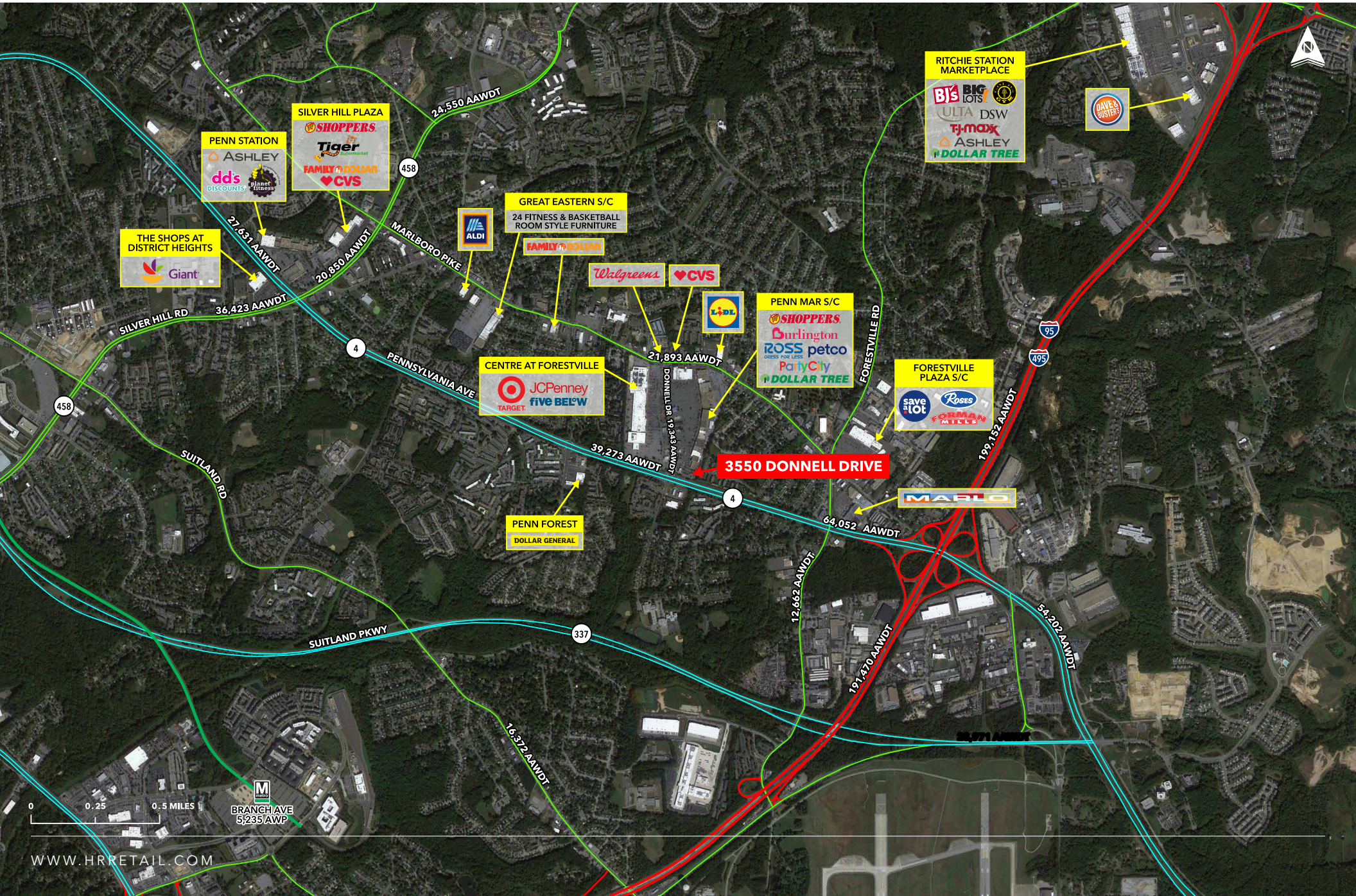


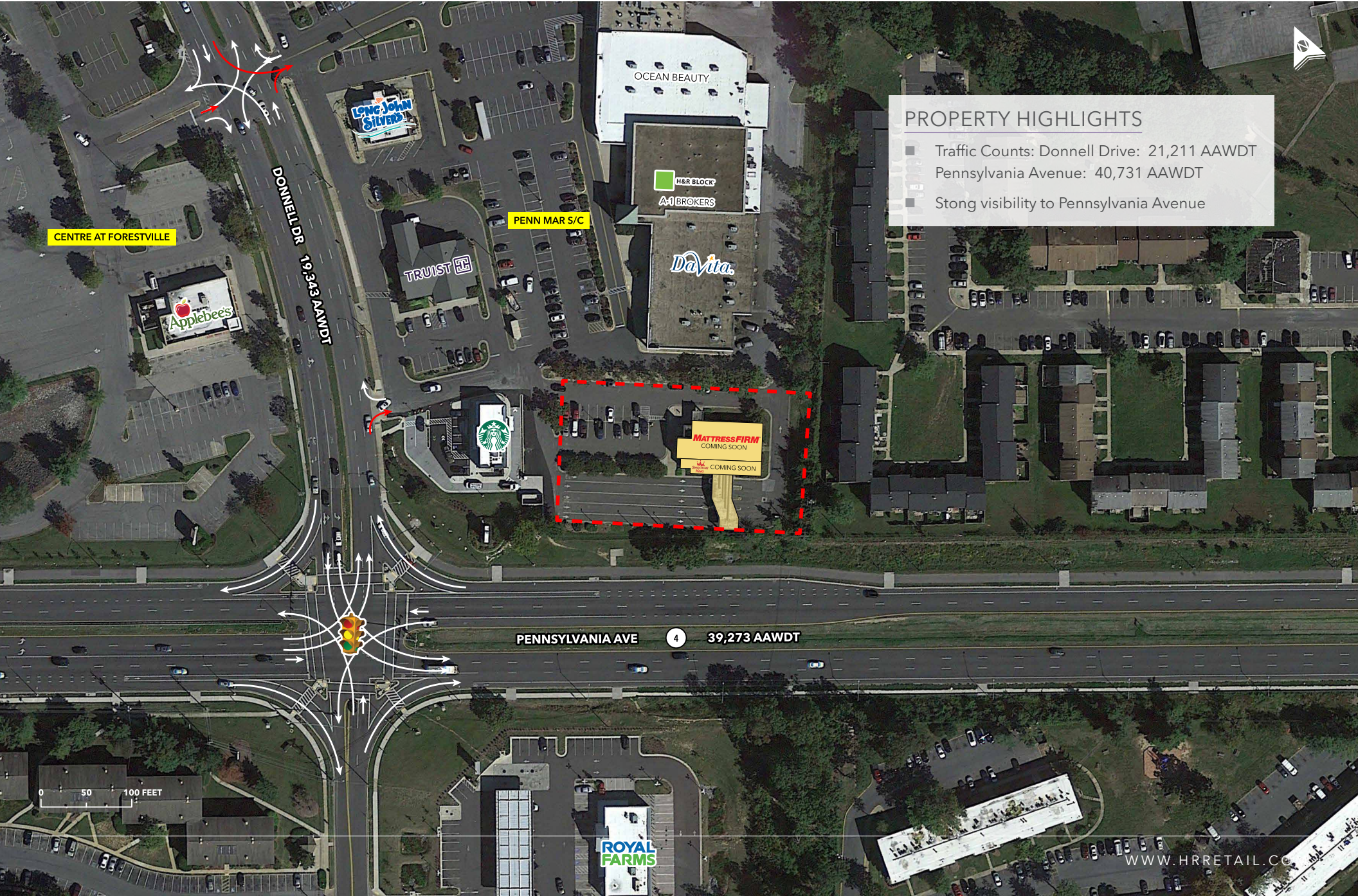


3550 DONNELL DRIVE

FORESTVILLE, MD 20747







PROPERTY HIGHLIGHTS

- Traffic Counts: Donnell Drive: 21,211 AAWDT
- Pennsylvania Avenue: 40,731 AAWDT
- Stong visibility to Pennsylvania Avenue

