




MAPLE LAWN

M A R Y L A N D

www.MAPLELAWNMD.com




GREENEBAUM
 ENTERPRISES

 **MACKENZIE**
 RETAIL

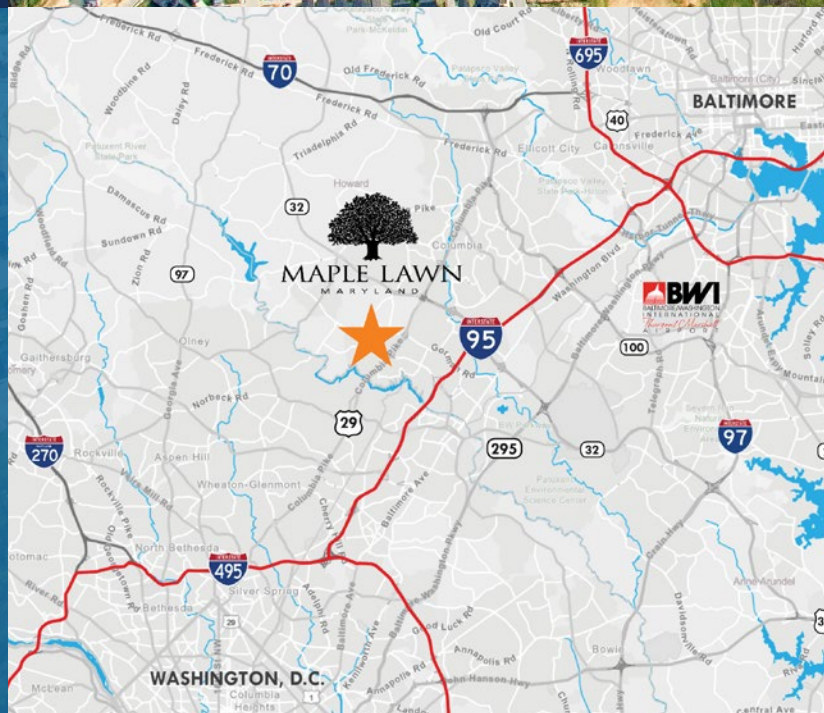




MAPLE LAWN MARYLAND

WELCOME TO MAPLE LAWN...

...an award winning, 600+ acre, mixed-use development, centrally positioned along Route 29, between Baltimore and Washington, D.C. One of the largest planned unit developments in Maryland, current development includes 1.2M square feet of Class A office/medical, 140,000 square feet of retail, 210,000 square feet of flex space and approximately 1,308 high-end residences.



DISTANCE TO:

