



# 4,656 SF FREESTANDING RESTAURANT WITH 1,600 SF OUTDOOR PATIO

8170 WESTSIDE BOULEVARD | MAPLE LAWN, MARYLAND 20859





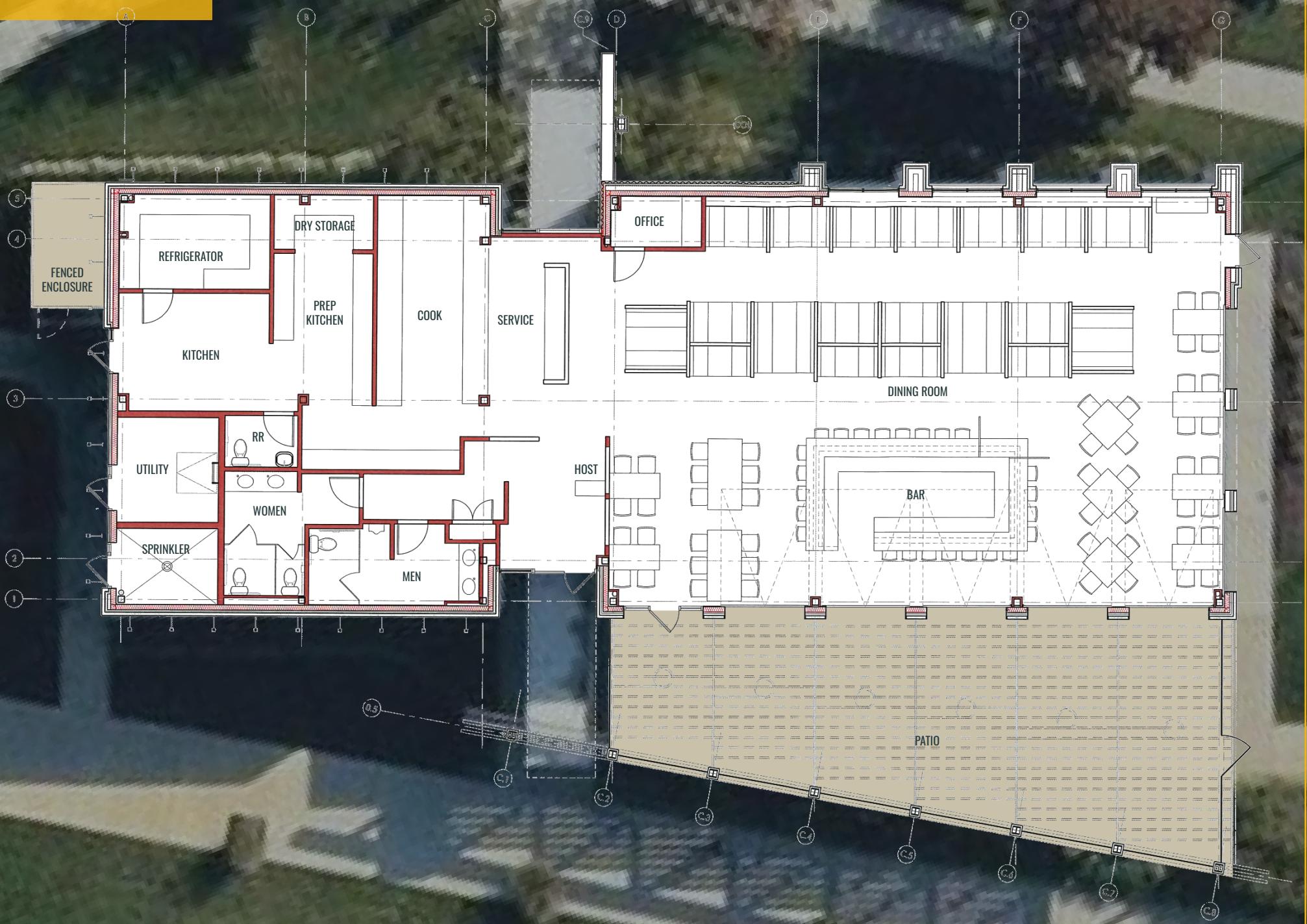
**Maple Lawn** is built on more than 600 sprawling acres in Howard County, Maryland and is one of the largest planned communities within the state. The project is a mix of high-end housing, Class-A office space, retail and medical space and has been hailed as an example of “smart growth” because it places people within walking distance of shopping, work and recreational activities.