CENTRE AT FORESTVILLE

DONNELL DR
 19,343 AAWDT

PENN MAR S/C

OCEAN BEAUTY

H&R BLOCK
 A1BROKERS

Davita

Applebee's

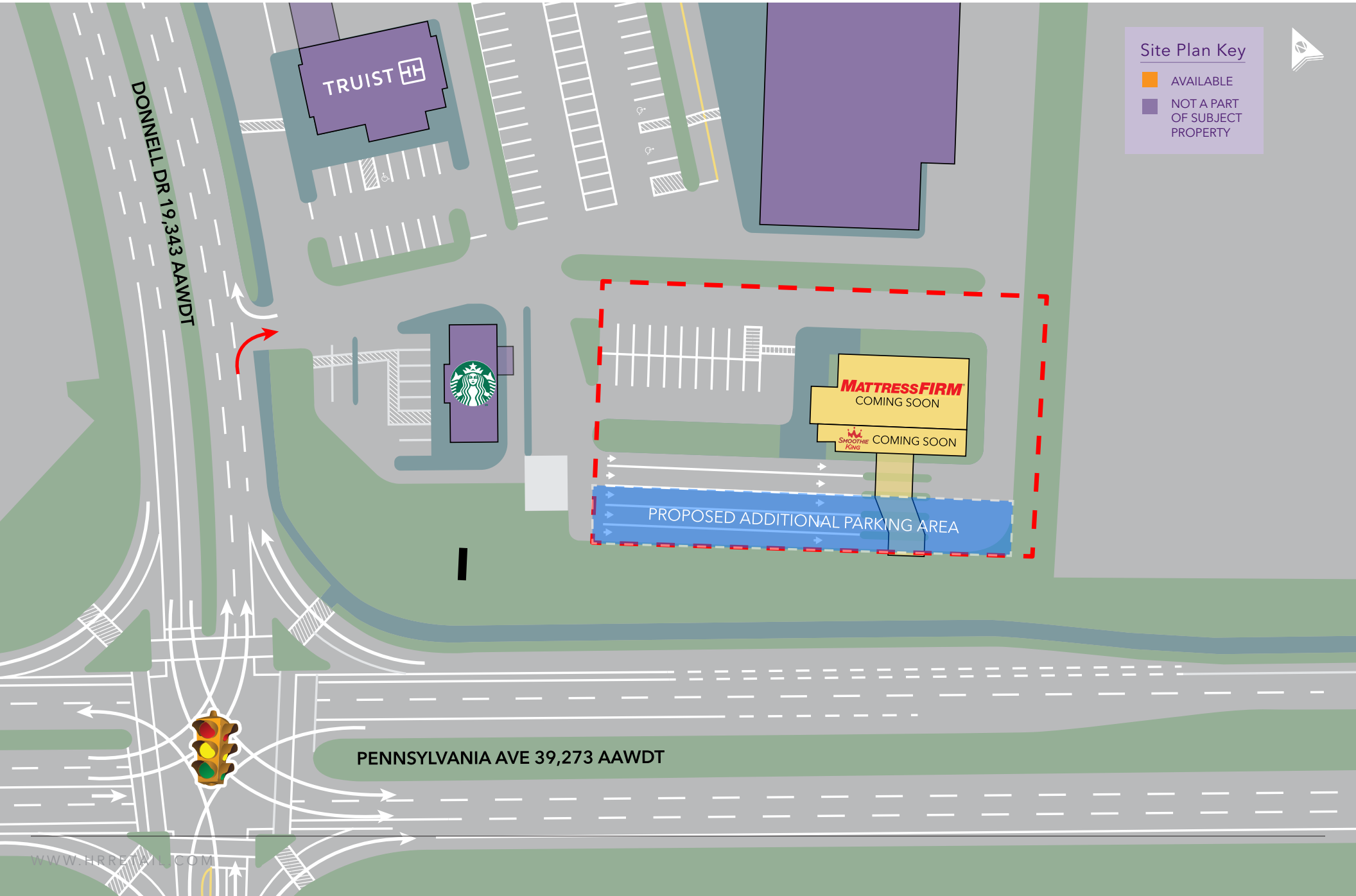
TRUIST FC

MATTRESS FIRM
 COMING SOON

PENNSYLVANIA AVE 4 39,273 AAWDT

ROYAL FARM

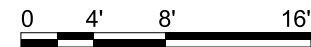
0 50 100 FEET



Site Plan Key

- AVAILABLE
- NOT A PART OF SUBJECT PROPERTY





1 MILE 3 MILE S 5 MILES

POPULATION SUMMARY

2000 Total Population	18,763	87,626	271,902
2010 Total Population	17,573	82,414	270,220
2020 Total Population	17,109	85,940	281,475
2020 Group Quarters	101	413	2,128
2025 Total Population	16,873	89,652	287,385
2020-2025 Annual Rate	-0.28%	0.85%	0.42%
2020 Total Daytime Population	14,489	75,987	245,835
Workers	6,085	33,947	97,494
Residents	8,404	42,040	148,341