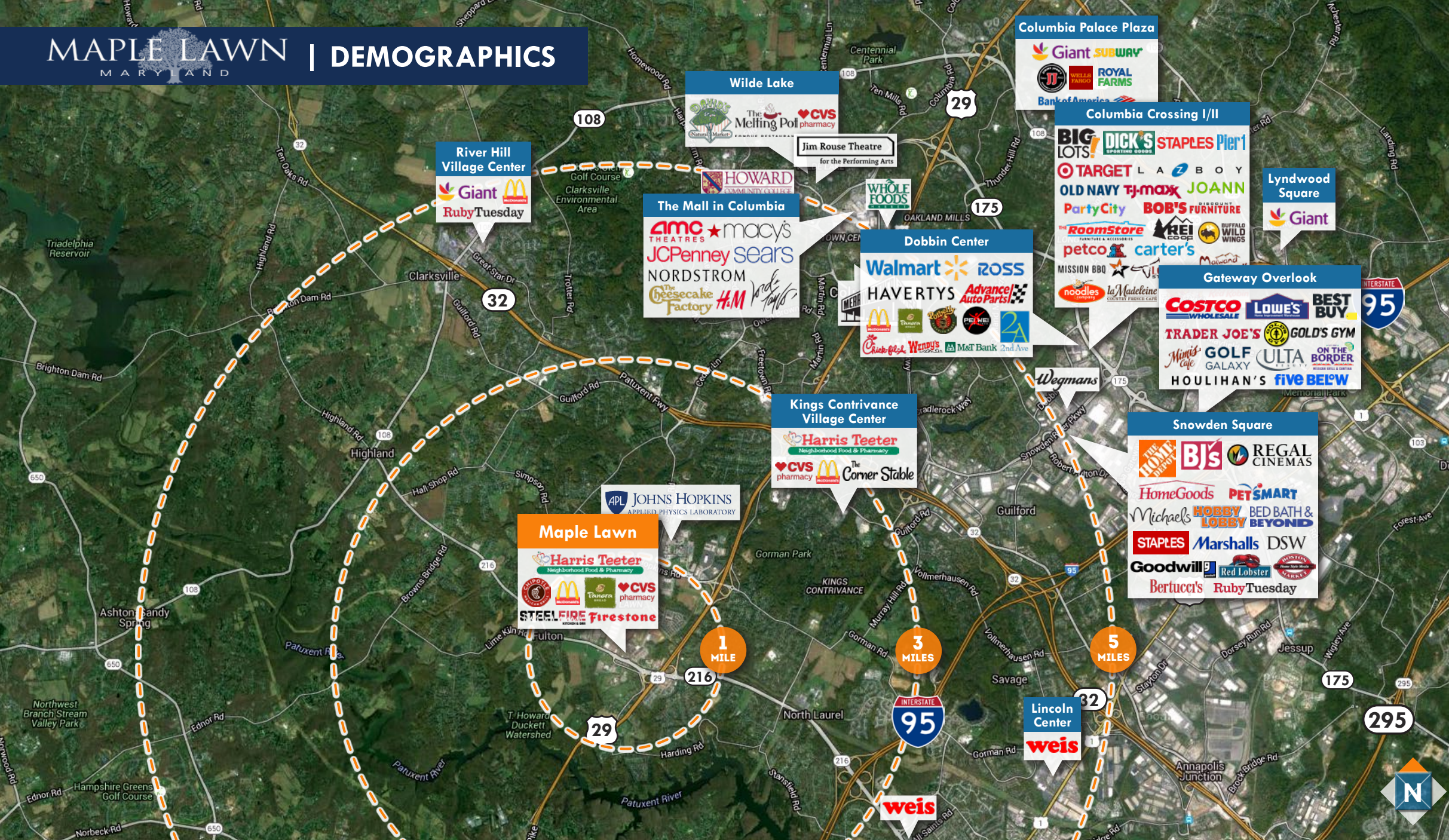
AMTRAK	20 miles	JHU Applied Physics Laboratory	1 mile
Annapolis (Downtown)	31 miles	MD Rt. 29	1 mile
Baltimore (Downtown)	22 miles	MD Rt. 32	2.7 miles
BWI Airport	19 miles	National Institute of Health	21 miles
Columbia (Downtown)	6 miles	NSA and Fort Meade	9 miles
I-95	3 miles	Reagan-National Airport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



Howard County's gem, Maple Lawn continues to fulfill the county's growing need for new homes, prime retail, office/medical opportunities, flex product & hospitality.



MAPLE LAWN | DEMOGRAPHICS



RESIDENTIAL POPULATION	NO. OF HOUSEHOLDS
6,778 1 MILE	2,184 1 MILE
33,611 3 MILES	11,441 3 MILES
169,860 5 MILES	61,903 5 MILES
FULL REPORT	
AVERAGE HOUSEHOLD INCOME	DAYTIME POPULATION
\$213,893 1 MILE	6,084 1 MILE
\$185,202 3 MILES	31,749 3 MILES
\$138,312 5 MILES	157,355 5 MILES

As the wealthiest Tapestry market, these are highly educated professionals who have reached their career goals. Consumers select upscale 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

40%
TOP TIER
2 MILES

These well educated and well capitalized residents enjoy good food and wine, as well as the cultural amenities of a city. Informed and well connected, they research before purchasing and focus on quality.

2.85
AVERAGE HH SIZE

45.1
MEDIAN AGE

\$108,700
MEDIAN HH INCOME

25%
SAVVY SUBURBANITES
2 MILES

These consumers are well-educated career professionals with incomes at more than twice the U.S. level. These mostly married couples take pride in their newer homes and spend valuable time and energy upgrading.

3.13
AVERAGE HH SIZE

40.8
MEDIAN AGE

\$138,100
MEDIAN HH INCOME

22%
PROFESSIONAL PRIDE
2 MILES

This affluent market is made up of young, well educated professionals with families that have opted to trade up to the newest housing in the suburbs. They are well connected and own the latest devices, and know how to use them.

3.25
AVERAGE HH SIZE

34.0
MEDIAN AGE

\$113,400
MEDIAN HH INCOME

12%
BOOMBURBS
2 MILES

3



Maple Lawn offers five distinctive neighborhoods featuring an eclectic mix of estate homes, town homes, single family manors and luxury condominium units.

RESIDENTIAL



RETAIL

The **live-work-shop-play** community of Maple Lawn provides residents and visitors alike with a unique array of local & national high-quality dining establishments, boutique shops and service retailers.



