

FOR LEASE

Anne Arundel County, MD

BUCKINGHAM

7580-7601 BUCKINGHAM BOULEVARD | HANOVER, MARYLAND 21076



AVAILABLE

Retail Building 1: 1,440 sf

ZONING

MXD-T (Mixed-Use)

TRAFFIC COUNT

22,920 AADT (Telegraph Rd)

HIGHLIGHTS

- ▶ Mixed-use, 32 Ac development located at Rt. 100 and Rt. 170
- ▶ Blends park-like features with residential, office, medical, service and retail amenities, along with a full-service athletic club
- ▶ Up to 24,000 sf of retail, bank and restaurant pads available - two (2) buildings complete
- ▶ 3 Class A office or medical use buildings totaling 302,500 sf
- ▶ 106 single-family garage townhomes
- ▶ Less than 4 miles to BWI
- ▶ 2.5 miles to Arundel Mills Mall
- ▶ 4.5 miles to Fort Meade



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SITE PLAN

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RETAIL	STATUS	STORIES	SIZE	OFFICE	STATUS	STORIES	SIZE
BUILDING 1	EXISTING	1	5,900 SF	BUILDING 1	PROPOSED	3	105,000 SF
BUILDING 2	EXISTING	1	7,800 SF	BUILDING 2	PROPOSED	4	120,000 SF
BUILDING 3	PROPOSED	1	5,900 SF	BUILDING 3	EXISTING	2	53,500 SF



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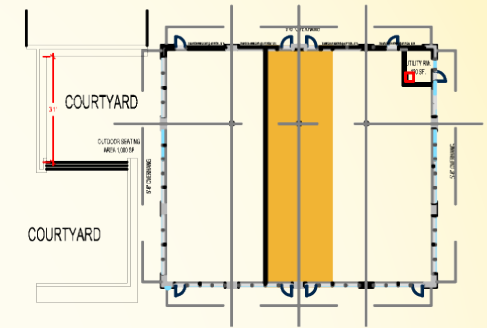
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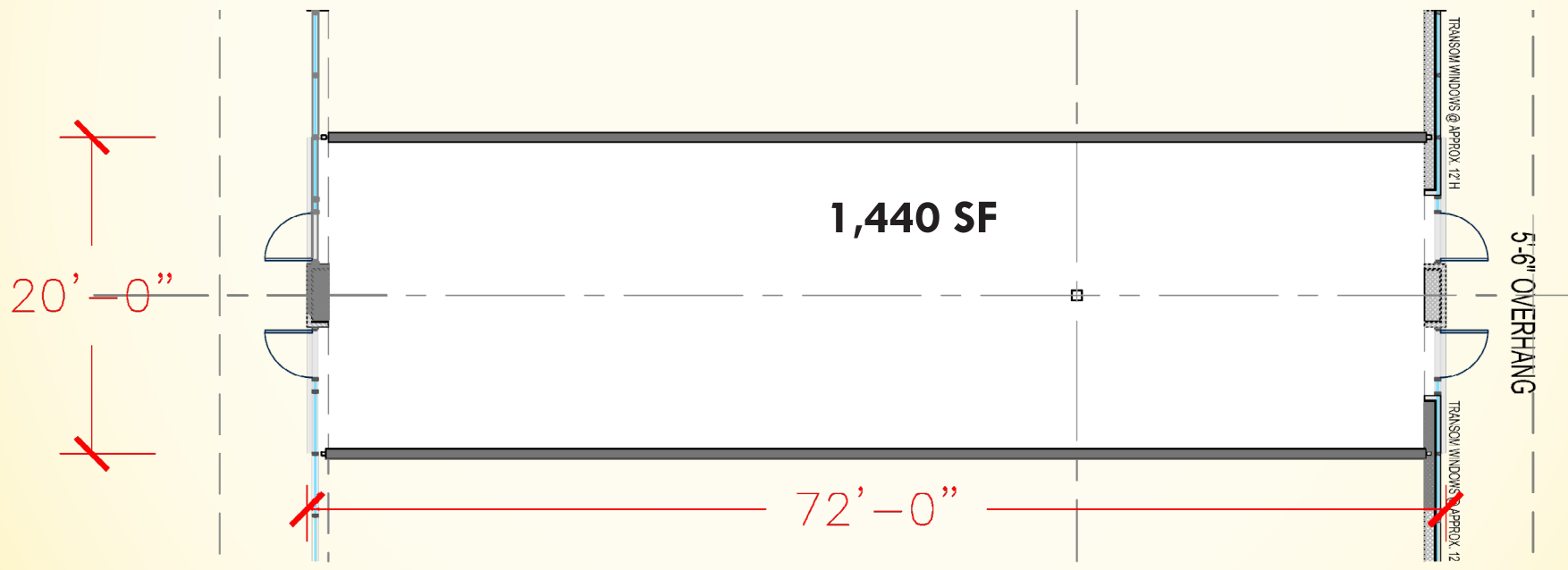
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FLOOR PLAN: RETAIL BUILDING 1

