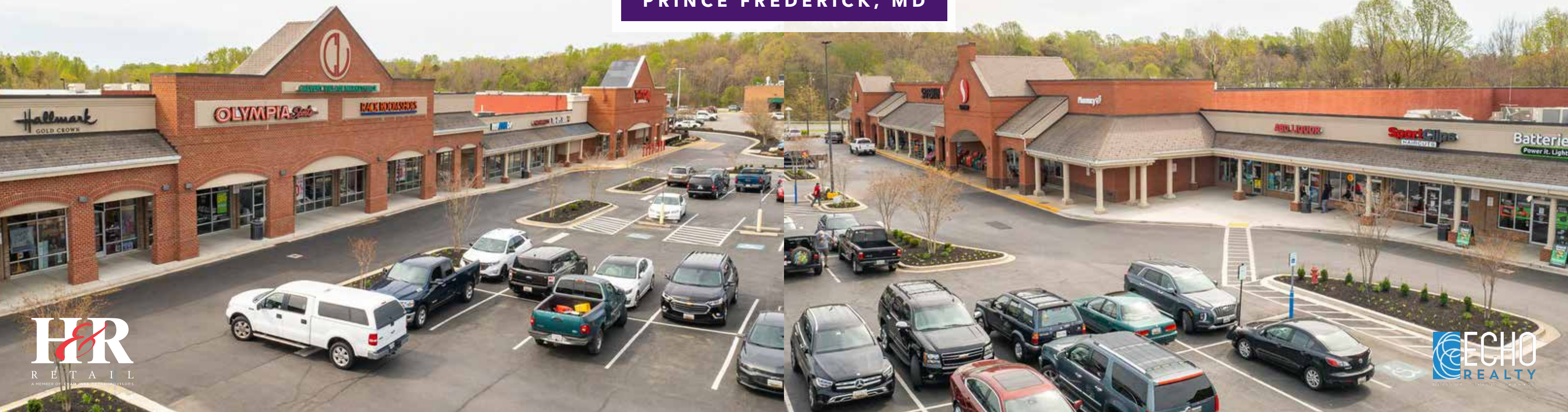




CALVERT VILLAGE MARKETPLACE

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

2025 DEMOGRAPHICS (Drive Time)



Total
Population

10 MINUTES

7,767

15 MINUTES

27,133

20 MINUTES

45,212



Daytime
Population

12,305

24,188

38,652

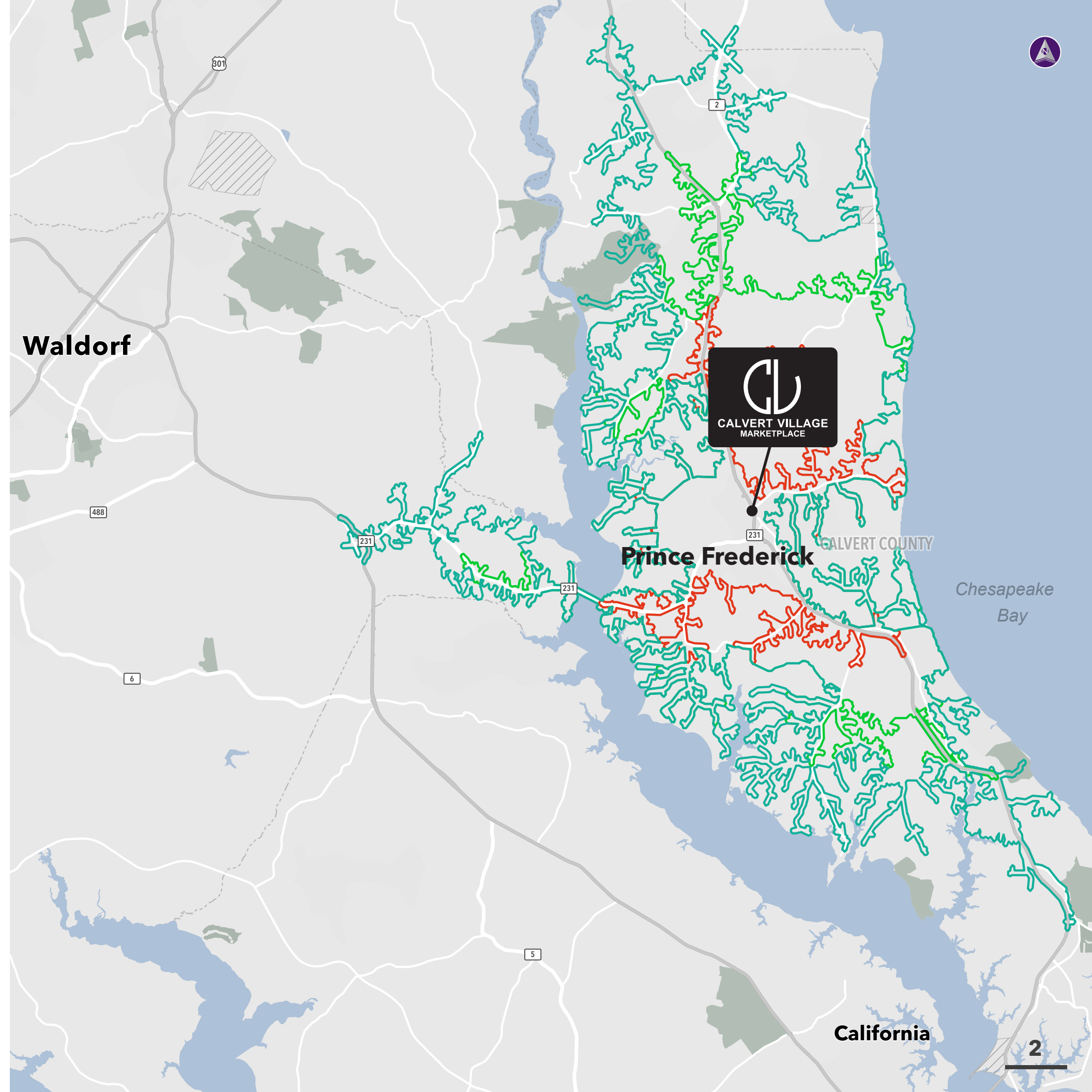


Median HH
Income

\$127,938

\$143,078

\$142,080



Aerial



CALVERT VILLAGE MARKETPLACE

SAFeway
FLAGSHIP CINEMAS
T.J. MAXX

MARKET SQUARE

Office DEPOT
petco
NICK'S
Walgreens
MATTRESS FIRM
FIVE GUYS
Panera

FOX RUN S/C

Giant
DOLLAR TREE
Starbucks
Advance Auto Parts
ULTA
ROSS
five BELOW
Applebee's
Bath & Body Works

ARMORY SQUARE (UNDER CONSTRUCTION)

