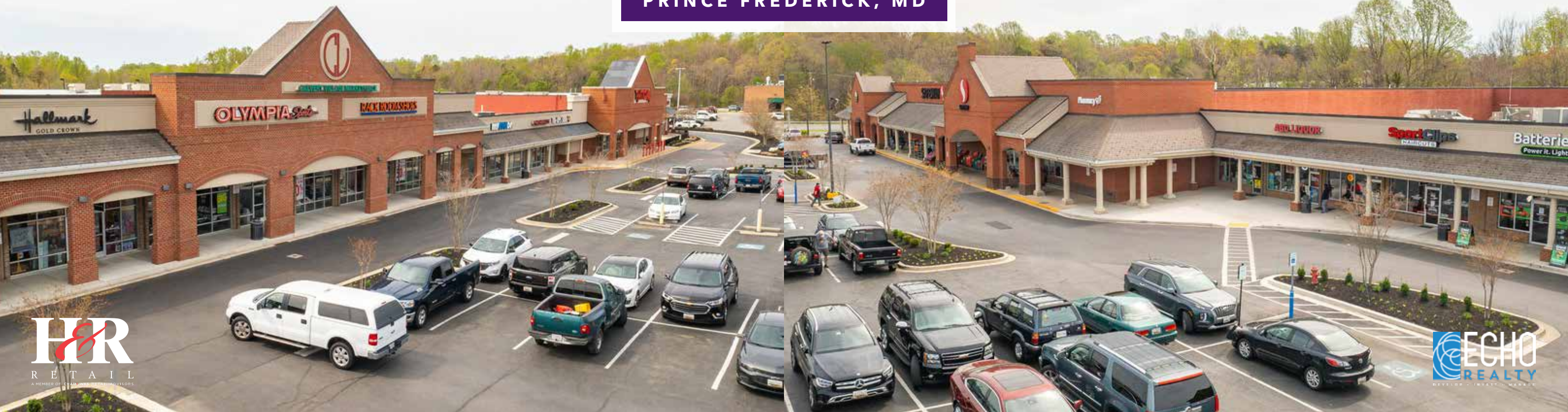




# CALVERT VILLAGE MARKETPLACE

PRINCE FREDERICK, MD








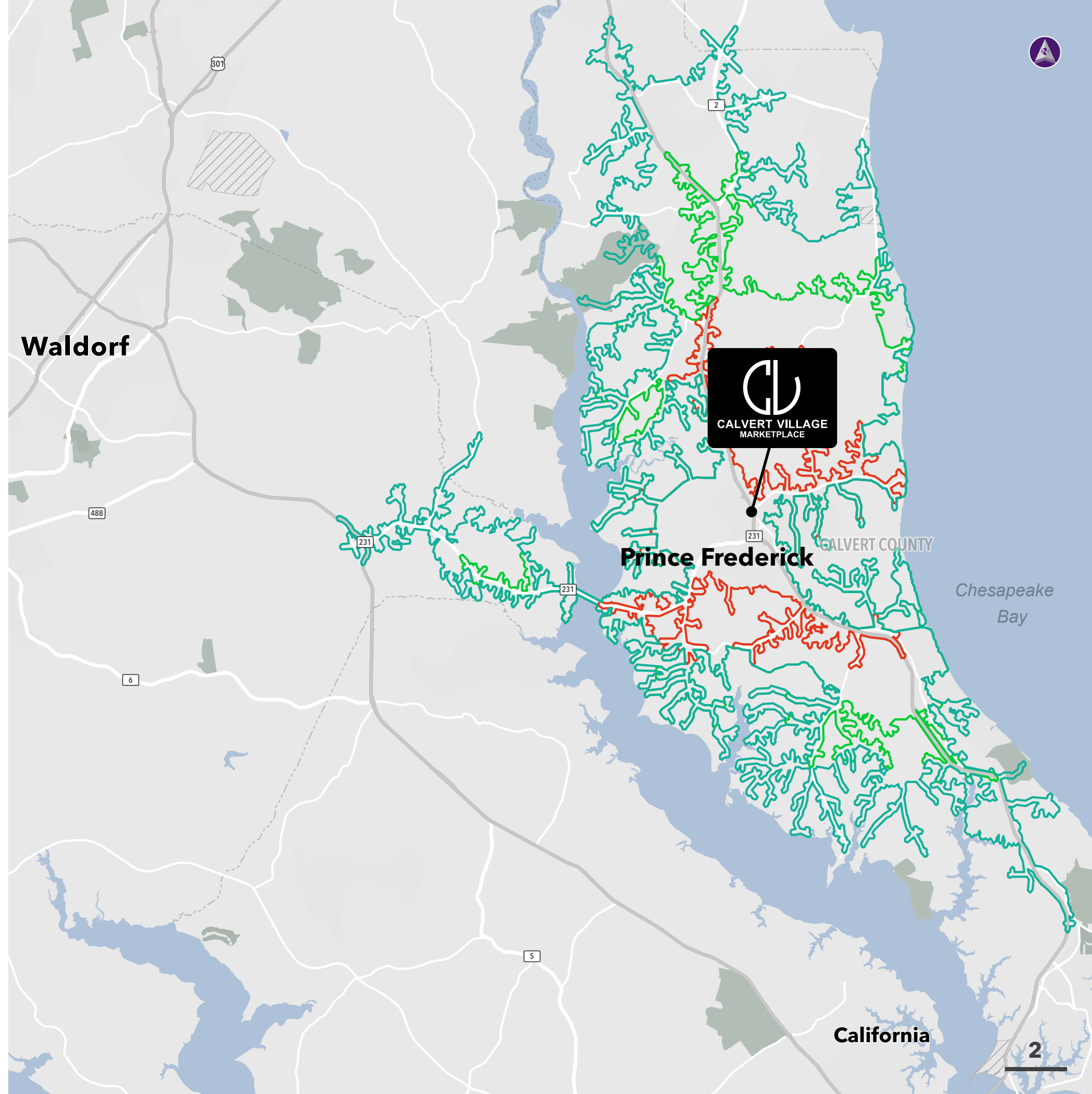
# CALVERT VILLAGE MARKETPLACE

## HIGHLIGHTS

- 170,606 SF Multi-Tenant retail center anchored by Safeway, TJ Maxx, Patuxent Health Center and Flagship Cinemas
- Strategically located in Prince Frederick Maryland
- Ample parking facilities for tenants and visitors

## 2023 DEMOGRAPHICS (Drive Time)

 Total Population	 Daytime Population	 Median HH Income
10 MINUTES <b>8,445</b>	<b>13,066</b>	<b>\$118,556</b>
15 MINUTES <b>27,892</b>	<b>24,678</b>	<b>\$134,966</b>
20 MINUTES <b>46,282</b>	<b>39,365</b>	<b>\$137,097</b>



# Aerial

STOAKLEY RD

CalvertHealth™

**MARKET SQUARE**  
Office DEPOT  
petco  
NICK'S  
Walgreens  
MATTRESS FIRM  
FIVE GUYS  
Panera BREAD

Calvert LIBRARY

**FOX RUN S/C**  
Giant  
BIG LOTS!  
Peebles  
five BELOW  
Rainbow  
Advance! Auto Parts  
ROSS DRESS FOR LESS  
ULTA  
Planet Fitness  
Furniture Gallery  
JOANN  
DOLLAR TREE

