

FOR LEASE



Anne Arundel County, MD

STAPLES CORNER

1334 DEFENSE HIGHWAY | GAMBRILLS, MARYLAND 21054

AVAILABLE

- ▶ 1,775 sf (inline)
- ▶ 3,344 sf (inline)

CENTER SIZE

27,344 sf

ZONING

C1 (Local Commercial District)

TRAFFIC COUNT

19,500 AADT (Davidsonville Rd)

RENTAL RATE

\$22.00 psf, NNN

HIGHLIGHTS

- ▶ 1,775 and 3,344 sf inline retail
- ▶ Vibrant community center with rare vacancies
- ▶ White box condition
- ▶ Signalized intersection
- ▶ Easy access to Crain Highway (Rt. 3), John Hanson Highway (Rt. 50/301) and I-97



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SITE PLAN

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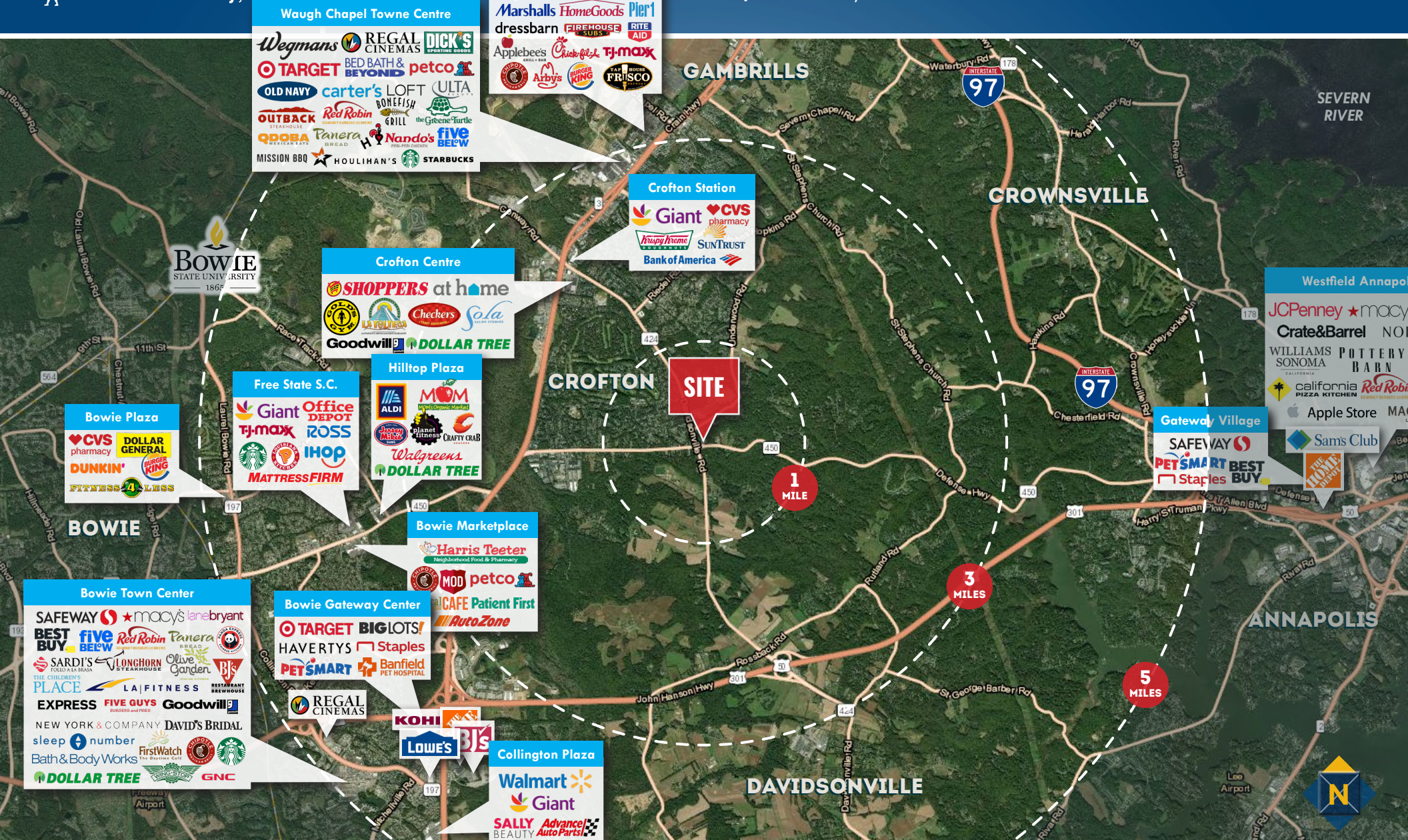
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Anne Arundel County, MD