ALDI
Michaels
ACE

CHAPLINE PLACE

weis
IHOP
AutoZone

CENTRAL SQUARE S/C

OUTBACK
STEAKHOUSE

Wendy's

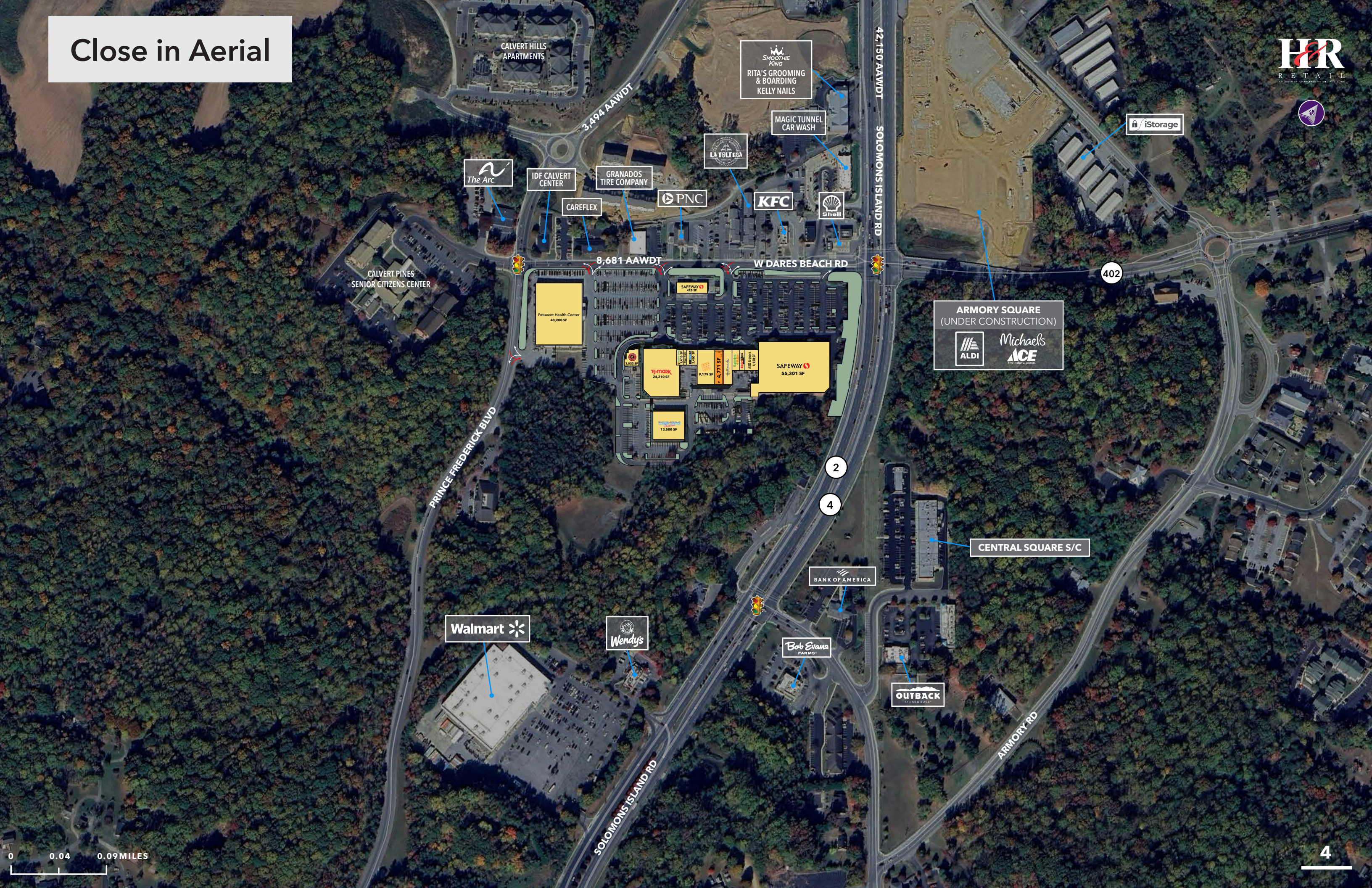
Walmart

PRINCE FREDERICK S/C

MATTRESS Warehouse
Furniture Gallery

CSM
college of southern maryland

Close in Aerial



Site Plan



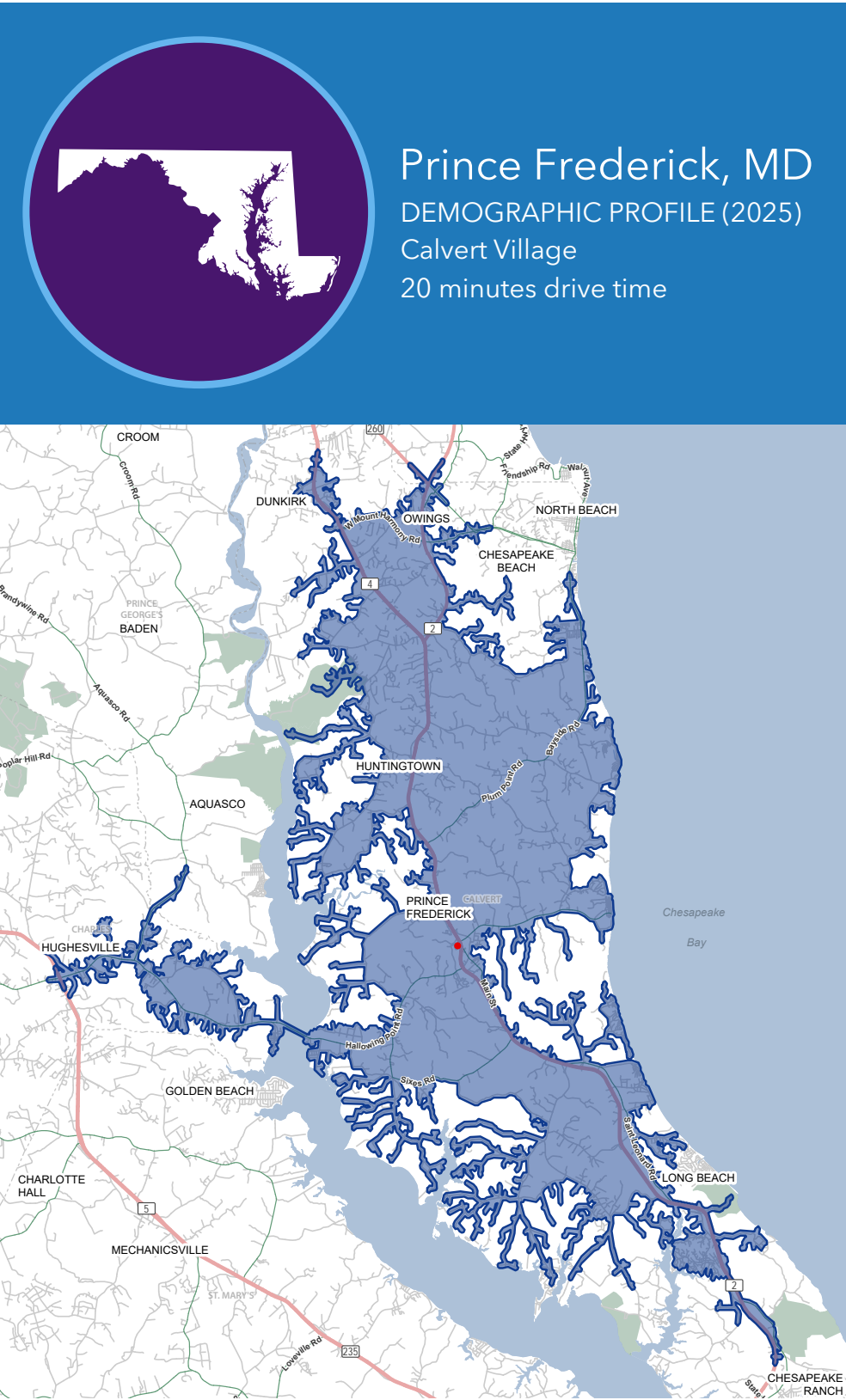
#	TENANTS	SQUARE FEET
80	SAFEWAY FUEL	425
110	ABD LIQUORS	4,120
114	SPORTS CLIPS	1,600
118	BATTERIES PLUS BULBS	2,400
120	PAM'S HALLMARK	4,158