Maple Lawn's **Business District** includes eight multi-story Class 'A' office buildings. Home to major corporations such as Raytheon Solipsys, Cisco Systems and New Day USA, Maple Lawn has become a distinctive corporate address.

OFFICE/ MEDICAL



FLEX/ OFFICE

Maple Lawn **Corporate Center** is a 20-acre business park within the Maple Lawn mixed-use community. The corporate center includes five single-story flex/R&D buildings.





RESIDENTIAL
MIDTOWN
WEST
DISTRICT

RESIDENTIAL
MIDTOWN
DISTRICT

MEDICAL/
OFFICE

CEDAR
LANE
SCHOOL

LIME KILN
MIDDLE
SCHOOL

RESERVOIR
HIGH
SCHOOL

FULTON
ELEM.
SCHOOL

216

SCAGGSVILLE RD

CORPORATE
CENTER
FLEX/
OFFICE



W MARKET PL

Residence INN
BY MARRIOTT

RESIDENTIAL
WESTSIDE
DISTRICT

WESTSIDE BLVD

E MARKET

RETAIL
DISTRICT

FUTURE

216

BUSINESS
DISTRICT
CLASS 'A'
OFFICE

RESIDENTIAL
HILLSIDE
DISTRICT

BUSINESS
DISTRICT
CLASS 'A'
OFFICE

3 MILES



SCAGGSVILLE RD



BLDG. I	8180 MAPLE LAWN BLVD BACH TO ROCK SIDAMO COFFEE & TEA GRITTY GOBLIN GAMES JERRY'S SUBS & PIZZA BRA-LA-LA LOONEY'S PUB	BLDG. V	11815 W. MARKET PLACE MAPLE LAWN WINE & SPIRITS BLISS NAIL SALON ELLIE'S ARRANGEMENTS PET BARN
BLDG. II	8191 MAPLE LAWN BLVD LIB'S GRILL AVAILABLE: 1,834 SF MIKEY & MEL'S DELI VANGUARD ORTHODONTICS AT LEASE	BLDG. VI	8175 WESTSIDE BLVD MAIWAND KABOB LEASED FRESH DENTAL GROUP AVAILABLE: 1,875 SF AT LEASE
BLDG. III	8194 WESTSIDE BLVD HIGHSTARR COPY & PRINT GONG CHA BUBBLE TEA HAIR CUTTERY C2 EDUCATION ORGANIC CLEANERS TODAY'S IMAGE SALON SUSHI TENDOU	BLDG. VII	11710 E. MARKET PLACE DECADENT COFFEE/DESSERT BAR COOKIE CUTTERS HAIRCUTS AT LEASE AT LEASE AT LEASE DRAYER PHYSICAL THERAPY
BLDG. IV	11811 W. MARKET PLACE CHIPOTLE HUDSON COASTAL AVAILABLE: 4,500 SF	BLDG. VIII	11705 E. MARKET PLACE 15,153 SF FUTURE RETAIL
		BLDG. IX	11715 E. MARKET PLACE 4,834 SF FUTURE RETAIL

- PAD TENANTS**
- HARRIS TEETER
 - MARYLAND BUILDING INDUSTRY ASSOCIATION
 - FIRESTONE
 - PANERA BREAD (COMING SOON)
 - STEELFIRE KITCHEN + BAR
 - CVS
 - MCDONALD'S
 - PNC
 - BP GAS



AT LEASE

Vanguard ORTHODONTICS

MIKEY & MEL'S FAMOUS DELI

1,834 SF AVAILABLE

LIB'S GRILL

BLDG. V | 8191 MAPLE LAWN BOULEVARD



HUDSON COASTAL raw bar grille

4,500 SF AVAILABLE

BLDG. II | 11811 W. MARKET PLACE

FUTURE RETAIL OPPORTUNITIES COMING SOON!



E MARKET PL

WESTSIDE BLVD

BLDG. VI

BLDG. VII

23'-8" 24'-1" 43'-3"

Maidwand Kabob
Serving Authentic Kabobs since 1999

LEASED

72'-8"

FRESH DENTAL GROUP

ACCESS CORRIDOR

64'-0"

SUITE D
1,875 SF

WATER RM.
ELEC. RM.

AT LEASE

66'-0"

25'-6" 20'-6" 22'-6" 21'-2" 18'-4" 21'-5"

72'-0"

Decadent
A COFFEE AND DESSERT BAR

Cookie Cutters
haircuts for kids

LEASED

LEASED

LEASED

Drayer
PHYSICAL THERAPY INSTITUTE

ELEC. RM.
WATER RM.

