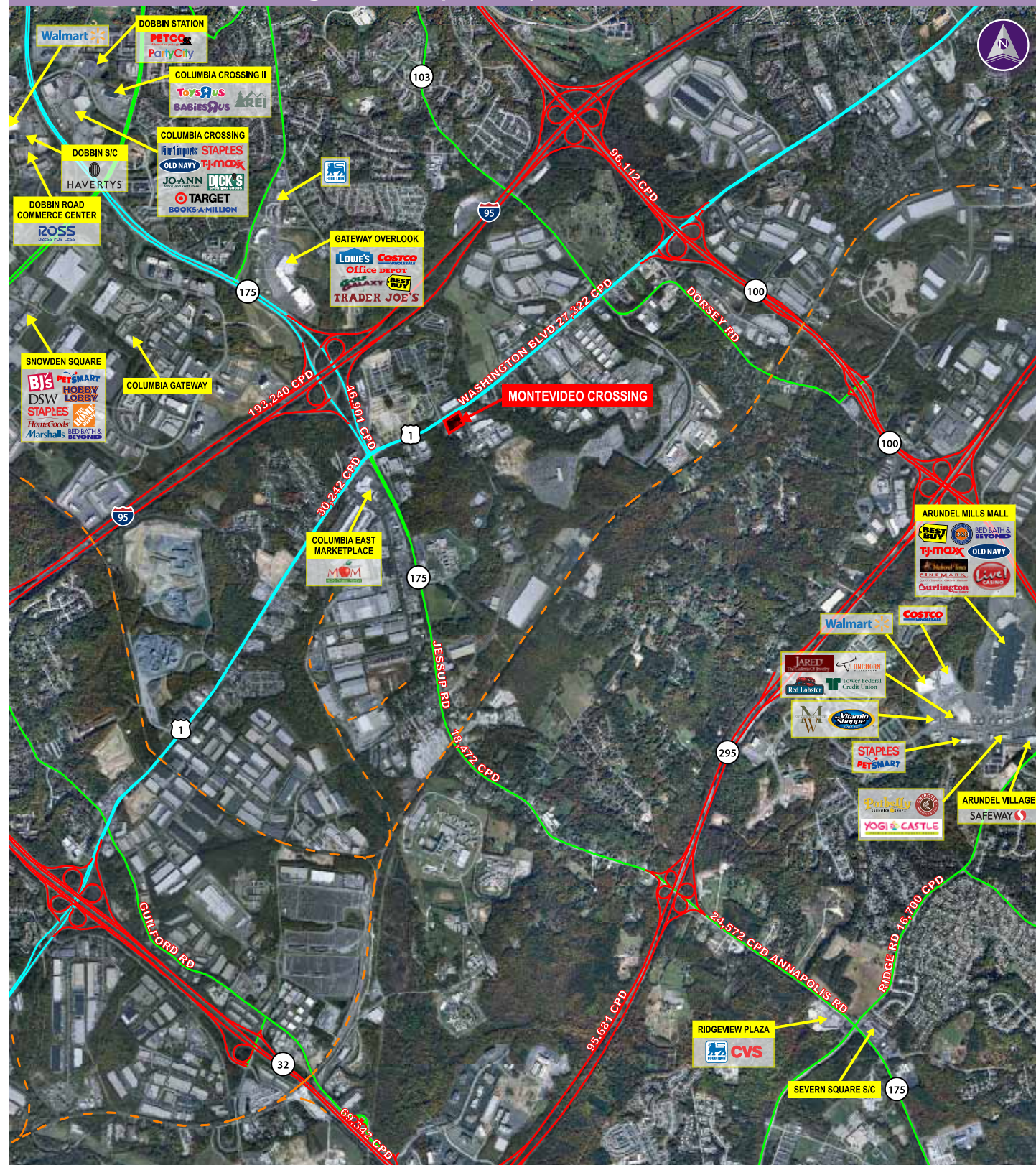


Montevideo Crossing ■ Jessup, Maryland



Information herein has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. Independent confirmation of its accuracy and completeness is your responsibility. H & R Retail, Inc.