122	AVAILABLE	4,771
124	RACK ROOM SHOES	9,179
130	MY EYE DOCTOR	2,400
134	ANGEL NAILS	900
136	THE UPS STORE	1,410
140	TJ MAXX	24,210
144/148	CHIPOTLE	3,032
190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

Site Plan Key

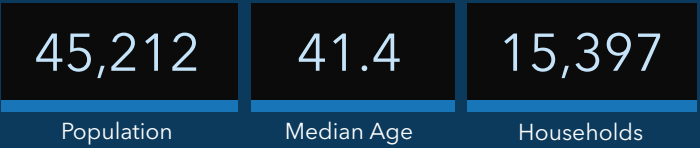
- LEASED
- AVAILABLE

Psychographic Profile

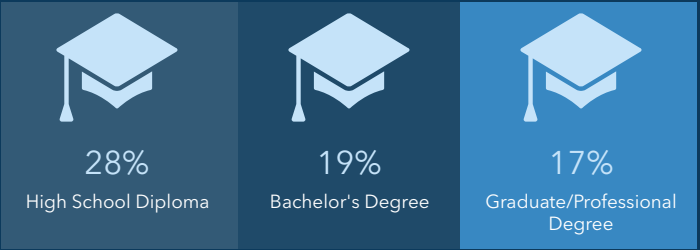
2025 and 2030 Esri Forecasts. Converted Census 2010 data into 2020 geography
Lat/Lon: 38.96670/-76.95109



