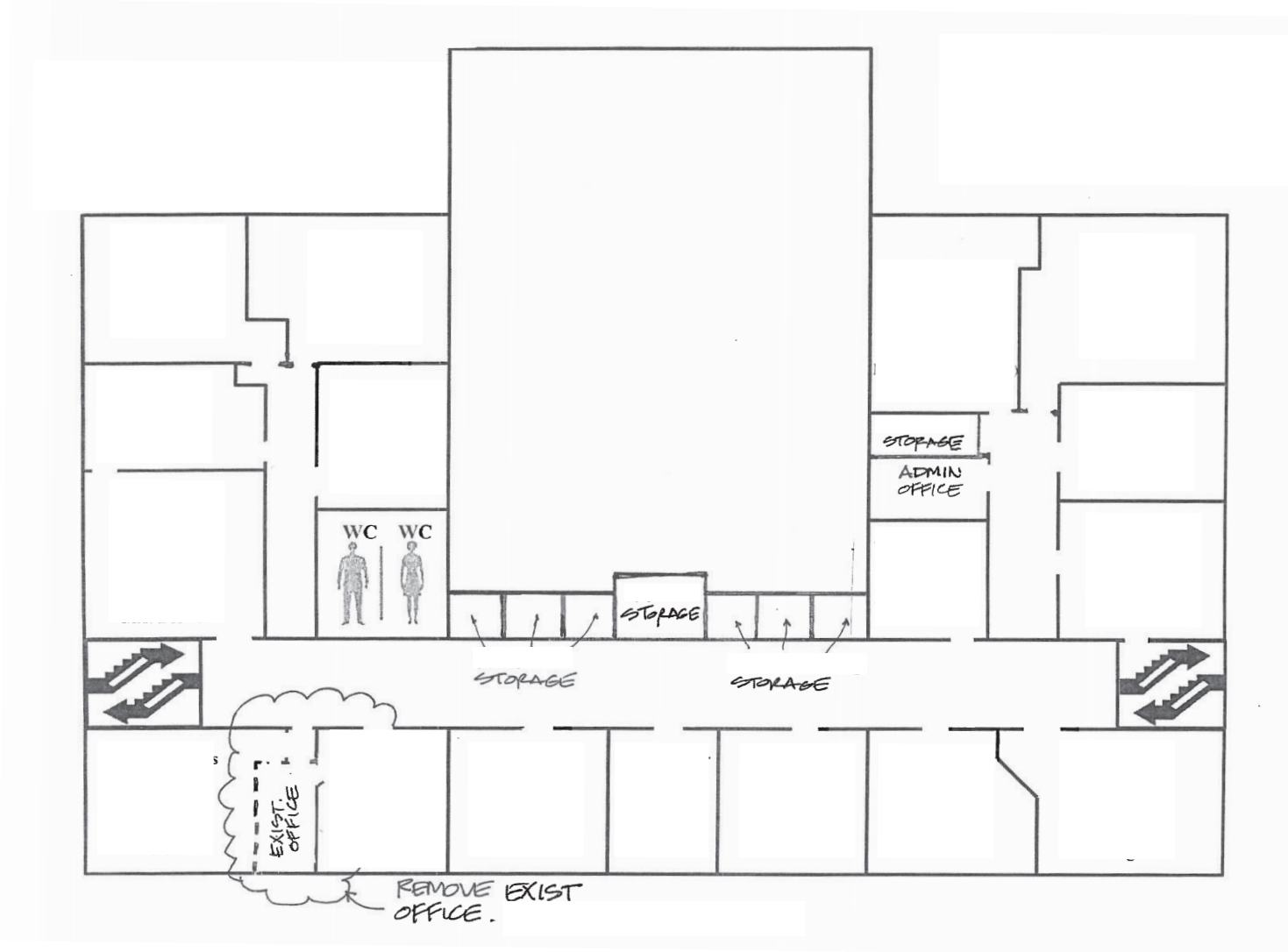


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# 2ND FLOOR PLAN

911 GENERALS HIGHWAY | MILLERSVILLE, MD 21108



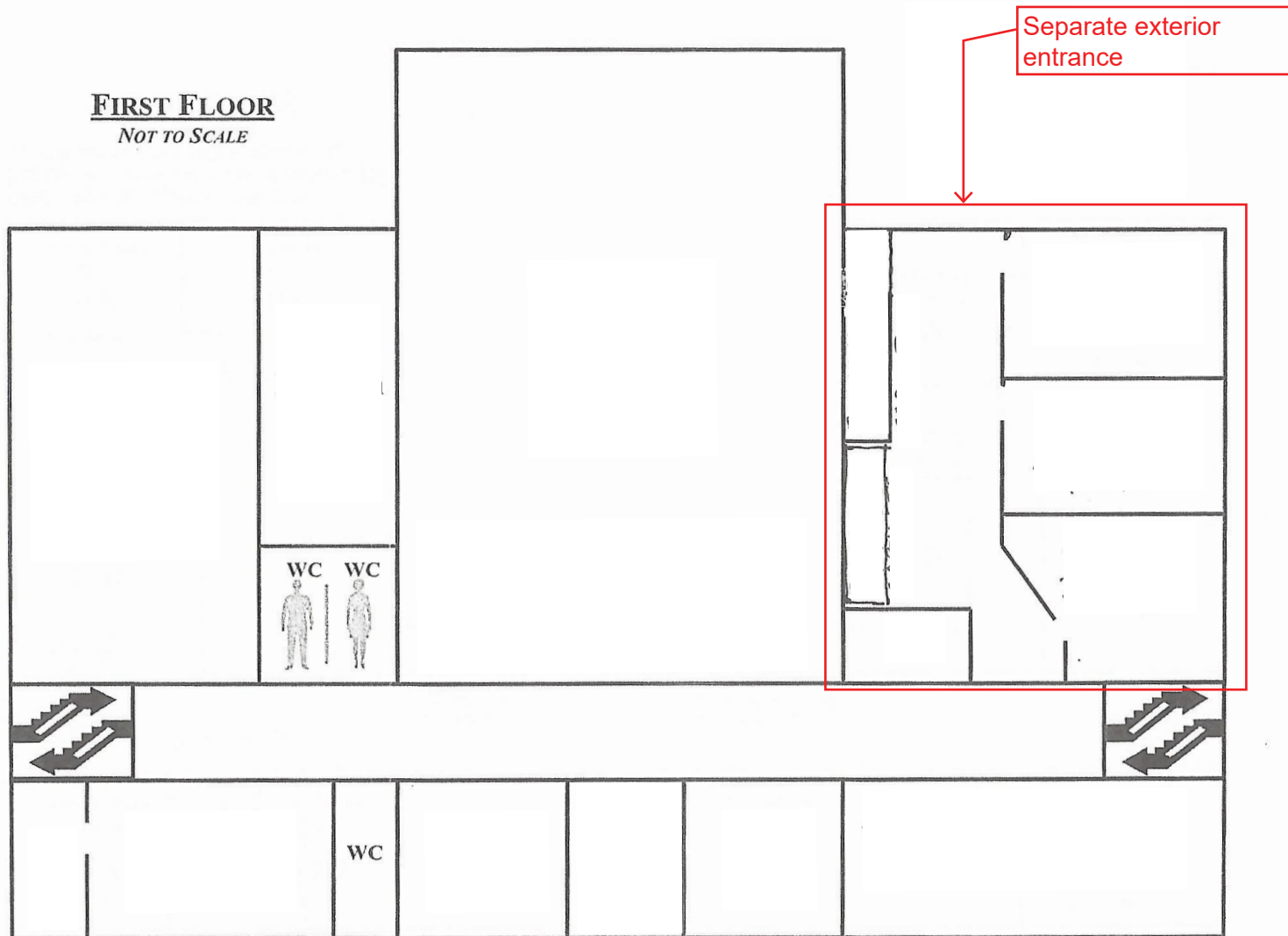


# FOR LEASE

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# 1ST FLOOR PLAN

911 GENERALS HIGHWAY | MILLERSVILLE, MD 21108