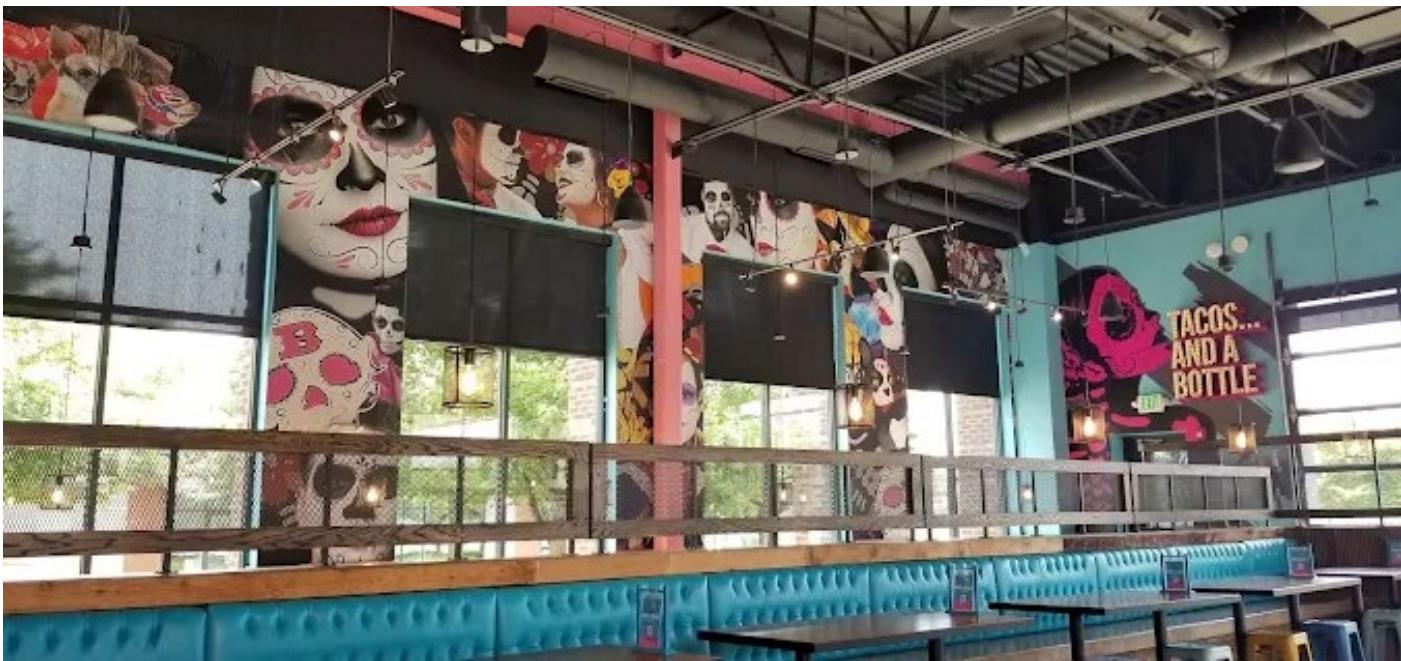
## FREESTANDING RESTAURANT OPPORTUNITY

- » **4,656 sf (with 1,600 sf outdoor patio)**
- » **Large commercial kitchen, prep space and both dry and cold storage space already in place**
- » **Located within Maple Lawn, an award-winning, 600+ acre, mixed-use development anchored by Harris Teeter and featuring a wide array of retail**
- » **Centrally positioned along Route 29, between Baltimore and Washington, D.C.**