2020 POPULATION BY AGE

Population Age 0 - 4	8.0%	7.0%	7.0%
Population Age 5 - 9	7.0%	7.0%	6.0%
Population Age 10 - 14	7.0%	7.0%	7.0%
Population Age 15 - 24	17.0%	15.0%	15.0%
Population Age 25 - 34	15.0%	15.0%	14.0%
Population Age 35 - 44	15.0%	14.0%	14.0%
Population Age 45 - 54	14.0%	14.0%	15.0%
Population Age 55 - 64	11.0%	11.0%	12.0%
Population Age 65 - 74	5.0%	6.0%	6.0%
Population Age 75 - 84	2.0%	2.0%	3.0%
Population Age 85 +	1.0%	1.0%	1.0%
Population Age 18 +	73.0%	74.0%	75.0%
Median Age	34.3	35.8	37.3

2020 POPULATION BY SEX

Male Population	7,813	39,469	128,621
Female Population	9,296	46,471	152,854

2020 POPULATION BY RACE/ETHNICITY

White Alone	6.0%	6.0%	5.0%
Black Alone	88.0%	88.0%	89.0%
American Indian Alone	0.0%	0.0%	0.0%
Asian Alone	1.0%	1.0%	1.0%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	3.0%	3.0%	2.0%
Two or More Races	2.0%	2.0%	2.0%
Hispanic Origin	6.0%	5.0%	4.0%
Diversity Index	30.7	30.0	26.5

1 MILE 3 MILE S 5 MILES

2020 POPULATION 15+ BY MARITAL STATUS

Total Population 15+	13,637	69,253	69,253
Never Married	49.0%	47.0%	47.0%
Married	32.0%	33.0%	33.0%
Widowed	5.0%	6.0%	6.0%
Divorced	14.0%	14.0%	14.0%

2020 POPULATION 25+ BY EDUCATIONAL ATTAINMENT

Total	11,400	58,128	192,587
Less than 9th Grade	3.0%	3.0%	3.0%
9th - 12th Grade, No Diploma	7.0%	7.0%	7.0%
High School Graduate	34.0%	31.0%	29.0%
GED/Alternative Credential	5.0%	4.0%	5.0%
Some College, No Degree	29.0%	27.0%	26.0%
Associate Degree	7.0%	7.0%	6.0%
Bachelor's Degree	10.0%	13.0%	15.0%
Graduate/Professional Degree	7.0%	9.0%	10.0%

HOUSEHOLDS SUMMARY

2000 Households	6,842	32,378	103,128
2000 Average Household Size	3.00	3.00	3.00
2010 Households	6,563	31,631	105,589
2010 Average Household Size	2.66	2.59	2.54
2020 Households	6,412	33,090	109,714
2020 Average Household Size	2.65	2.58	2.55
2025 Households	6,319	34,665	111,902
2025 Average Household Size	2.65	2.57	2.55
2020-2025 Annual Rate	-0.29%	0.93%	0.40%
2010 Families	4,342	20,419	66,083
2010 Average Family Size	3.20	3.19	3.20
2020 Families	4,173	20,925	67,735
2020 Average Family Size	3.21	3.21	3.23
2025 Families	4,098	21,714	68,842
2025 Average Family Size	3.22	3.22	3.24
2020-2025 Annual Rate	-0.36%	0.74%	0.32%

HOUSING UNIT SUMMARY

2020 Housing Units	7,195	36,583	122,233
Owner Occupied Housing Units	45.0%	47.0%	47.0%
Renter Occupied Housing Units	44.0%	44.0%	43.0%
Vacant Housing Units	11.0%	10.0%	10.0%

1 MILE 3 MILE S 5 MILES

2020 HOUSEHOLDS BY INCOME

<\$15,000	8.0%	8.0%	11.0%
\$15,000 - \$24,999	6.0%	6.0%	7.0%
\$25,000 - \$34,999	8.0%	7.0%	7.0%
\$35,000 - \$49,999	14.0%	12.0%	11.0%
\$50,000 - \$74,999	21.0%	21.0%	20.0%
\$75,000 - \$99,999	16.0%	15.0%	14.0%
\$100,000 - \$149,999	16.0%	18.0%	16.0%
\$150,000 - \$199,999	8.0%	8.0%	7.0%
\$200,000+	3.0%	4.0%	5.0%
Average Household Income	\$80,332	\$83,386	\$83,615
Median Household Income	\$63,605	\$66,997	\$64,183
Per Capita Income	\$30,377	\$32,110	\$32,591