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Key Plan



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AERIAL: CURRENT CONSTRUCTION

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TRADE AREA

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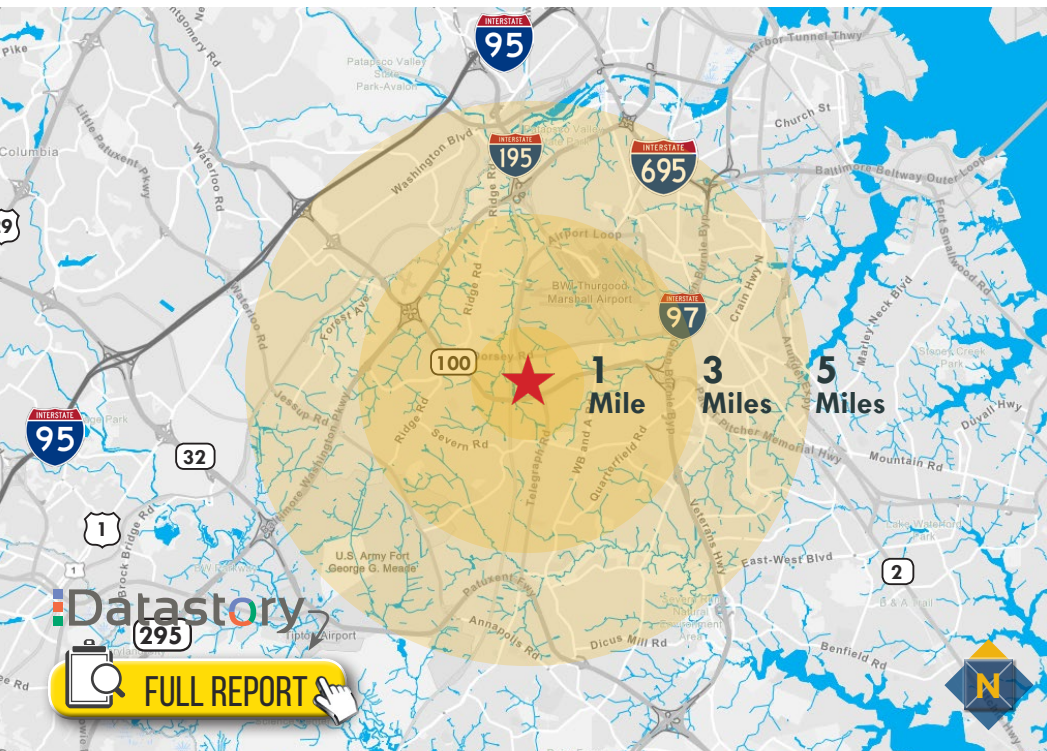
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LOCATION / DEMOGRAPHICS

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Datastory

FULL REPORT

<p>RESIDENTIAL POPULATION</p> <p>4,839 1 MILE</p> <p>54,372 3 MILES</p> <p>175,962 5 MILES</p>	<p>NUMBER OF HOUSEHOLDS</p> <p>1,779 1 MILE</p> <p>19,192 3 MILES</p> <p>62,378 5 MILES</p>	<p>AVERAGE HH SIZE</p> <p>2.72 1 MILE</p> <p>2.83 3 MILES</p> <p>2.71 5 MILES</p>	<p>MEDIAN AGE</p> <p>42.5 1 MILE</p> <p>37.3 3 MILES</p> <p>36.1 5 MILES</p>
<p>AVERAGE HH INCOME</p> <p>\$116,409 1 MILE</p> <p>\$110,619 3 MILES</p> <p>\$96,793 5 MILES</p>	<p>EDUCATION (COLLEGE+)</p> <p>61.3% 1 MILE</p> <p>66.1% 3 MILES</p> <p>62.6% 5 MILES</p>	<p>EMPLOYMENT (AGE 16+ IN LABOR FORCE)</p> <p>94.2% 1 MILE</p> <p>95.0% 3 MILES</p> <p>95.2% 5 MILES</p>	<p>DAYTIME POPULATION</p> <p>7,163 1 MILE</p> <p>74,193 3 MILES</p> <p>208,411 5 MILES</p>

43%
SAVVY SUBURBANITES
2 MILES

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.

2.85
AVERAGE HH SIZE

45.1
MEDIAN AGE

\$108,700
MEDIAN HH INCOME

LEARN MORE

25%
ENTERPRISING PROFESSIONALS
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

LEARN MORE

14%
PLEASANTVILLE
2 MILES

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.

2.88
AVERAGE HH SIZE

42.6
MEDIAN AGE

\$92,900
MEDIAN HH INCOME

LEARN MORE

7%
SOCCER MOMS
2 MILES

Life in the suburban wilderness offsets the hectic pace of two working parents with growing children for this affluent, family-oriented market. They favor time-saving devices and like banking online.

2.97
AVERAGE HH SIZE

37.0
MEDIAN AGE

\$90,500
MEDIAN HH INCOME

LEARN MORE

43%
SAVVY SUBURBANITES
2 MILES

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