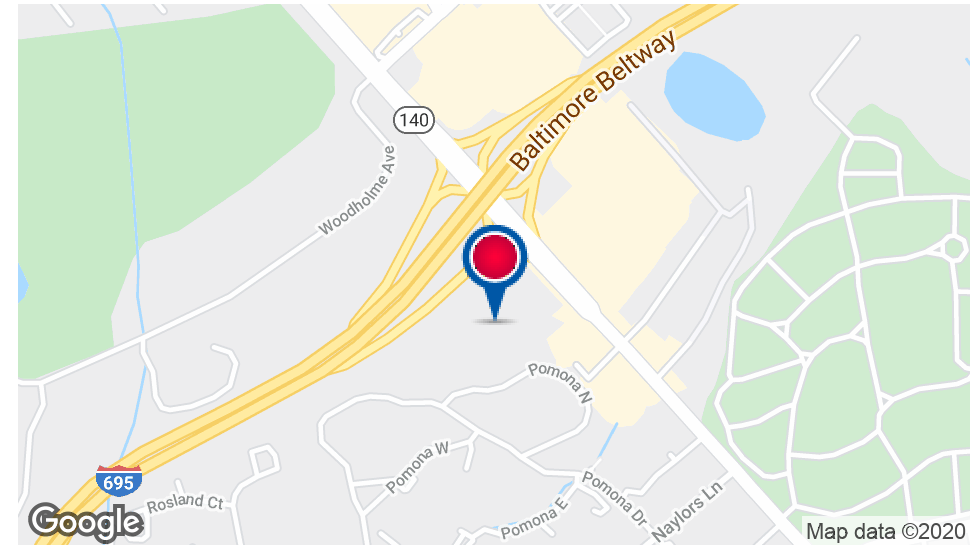


Executive Summary



PROPERTY HIGHLIGHTS

- > Outstanding Interchange Location of Reisterstown Rd and I-695 (Baltimore Beltway) - Busiest Intersection in the Reisterstown Rd Corridor
- > 226,203 (+/-) Average Daily Traffic on Reisterstown Rd and I-695
- > Anchored by Full Service DoubleTree Hotel and Coppermine Racquet & Fitness Club
- > BM-CT Zoned (Business Major - Town Center) - Intensive Zone Permits Heavy Commercial Uses "By Right"
- > Adjacent to Pomona Square - 401 Established, Luxury Apartments and 80,000 Square Foot Office & Retail Center
- > Located in the Heart of a Baltimore County Revitalization District
- > More than 600 parking spaces available on site

SITE HIGHLIGHTS

- > .75 to 1.6 (+/-) Acres Available for Ground Lease or B-T-S Retail at Reisterstown Rd and I-695
- > Unparalleled Exposure and Visibility to the Heaviest Traffic Volume in the Reisterstown Rd Corridor
- > Timing for Possession - Q2 to Q3, 2019
- > DoubleTree Hotel, featuring 173 Guest Rooms and Suites
- > New Ownership Making Substantial Investment in Hotel, Tennis & Fitness facility and Development Area
- > Traffic Count Breakdown as follows:
 - Reisterstown Rd (MD 140) - 42,952 Vehicles per Day
 - Beltway (I-695) - 183,251 Vehicles per Day

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1726 REISTERSTOWN ROAD, PIKESVILLE, MD 21208