**CHAPLINE PLACE**  
weis IHOP  
AutoZone Starbucks

**CALVERT VILLAGE MARKETPLACE**  
SAFeway  
CHIPOTLE T.J. MAXX  
CROSSFIT 1654 STRONG  
FLAGSHIP CINEMAS Premium

8,930 AAWDT

CENTRAL SQUARE S/C

Wendy's

Walmart

**PRINCE FREDERICK S/C**  
MATTRESS Warehouse  
SAKURA

CSM college of southern maryland

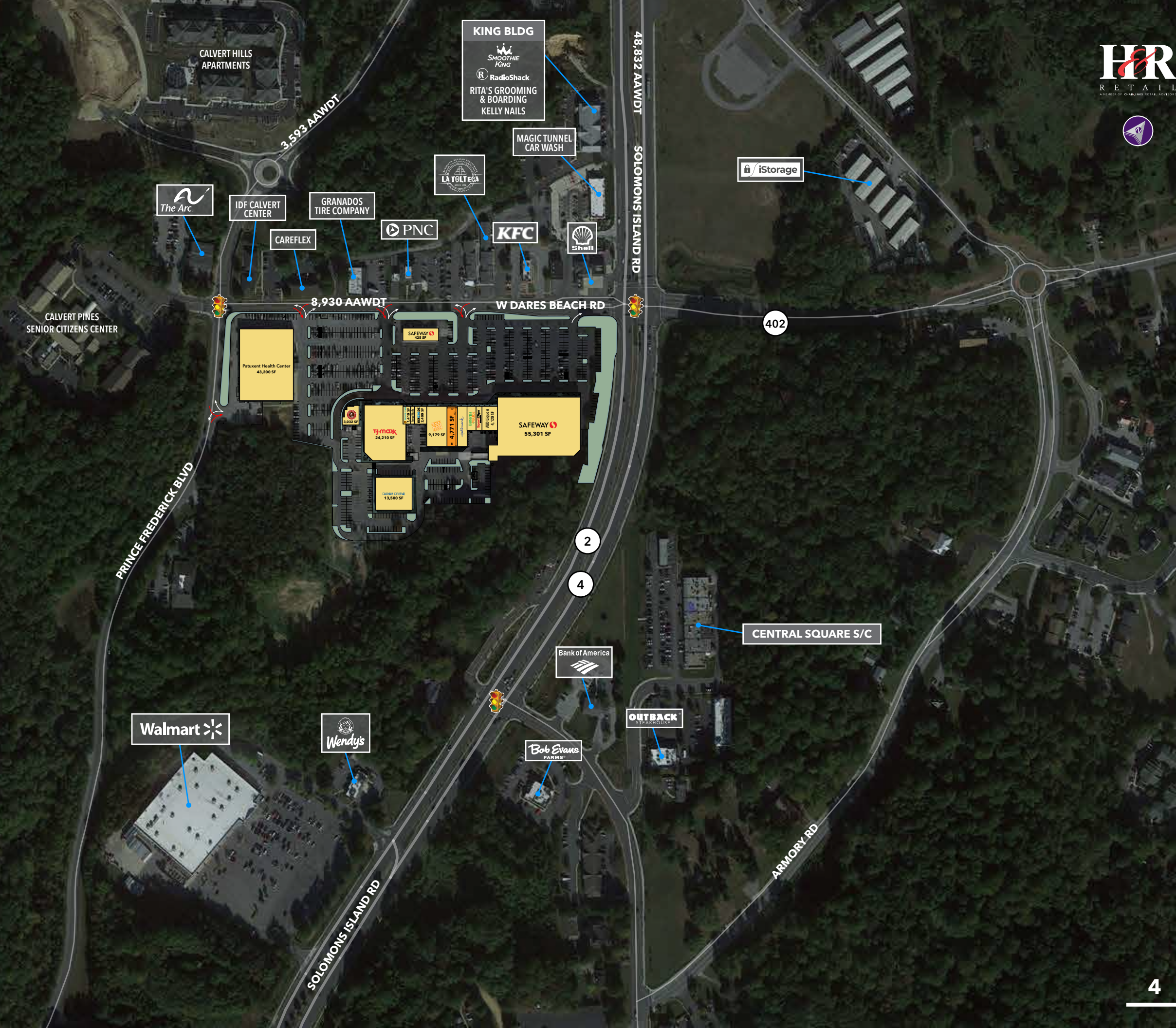
HALLOWING POINT RD 23,612 AAWDT

41,300 AAWDT

231

765

# Close in Aerial



# Site Plan



#	TENANTS	SQUARE FEET
80	SAFeway FUEL	425
110	ABD LIQUORS	4,120
114	SPORTS CLIPS	1,600
118	BATTERIES PLUS BULBS	2,400
120	PAM'S HALLMARK	4,158
122	AVAILABLE	4,771
124	RACK ROOM SHOES	9,179
130	MY EYE DOCTOR	2,400
134	ANGEL NAILS	900
136	THE UPS STORE	1,410
140	TJ MAXX	24,210
144/148	CHIPOTLE	3,032
190	FLAGSHIP CINEMAS	13,500
260	PATUXENT HEALTH CENTER	43,200
270	SAFeway	55,301
<b>TOTAL</b>		<b>170,606</b>