# FLOOR PLAN

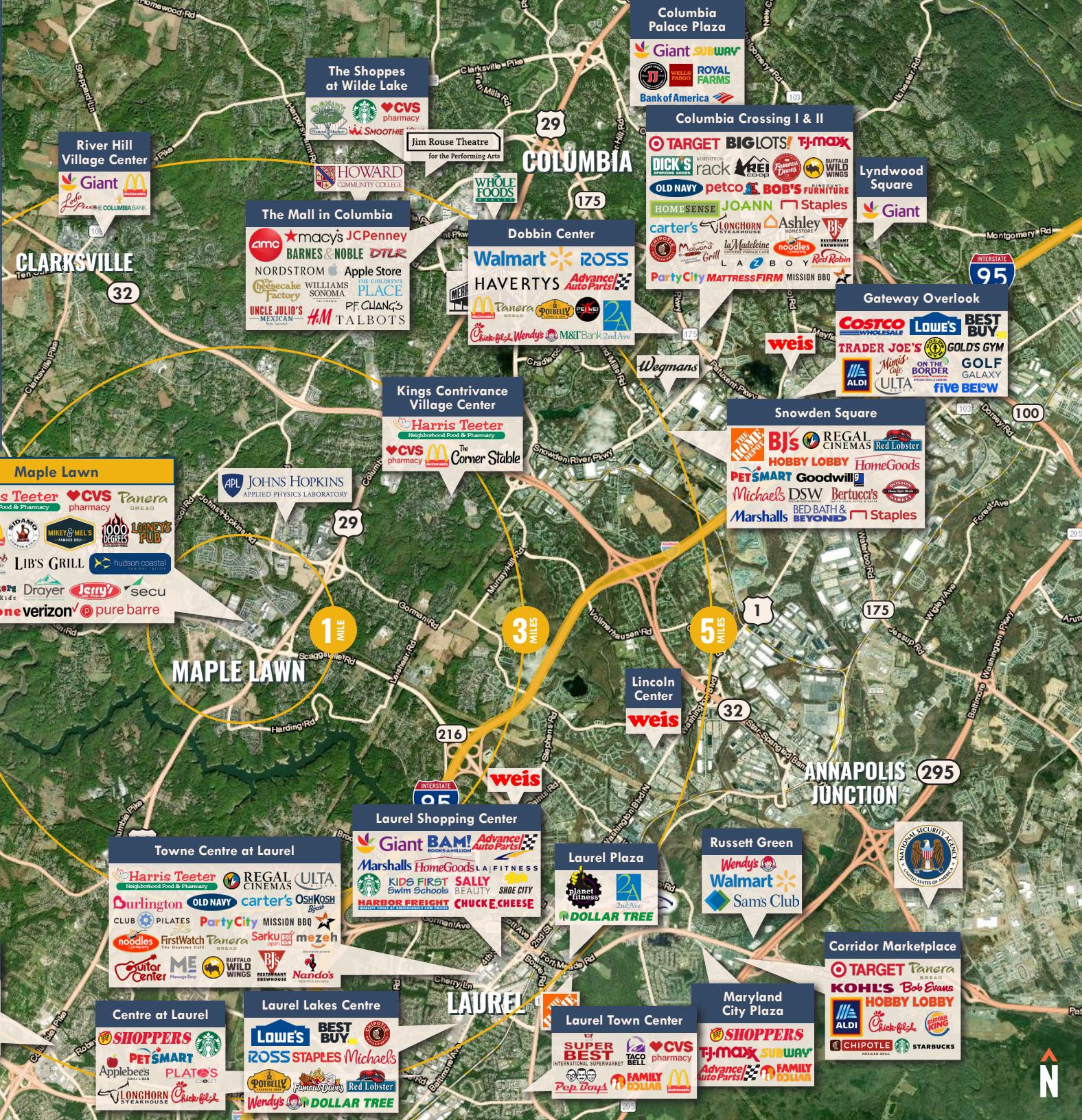


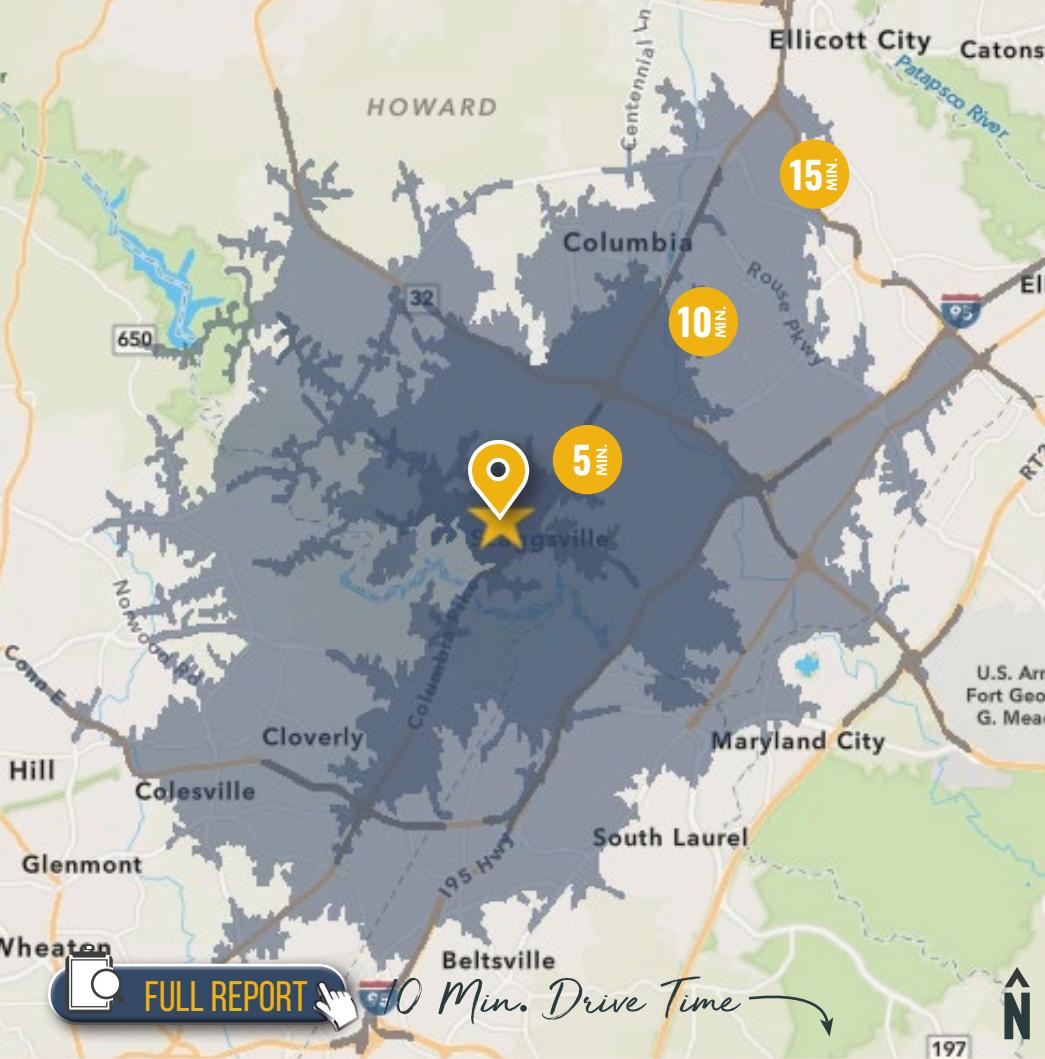


## DISTANCE TO:

MI.

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





# DEMOGRAPHICS / TOP LIFESTYLES (2025)

(5, 10, 15 MIN. DRIVE TIME)



## RESIDENTIAL POPULATION

7,547

5 MIN.

87,729

10 MIN.

311,479

15 MIN.



## DAYTIME POPULATION

7,003

5 MIN.

83,844

10 MIN.

316,589

15 MIN.



## AVERAGE HOUSEHOLD INCOME

\$259,396

5 MIN.

\$184,571

10 MIN.

\$157,543

15 MIN.



## MPI: FINE DINING RESTAURANT LAST 30 DAYS

284

5 MIN.

169

10 MIN.

145

15 MIN.

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.

**22%** | TOP TIER



These residents have the highest net worth among all segments, primarily consisting of married couples with or without children living at home. They shop at upscale retailers and frequent fine dining restaurants.

**45.4**  
MEDIAN AGE  
**\$209,720**  
MEDIAN HH INCOME

**20%** | PROFESSIONAL PRIDE



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.

**40.8**  
MEDIAN AGE  
**\$138,100**  
MEDIAN HH INCOME

**19%** | MODERN MINDS



Residents are mostly in the 25 to 44 age range, and nearly half of individuals aged 25 and older hold a bachelor's degree. They spend money on clothing, travel and dining out, including fast food.

**34.6**  
MEDIAN AGE  
**\$91,039**  
MEDIAN HH INCOME

**9%** | SAVVY SUBURBANITES



These residents work in professional fields such as management and finance, where couples' combined wages positions them in the middle to upper income tiers. They like to invest in home improvement/landscaping.

**44.0**  
MEDIAN AGE  
**\$139,696**  
MEDIAN HH INCOME



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