2020 OWNER OCCUPIED HOUSING UNITS BY VALUE

Total	3,210	17,004	57,565
<\$50,000	6.0%	4.0%	4.0%
\$50,000 - \$99,999	8.0%	5.0%	4.0%
\$100,000 - \$149,999	12.0%	8.0%	7.0%
\$150,000 - \$199,999	17.0%	15.0%	11.0%
\$200,000 - \$249,999	21.0%	25.0%	20.0%
\$250,000 - \$299,999	18.0%	18.0%	17.0%
\$300,000 - \$399,999	14.0%	17.0%	21.0%
\$400,000 - \$499,999	2.0%	4.0%	9.0%
\$500,000 - \$749,999	2.0%	3.0%	5.0%
\$750,000 - \$999,999	0.0%	0.0%	1.0%
\$1,000,000 +	0.0%	0.0%	0.0%
Average Home Value	\$237,481	\$253,692	\$297,122

2020 EMPLOYED POPULATION 16+ BY INDUSTRY

Total	8,802	44,010	133,050
Agriculture/Mining	0.0%	0.0%	0.0%
Construction	9.0%	7.0%	6.0%
Manufacturing	2.0%	2.0%	2.0%
Wholesale Trade	1.0%	1.0%	1.0%
Retail Trade	9.0%	10.0%	9.0%
Transportation/Utilities	10.0%	9.0%	8.0%
Information	3.0%	2.0%	2.0%
Finance/Insurance/Real Estate	5.0%	6.0%	6.0%
Services	48.0%	47.0%	50.0%
Public Administration	13.0%	17.0%	17.0%

1 MILE 3 MILE S 5 MILES

2020 EMPLOYED POPULATION 16+ BY OCCUPATION

White Collar	54.0%	60.0%	62.0%
Management/Business/Financial	13.0%	14.0%	15.0%
Professional	16.0%	17.0%	20.0%
Sales	7.0%	8.0%	7.0%
Administrative Support	18.0%	21.0%	19.0%
Services	23.0%	20.0%	21.0%
Blue Collar	23.0%	20.0%	17.0%
Farming/Forestry/Fishing	0.0%	0.0%	0.0%
Construction/Extraction	6.0%	5.0%	5.0%
Installation/Maintenance/Repair	4.0%	3.0%	3.0%
Production	3.0%	3.0%	2.0%
Transportation/Material Moving	9.0%	9.0%	8.0%

2020 CONSUMER SPENDING

Apparel & Services: Total \$	\$12,842,943	\$68,312,621	\$226,058,799
Average Spent	\$2,002.95	\$2,064.45	\$2,060.44
Education: Total \$	\$10,218,340	\$55,777,962	\$188,954,104
Average Spent	\$1,593.63	\$1,685.64	\$1,722.24
Entertainment/Recreation: Total \$	\$18,293,416	\$97,789,956	\$325,628,703
Average Spent	\$2,853.00	\$2,955.27	\$2,967.98
Food at Home: Total \$	\$31,445,714	\$167,292,498	\$555,219,999
Average Spent	\$4,904.20	\$5,055.68	\$5,060.61
Food Away from Home: Total \$	\$22,180,937	\$117,930,191	\$388,378,811
Average Spent	\$3,459.29	\$3,563.92	\$3,539.92
Health Care: Total \$	\$32,287,446	\$171,675,160	\$571,965,211
Average Spent	\$5,035.47	\$5,188.13	\$5,213.24
HH Furnishings & Equipment: Total \$	\$12,461,207	\$66,141,974	\$219,043,684
Average Spent	\$1,943.42	\$1,998.85	\$1,996.50
Personal Care Products & Services: Total \$	\$5,405,397	\$28,711,024	\$94,883,106
Average Spent	\$843.01	\$867.66	\$864.82
Shelter: Total \$	\$114,805,264	\$615,038,761	\$2,041,150,130
Average Spent	\$17,904.75	\$18,586.85	\$18,604.28
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$12,570,984	\$66,186,183	\$217,837,247
Average Spent	\$1,960.54	\$2,000.19	\$1,985.50
Travel: Total \$	\$13,330,439	\$71,920,149	\$239,092,515
Average Spent	\$2,078.98	\$2,173.47	\$2,179.23
Vehicle Maintenance & Repairs: Total \$	\$6,575,078	\$34,497,729	\$113,801,289
Average Spent	\$1,025.43	\$1,042.54	\$1,037.25



3550 DONNELL DRIVE

FORESTVILLE, MD 20747



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.

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