**Site Plan Key**

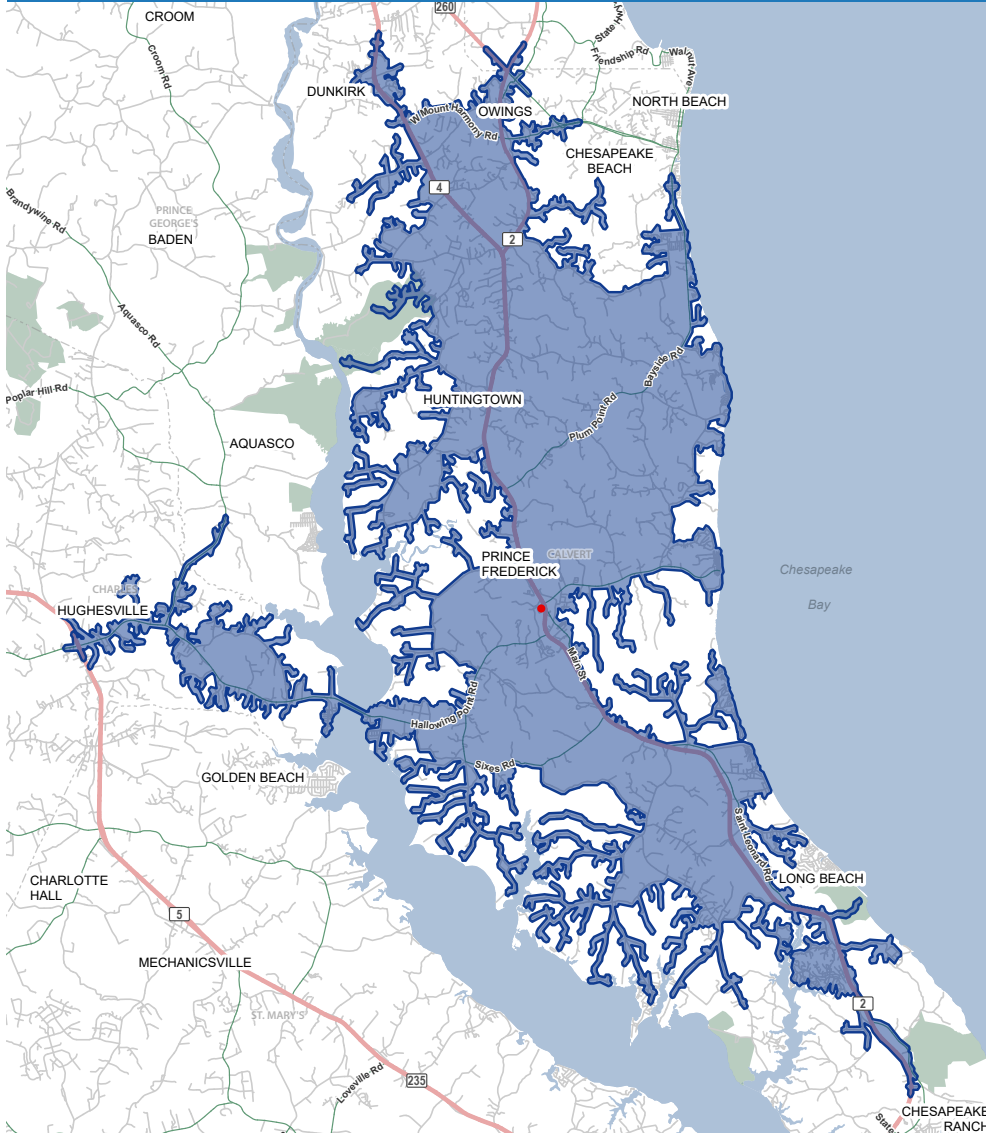
- LEASED
- AVAILABLE

# Psychographic Profile

2024 and 2029 Esri Forecasts. Converted Census 2000 data into 2010 geography  
 Lat/Lon: 38.96670/-76.95109




**Prince Frederick, MD**  
 DEMOGRAPHIC PROFILE (2024)  
 Calvert Village  
 20 minutes drive time



## KEY FACTS

**46,282**  
Population

**41.5**  
Median Age

**15,759**  
Households

## EDUCATION

**27%**  
High School Diploma

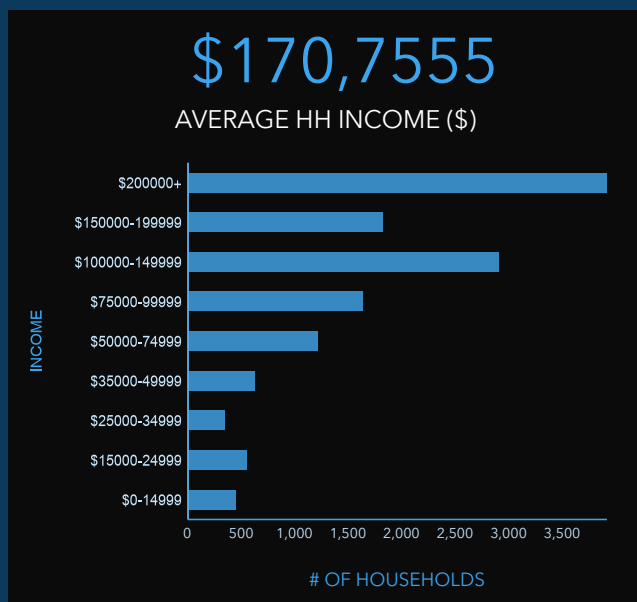
**19%**  
Bachelor's Degree

**17%**  
Graduate/Professional Degree

## INCOME

**\$137,097**  
Median Household Income

**\$58,659**  
Per Capita Income



## BUSINESS

**1,750**  
Total Businesses

**39,365**  
Daytime Population

**77**  
Food Srv & Drinking Places

## TAPESTRY SEGMENTS

**1D** Savvy Suburbanites  
 5,494 (34.9%) of households

Savvy Suburbanites residents are well educated, well read, and well capitalized. Families include empty nesters and empty nester wannabes, who still have adult children at home. Located in older neighborhoods outside the urban core, their suburban lifestyle includes home remodeling and gardening plus the active pursuit of sports and exercise. They enjoy good food and wine, plus the amenities of the city's cultural events.

- Well-connected consumers that appreciate technology and make liberal use of it for everything from shopping and banking to staying current and communicating.
- Informed shoppers that do their research prior to purchasing and focus on quality.

**1B** Professional Pride  
 3,436 (21.8%) of households

Professional Pride consumers are well-educated career professionals that have prospered through the Great Recession. To maintain their upscale suburban lifestyles, these goal oriented couples work, often commuting far and working long hours. However, their schedules are fine-tuned to meet the needs of their school age children. They are financially savvy; they invest wisely and benefit from interest and dividend income. So far, these established families have accumulated an average of 1.5 million dollars in net worth, and their annual household income runs at more than twice the US level. They take pride in their newer homes and spend valuable time and energy upgrading. Their homes are furnished with the latest in home trends, including finished basements equipped with home gyms and in-home theaters.