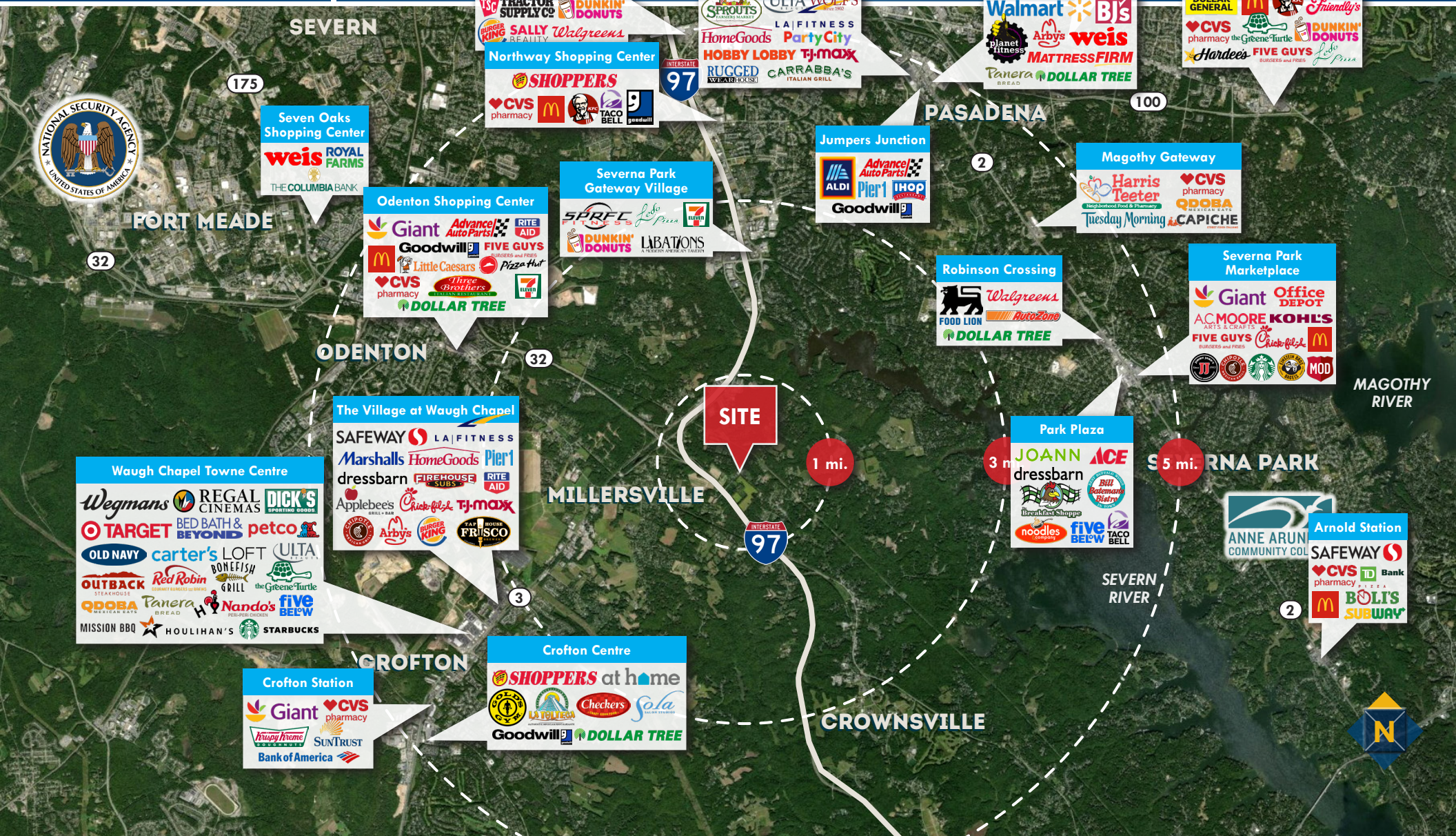


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# TRADE AREA

911 GENERAL MILLERSVILLE, MD 21108



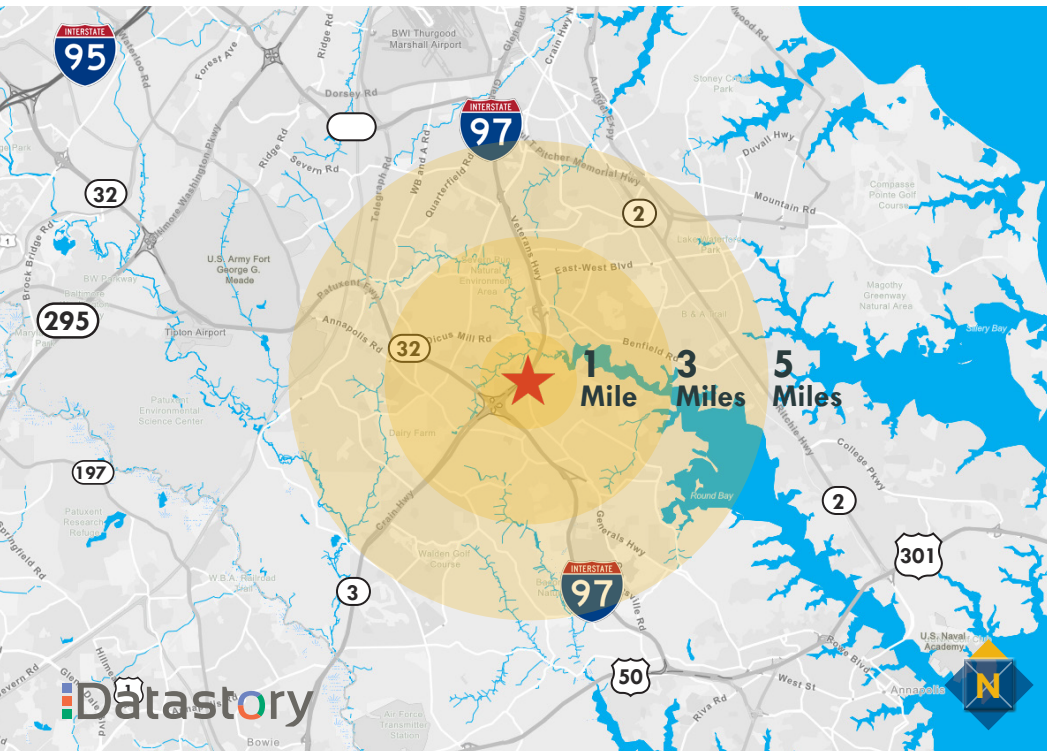


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# LOCATION / DEMOGRAPHICS

911 GENERALS HIGHWAY | MILLERSVILLE, MD 21108



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

**36%**  
SAVVY  
SUBURBANITES  
3 MILES

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

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

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

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