Montevideo Crossing

Ground Lease Opportunity
Jessup, Maryland



Property Highlights

- Land Size: 4.04 acres
- Proposed Zoning: B-1
- High visibility on Washington Boulevard (U.S. Route 1) where over 30,000 cars pass per day
- There are seven residential developments within ½ mile of project with over 3,000 residential units completed or under construction.

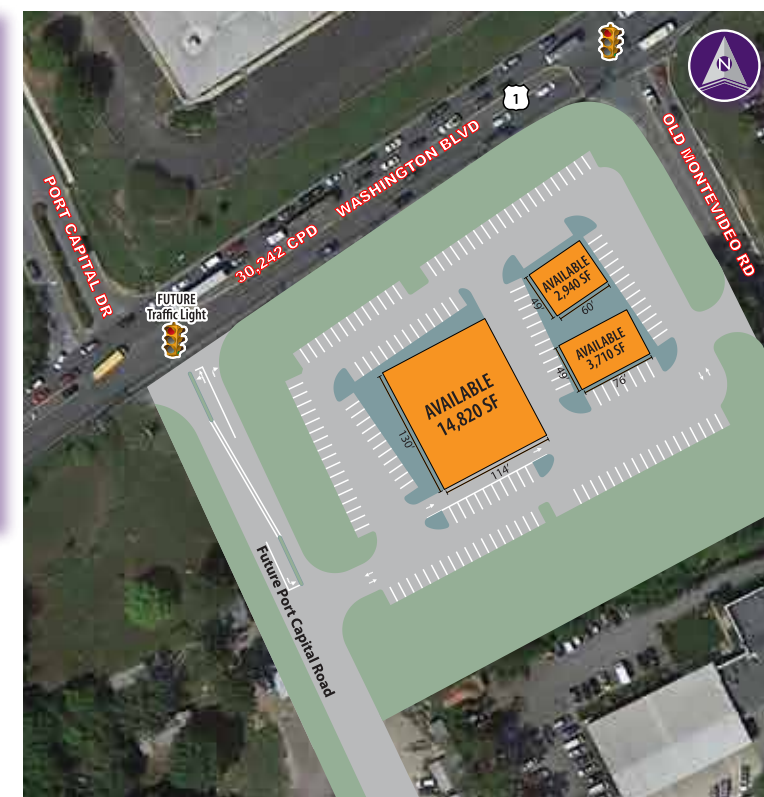
Please Contact

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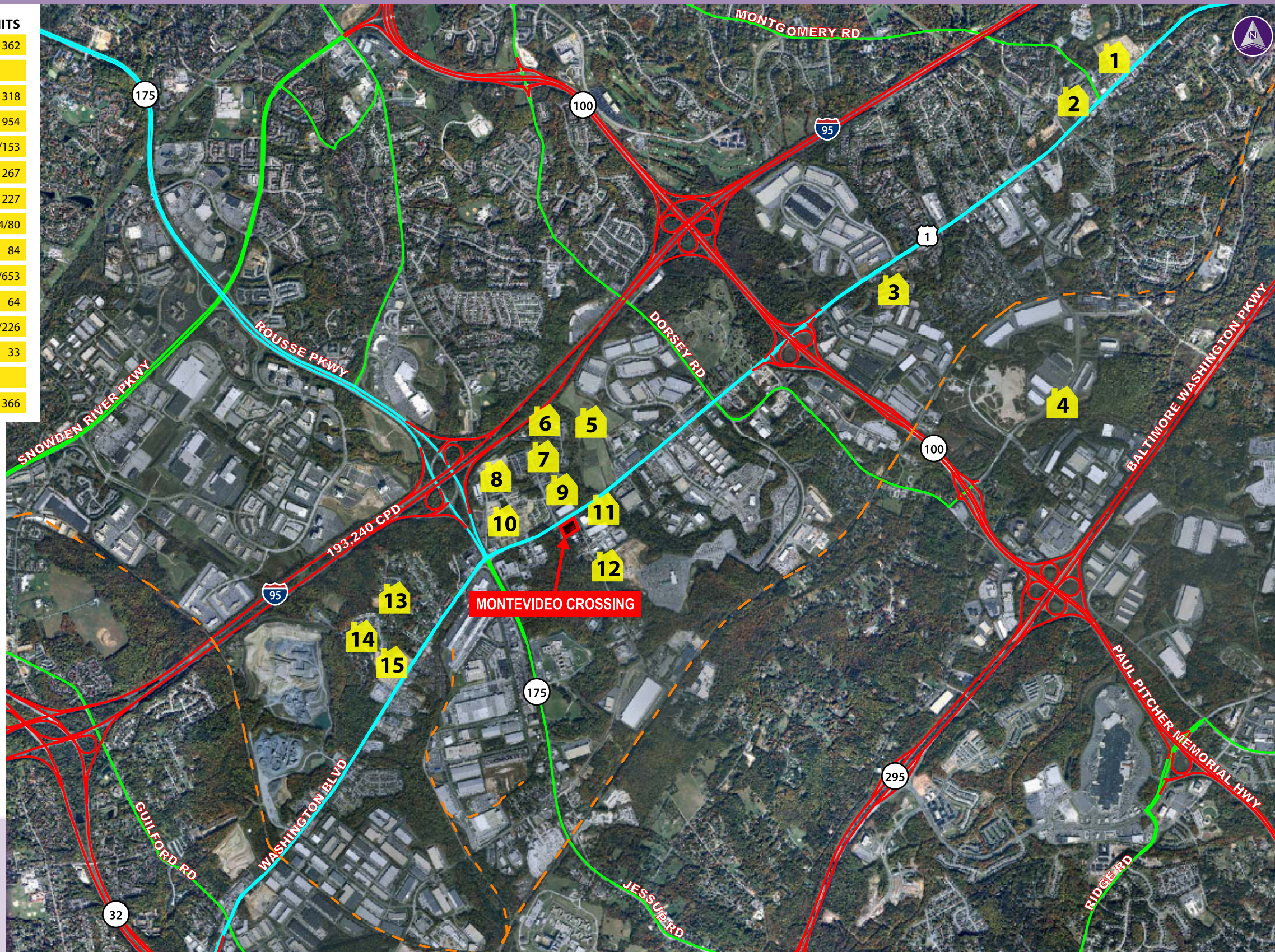
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Montevideo Crossing ■ Jessup, Maryland

#	DEVELOPMENTS	PROJECT TYPE	RESIDENTIAL UNITS
1	Elkridge Crossing	Town Homes/Apartments	362
2	Brompton House	Apartments	
3	Belmont Station	Apartments	318
4	Oxford Square	Town Homes/Apartments	954
5	Dorset Garden at Blue Stream	Town Homes/Apartments	226/153
6	Oaks at Waters Edge	Town Homes	267
7	New Colony Village	Single Family Homes	227
8	Village Towns	Town Homes/Apartments	294/80
9	Port Capitol Village	Apartments	84
10	Howard Square	Town Homes/Apartments	416/653
11	Lorien Extended Care	Room Skilled Car Facility	64
12	Grosvenor House Apartments	Town Homes/Apartments	28/226
13	Pleasant Chase	Town Homes/Apartments	33
14	Gabriels Courtyard	Town Homes/Apartments	
15	Mission Place Apartments	Apartments	366



Demographics (2013 Estimated)

	1 Mile	3 Mile	5 Mile
Population	4,758	50,103	163,018
Average HH Income	\$105,549	\$107,548	\$107,965
Number of Employees	5,544	51,947	109,208