TRADE AREA

STAPLES CORNER

HIGHWAY | GAMBRILLS, MARYLAND 21054



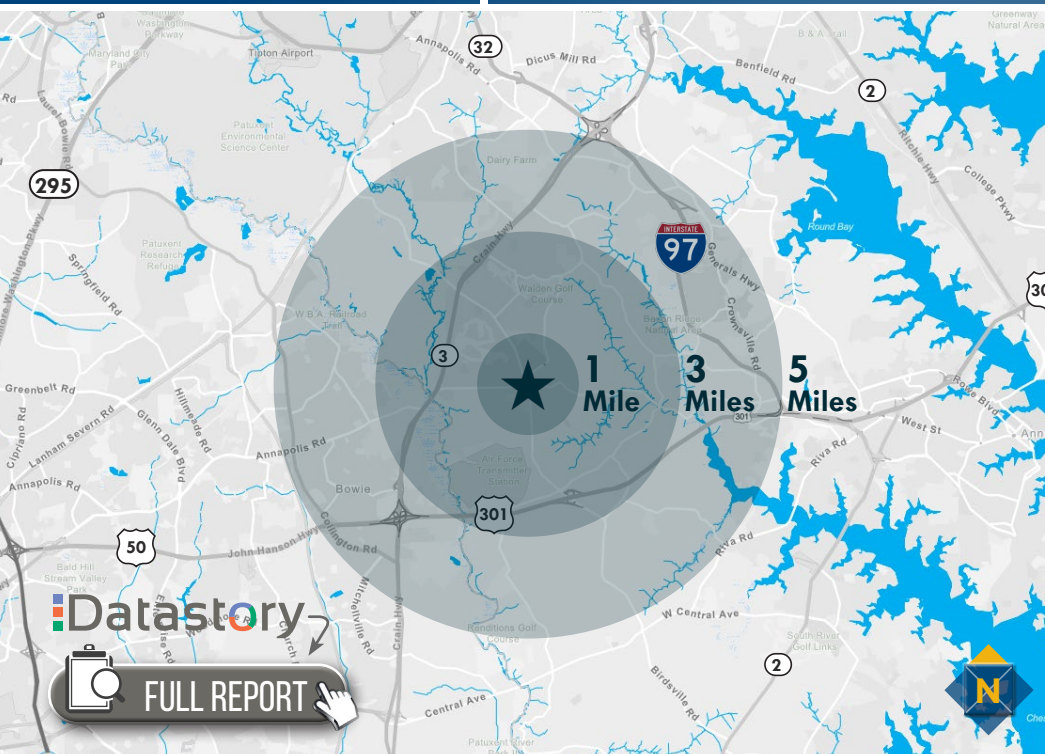
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LOCATION / DEMOGRAPHICS (2019)

STAPLES CORNER | 1334 DEFENSE HIGHWAY | GAMBRILLS, MARYLAND 21054



RESIDENTIAL POPULATION

5,449

1 MILE

33,095

3 MILES

85,562

5 MILES

NUMBER OF HOUSEHOLDS

1,937

1 MILE

12,059

3 MILES

32,254

5 MILES

AVERAGE HH SIZE

1,937

1 MILE

12,059

3 MILES

32,254

5 MILES

MEDIAN AGE

43.9

1 MILE

38.8

3 MILES

42.3

5 MILES

AVERAGE HH INCOME

\$181,120

1 MILE

\$152,952

3 MILES

\$144,820

5 MILES

EDUCATION (COLLEGE+)

84.0%

1 MILE

83.7%

3 MILES

79.5%

5 MILES

EMPLOYMENT (AGE 16+ IN LABOR FORCE)

96.5%

1 MILE

97.4%

3 MILES

96.6%

5 MILES

DAYTIME POPULATION

3,947

1 MILE

26,977

3 MILES

76,900

5 MILES

35%

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

25%

TOP TIER

2 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

LEARN MORE

21%

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

15%

PROFESSIONAL PRIDE

2 MILES

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.

3.13

AVERAGE HH SIZE

40.8

MEDIAN AGE

\$138,100

MEDIAN HH INCOME

LEARN MORE



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