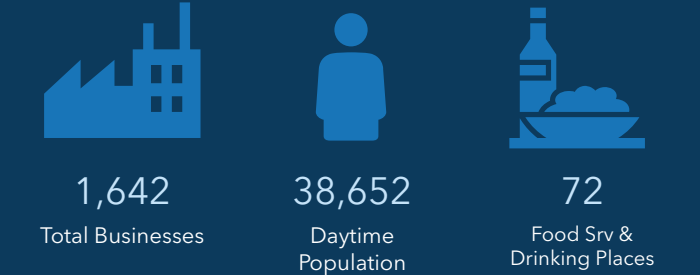
KEY FACTS



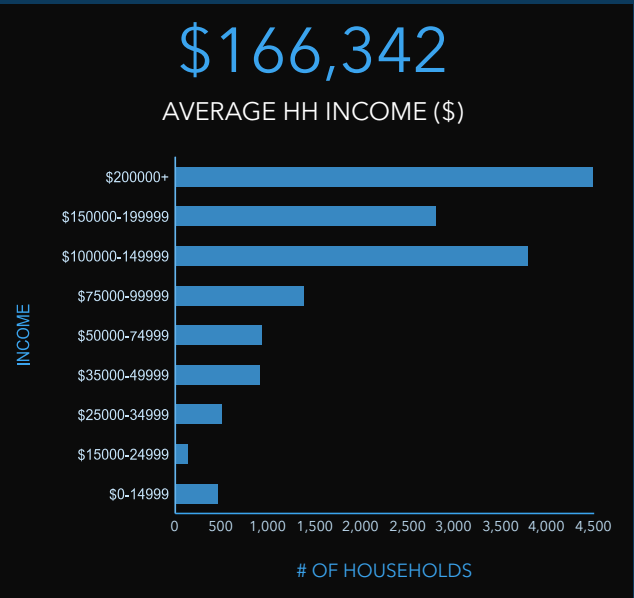
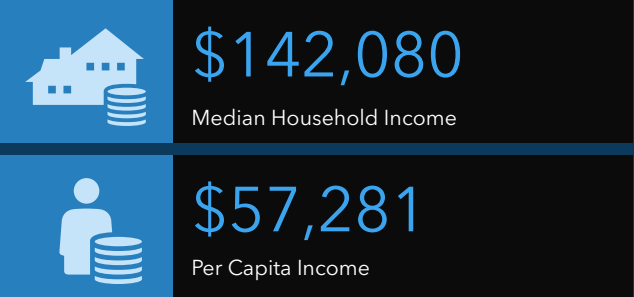
EDUCATION



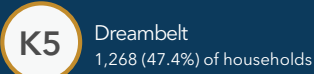
BUSINESS



INCOME

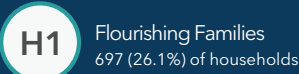


TAPESTRY SEGMENTS



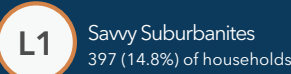
These suburban neighborhoods are predominantly located in the West, often outside the principal cities of major metropolitan areas. About half of the population is between 35 and 74, and most households consist of married or cohabiting couples. Most households earn middle-tier incomes, and labor force participation is high. This segment has a high concentration of employment in public administration, construction, health care, and retail trade sectors. Neighborhoods consist mainly of single-family homes built between 1950 and 1990, offering ample parking space, often for three or more vehicles. A significant portion of the population commutes alone by car. Rental rates and home prices are substantial, with more than half of the properties for purchase valued between \$300,000 and \$500,000.

- Residents typically shop at warehouse clubs, and they tend to exhibit brand loyalty.
- They often spend money on their pets and tools for gardening. Residents take active roles in planning their financial future.
- Residents tend to listen to the radio, use streaming services, and watch cable TV shows.