HOTEL & FITNESS ANCHORED PROPERTY



TROUT DANIEL & ASSOCIATES

Aerial



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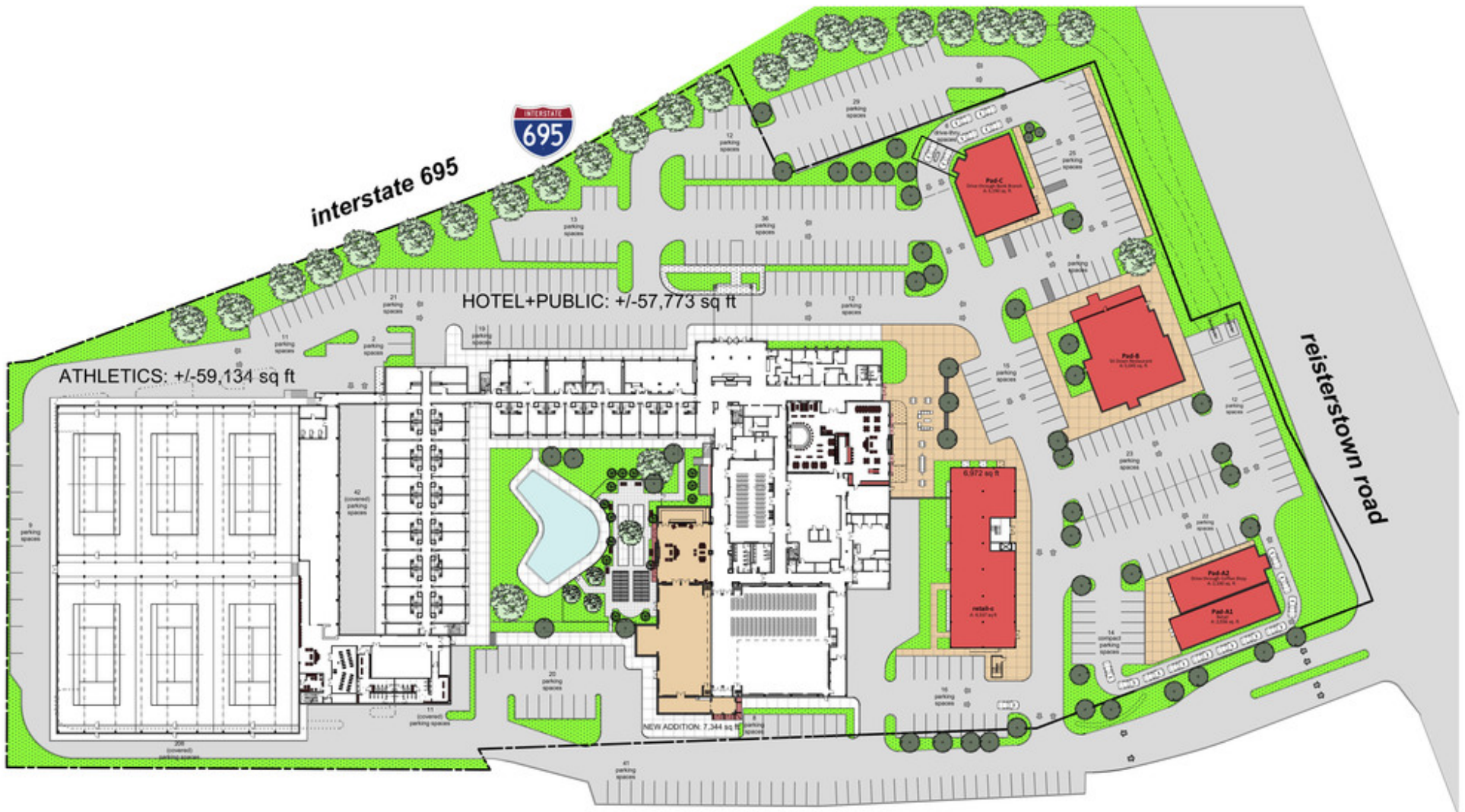
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Plan



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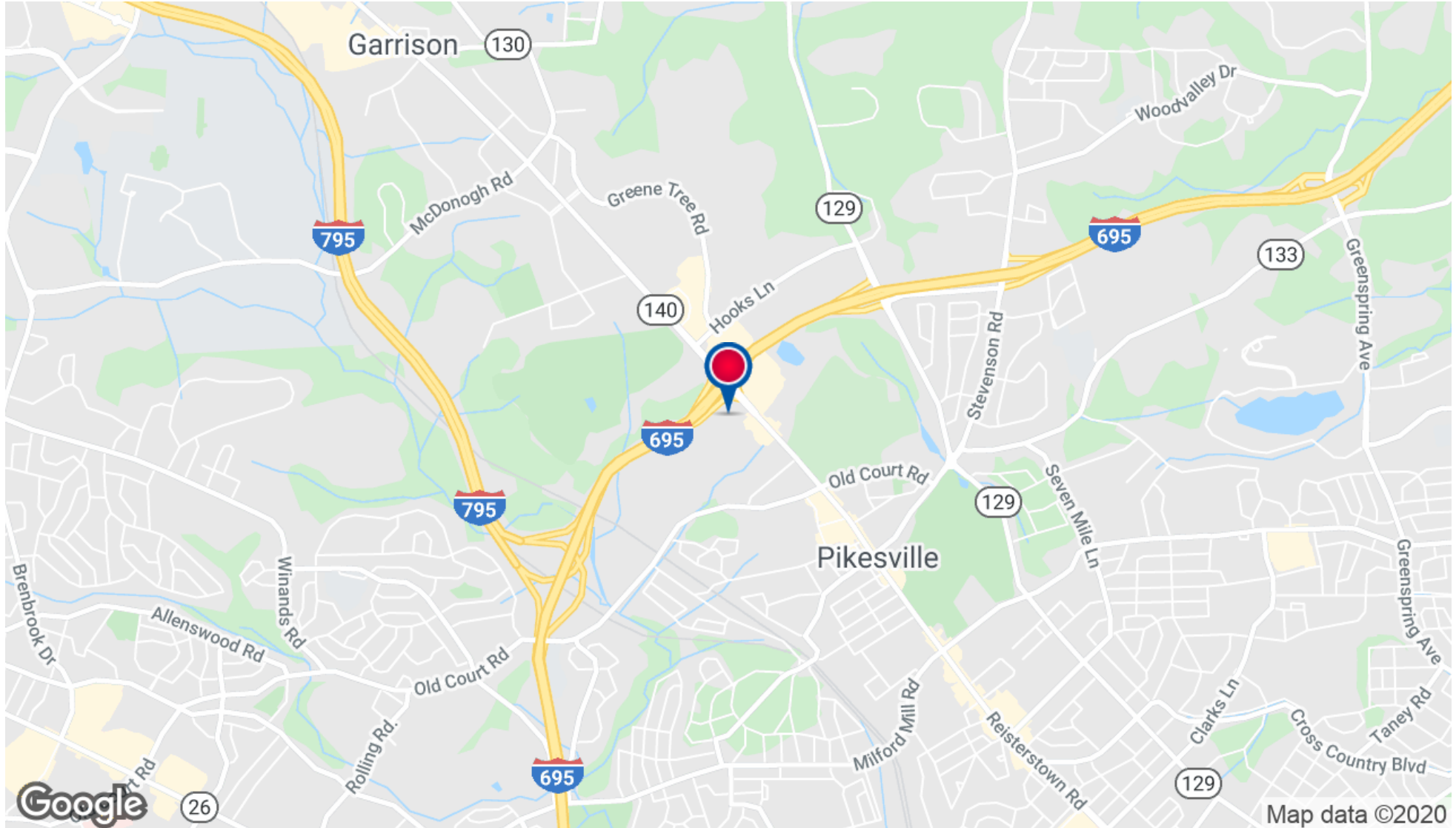
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Location Maps