SUITE D
1,875 SF
AVAILABLE

SUITE E
AT
LEASE

FRESH
DENTAL GROUP

SUITE B
LEASED

Maiwand Kabob
Serving Authentic Kabobs since 1999

BLDG. VI | 8175 WESTSIDE BOULEVARD

Drayer
PHYSICAL THERAPY INSTITUTE

SUITE E
LEASED

SUITE D
LEASED

SUITE C
LEASED

CookieCutters
haircuts for Kids

Decadent
A COFFEE AND DESSERT BAR

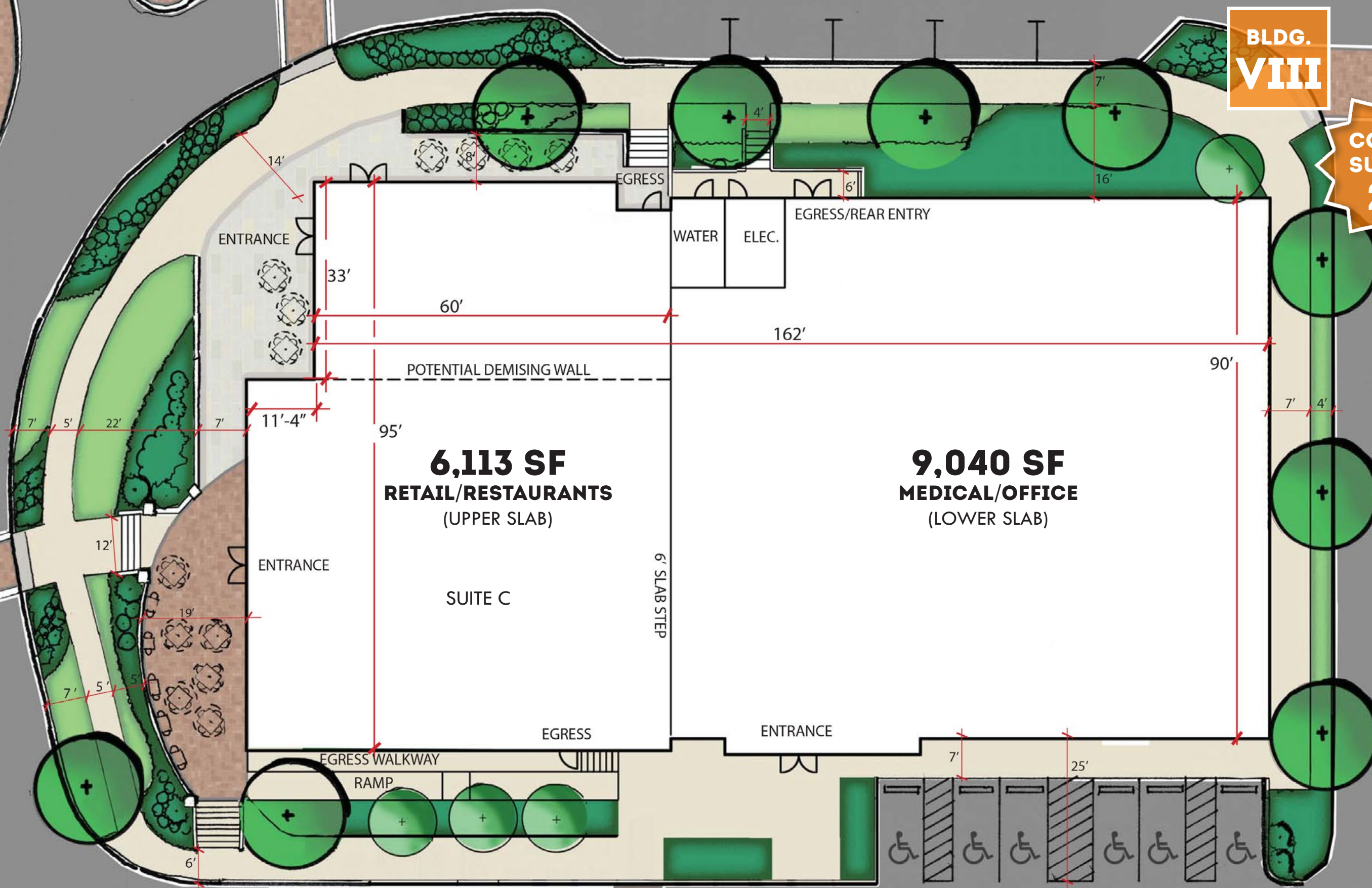
BLDG. VII | 11710 E. MARKET PLACE

WESTSIDE BLVD

BLDG.
VIII

COMING
SUMMER
2021

E MARKET PL







MAPLE LAWN

M A R Y L A N D



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