



**RETAIL CENTER WITH SPACE FOR LEASE**

# CHAPLINE PLACE SHOPPING CENTER

750 PRINCE FREDERICK BLVD, PRINCE FREDERICK, MD 20678



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## PROPERTY OVERVIEW



### OFFERING SUMMARY

<b>Available SF:</b>	2,400 - 3,300 SF
<b>Lease Rate:</b>	Negotiable
<b>Lot Size:</b>	10.78 Acres
<b>Building Size:</b>	57,159 SF
<b>Zoning:</b>	TC

### AVAILABLE SPACES

6: Pizza Oven	2,400 SF
8: SDG Ministries	3,300 SF

### PROPERTY HIGHLIGHTS

- Approximately 60,000 square foot retail center.
- Weis anchored center includes IHOP Restaurant, Rita's Italian Ice, and Allstate Insurance.
- 1,000-2,160, 2,400 & 3,300 square foot units available,
- \$96,136 average household income within a 3-mile radius.
- Located on Prince Frederick Blvd. with traffic counts of 45,000 vehicles per day.

### DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Households:	637	2,768	6,898
Total Population:	1,847	8,115	20,555
Average HH Income:	\$90,831	\$94,832	\$112,037

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SITE PLAN



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RETAILER MAP



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## ADDITIONAL PHOTOS



### 2.3 Residential Infill Neighborhoods

#### COSTLEY PARK

This proposed new housing development takes advantage of land across Prince Frederick Boulevard with terrific proximity to the library and Market Square. While the market demands will have a large influence on the ultimate program, a mix of town homes and small apartment buildings would provide a good density and the possibility for small office uses.



▲ ILLUSTRATIVE PLAN OF COSTLEY PARK INFILL DEVELOPMENT

DEVELOPMENT TYPES	DEVELOPMENT NUMBERS	
	COSTLEY PARK	CHAPLINE
Detached Housing	-	8
Townhomes	92	62
Mansion Apartments	12	8
Apartments (Garden and Loft)	-	28
Office	34,000 sf	-
Retail	-	4,000 sf
Civic Buildings	-	1,000 sf
Public Space and Athletic Fields	65,500 sf	98,000 sf
Off-Street Parking Spaces	83 spaces	25 spaces

#### CHAPLINE

The existing Chapline community is comprised of town homes and apartment buildings. The adjacent parcel to the south lends itself to a second phase of this successful neighborhood. A greater mix of unit types (apartments, townhomes, and cottages) with a few small commercial uses to create a complete community in a good location.



▲ ILLUSTRATIVE PLAN OF CHAPLINE INFILL DEVELOPMENT



▲ ILLUSTRATION OF AN INTIMATE STREET WITH TOWNHOMES

THE PRINCE FREDERICK TOWN CENTER CHARRETTE REPORT: FOR THE HEART OF CALVERT COUNTY | DRAFT 12.17.2013 | PRINCE FR

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## ADDITIONAL PHOTOS



### WHY THIS PLAN? WHY NOW?

- 24 years since the Town Center Plan was adopted
- Time for reflection, evaluation and new goals:
  - What works?
  - What is not working?
  - What will the next 25 years in Prince Frederick hold?

### THINGS ARE DIFFERENT TODAY

- Demographics are changing more rapidly nationally and locally
- More than \$460 million in retail sales leaves the county each year (leakage)
- 60% of the population leaves the county each day to work

### DEMOGRAPHIC SHIFTS & TRENDS

- Most dominant – Generation Y (16-30) – 82 million (25% of population)
- Decreasing % of Married Couple Family Households (US Dropped 3.25% Since 2000 – Calvert Dropped 4% to 60.7 in 2010)
- Migration, immigration & diverse cultures
- Global population to increase from 7 to 8 billion by 2020, 9.2 billion by 2050. Average annual growth peaked @ 2.19% in 1963
- Baby Boomers began retiring in 2011 (24% of population)
- Elderly are the fastest growing population segment: (65+) 6.5% to 9% by 2020, 17% by 2050

### REAL ESTATE TRENDS

from the National Association of Realtors

- Future Trends:
  - 35% Apartments
  - 25% Large Lot Housing
  - 20% Townhouses
  - 20% Small Cottage
- 54% of Eligible Home Buyers Surveyed Want Walkable Neighborhoods Close to Shopping and Amenities

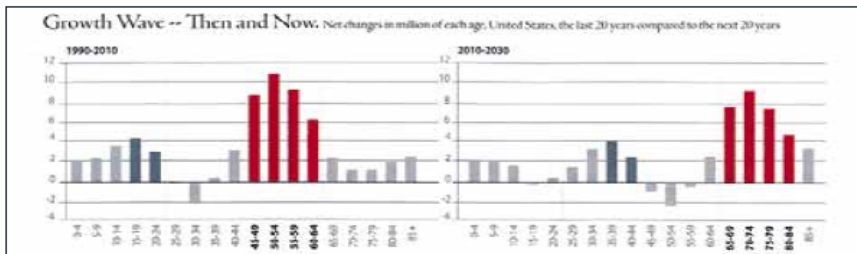
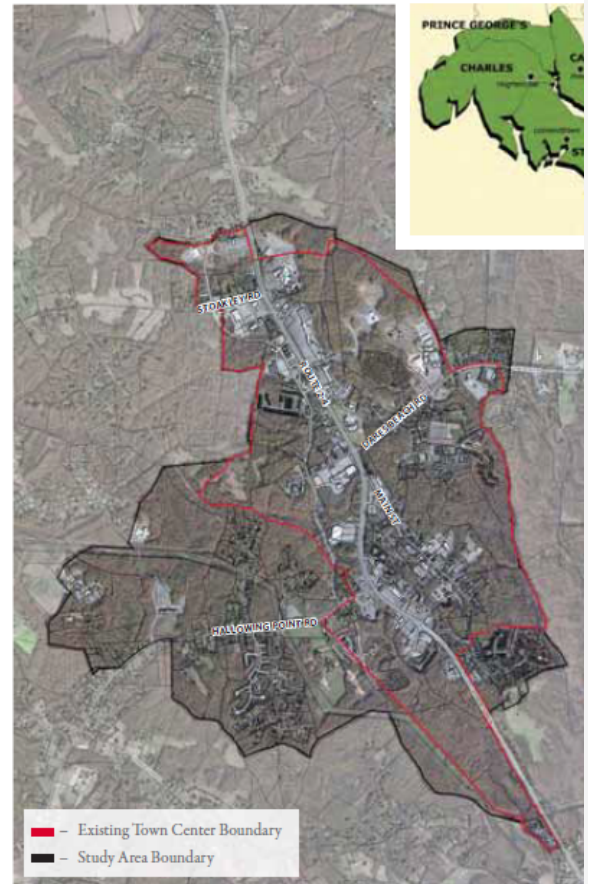


Image Source: <http://www.planning.org/planning/2013/mar/diversityandaging.html>



▲ STUDY AREA

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