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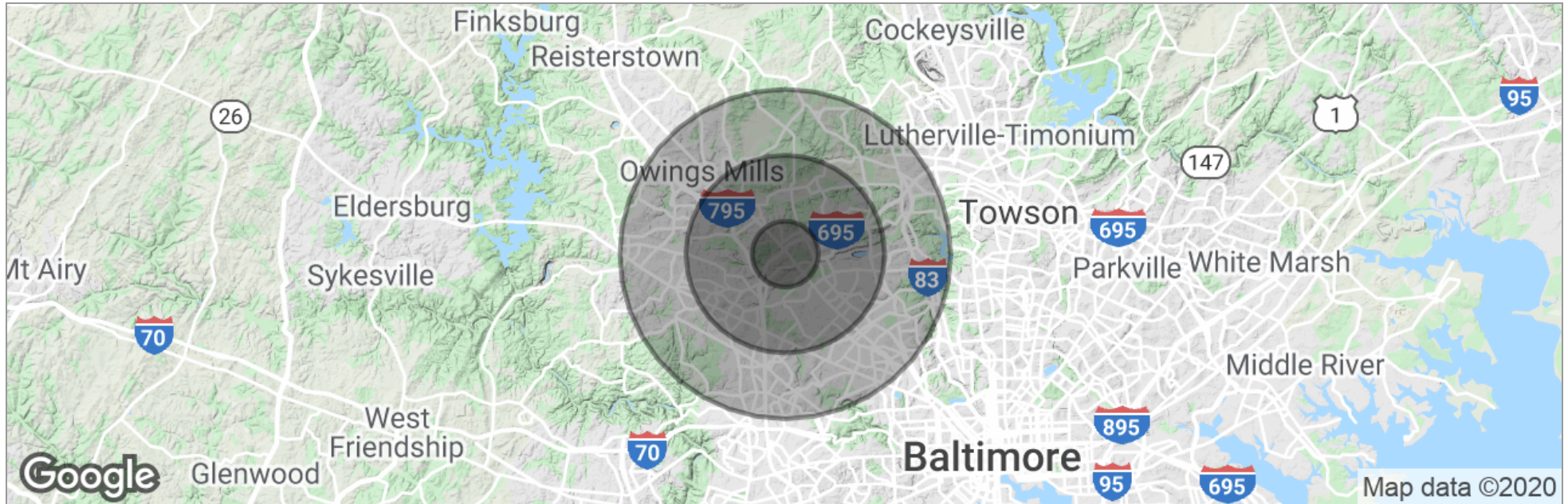
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Demographics Map



	1 Mile	3 Miles	5 Miles
Total Population	9,354	90,799	255,467
Population Density (Pop/Sq.Mi.)	2,977	3,211	3,253
Median Age	48.4	41.3	39.1
Median Age (Male)	46.0	38.8	36.9
Median Age (Female)	50.6	43.6	41.0
Total Households	4,673	38,004	101,505
# of Persons Per HH	2.0	2.4	2.5
Average HH Income	\$70,164	\$80,072	\$77,288
Average House Value	\$290,543	\$319,150	\$312,466

* Demographic data derived from 2010 US Census

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