- They have a preferred financial institution, regularly read financial news, and use the Internet for banking transactions.
- These residents are goal oriented and strive for lifelong earning and learning.
- Life here is well organized; routine is a key ingredient to daily life.

**4B** Home Improvement  
 1,897 (12.0%) of households

Married-couple families occupy well over half of these suburban households. Most Home Improvement residences are single-family homes that are owner occupied, with only one-fifth of the households occupied by renters. Education and diversity levels are similar to the US as a whole. These families spend a lot of time on the go and therefore tend to eat out regularly. When at home, weekends are consumed with home improvement and remodeling projects.

- Typically spend 4-7 hours per week commuting, and, therefore, spend significant amounts on car maintenance (performed at a department store or auto repair chain store).
- They are paying off student loans and second mortgages on homes.
- They spend heavily on eating out, at both fast-food and family restaurants.
- They like to work from home, when possible.

## 10 MILES 15 MILES 20 MILES

**POPULATION**

	10 MILES	15 MILES	20 MILES
2000 Total Population	50,455	102,906	237,435
2010 Total Population	59,554	121,837	280,449
<b>2024 Total Population</b>	<b>64,915</b>	<b>130,320</b>	<b>318,392</b>
2029 Total Population	65,688	131,456	328,371
2024-2029 Annual Rate	0.24%	0.17%	0.62%
<b>Median Age</b>	<b>41.6</b>	<b>41.7</b>	<b>40.1</b>

**HOUSEHOLDS**

	10 MILES	15 MILES	20 MILES
2000 Households	16,970	34,753	82,225
2010 Households	20,283	41,716	98,874
<b>2024 Households</b>	<b>22,800</b>	<b>46,072</b>	<b>115,47</b>
2029 Households	23,467	47,265	120,766
<b>2024 Average Household Size</b>	<b>2.83</b>	<b>2.81</b>	<b>2.74</b>

**INCOME**

	10 MILES	15 MILES	20 MILES
2024 Average Household Income	\$163,577	\$162,429	\$153,448
2024 Median Household Income	\$127,552	\$126,681	\$118,699
2024 Per Capita Income	\$57,352	\$57,483	\$55,697

**2024 POPULATION BY RACE/ETHNICITY**

	10 MILES	15 MILES	20 MILES
White Alone	73.4%	73.4%	55.1%
Black Alone	14.5%	14.5%	30.8%
American Indian/Alaskan Native Alone	0.4%	0.4%	0.5%
Asian Alone	1.7%	1.7%	2.5%
Pacific Islander Alone	0.1%	0.1%	0.1%
Other Race	1.6%	1.6%	2.9%
Two or More Races	8.3%	8.2%	8.1%
Hispanic Origin (Any Race)	4.7%	5.0%	6.8%

**2024 POPULATION 25+ BY EDUCATIONAL ATTAINMENT**

	10 MILES	15 MILES	20 MILES
Total	45,238	90,948	220,719
Less than 9th Grade	1.5%	1.6%	1.8%
9th - 12th Grade, No Diploma	4.1%	4.3%	3.6%
High School Graduate	28.9%	27.4%	26.3%
GED/Alternative Credential	3.2%	3.1%	3.1%
Some College, No Degree	21.0%	20.2%	19.4%
Associate Degree	8.3%	8.5%	8.7%
Bachelor's Degree	17.9%	19.7%	21.3%
Graduate/Professional Degree	15.0%	15.2%	15.8%

**BUSINESS**

	10 MILES	15 MILES	20 MILES
Total Business	1,878	3,814	10,317
Total Employees	18,306	35,479	111,509
Employee/Residential Population Ratio	0.280:1	0.270:1	0.350:1



# CALVERT VILLAGE MARKETPLACE

PRINCE FREDERICK, MD



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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