Members of these communities reside mostly in lower-density, rapidly growing suburbs in the South and Midwest. Most householders are between the ages of 35 and 64, and households are mainly comprised of large families with children. Marriage rates are high. Members of this segment are often employed in professional roles and earn middle-tier incomes. Many are self-employed, and some households support their earnings with interest, dividends, or rental properties. Available housing is predominantly composed of single-family units built in the 1990s and 2000s, with home values and rents that mirror national averages. The rate of new development is notably higher here than in most other regions. Many households have multiple vehicles, and long commutes are common.

- For in-store shopping, they frequent large retail hardware and hobby stores, while online shopping caters to a variety of household, children, pet, and personal items.
- Residents prioritize spending on medical, auto, and life insurance, as well as retirement planning. Pickup trucks and SUVs are common vehicle choices.
- They often play board games and read books.



These neighborhoods tend to be concentrated in New England and the Mid-Atlantic. Some couples have children who have grown up and left the house, and around a quarter still have kids at home. Residents work in professional fields such as management and finance. The combined wages of both spouses position these families solidly in the middle to upper income tiers. Investments, retirement income, and valuable properties also contribute to the high net worth of households commonly found in these neighborhoods. Residents in this segment gravitate toward suburban communities, which include both newly developed and well-established areas, within major metropolitan areas. Nearly all homes are single-family and owner-occupied, with very few rental properties available, and most homes were built between 1970 and 2000.

- Residents frequently use credit cards, and they seldom have outstanding monthly balances.
- They tend to invest a significant amount of resources on home improvement and landscaping. Residents have a variety of investment and retirement accounts.
- Households tend to have access to cell phones and the internet to stay connected.family restaurants.

10 MILES 15 MILES 20 MILES

POPULATION			
2010 Total Population	6,260	23,245	40,715
2020 Total Population	6,970	25,691	43,515
2025 Total Population	7,767	27,133	45,212
2030 Total Population	8,118	27,813	46,067
2025-2030 Annual Rate	0.89%	0.50%	0.38%
Median Age	40.3	40.9	41.4

HOUSEHOLDS			
2010 Households	2,224	8,168	14,468
2020 Households	2,479	9,079	15,603
2025 Households	2,803	9,691	16,382
2030 Households	2,949	9,998	16,814
2025 Average Household Size	2.85	2.94	2.92

INCOME			
2025 Average Household Income	\$153,557	\$167,563	\$166,342
2025 Median Household Income	\$127,938	\$143,078	\$142,080
2025 Per Capita Income	\$53,919	\$57,430	\$57,281

2025 POPULATION BY RACE/ETHNICITY			
White Alone	69.8%	72.3%	72.2%
Black Alone	16.6%	14.6%	15.2%
American Indian/Alaskan Native Alone	0.5%	0.4%	0.4%
Asian Alone	2.5%	2.2%	1.9%
Pacific Islander Alone	0.1%	0.1%	0.1%
Other Race	2.1%	1.7%	1.6%
Two or More Races	8.4%	8.7%	8.6%
Hispanic Origin (Any Race)	5.7%	5.3%	5.2%

2025 POPULATION 25+ BY EDUCATIONAL ATTAINMENT			
Total	5,384	18,885	31,716
Less than 9th Grade	2.1%	1.6%	1.4%
9th - 12th Grade, No Diploma	4.1%	3.3%	3.1%
High School Graduate	30.2%	27.5%	27.6%
GED/Alternative Credential	3.5%	3.5%	3.4%
Some College, No Degree	18.4%	19.3%	19.8%
Associate Degree	8.4%	8.8%	9.0%
Bachelor's Degree	18.9%	19.0%	19.0%
Graduate/Professional Degree	14.4%	17.2%	16.7%

BUSINESS			
Total Business	758	1,086	1,642
Total Employees	8,689	12,043	18,403
Employee/Residential Population Ratio	1.120:1	0.444:1	0.407:1



**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.

RETAIL LEASING

Ray Schupp
240.482.3611
rschupp@hrretail.com

Alex Shiel
240.482.3601
ashiel@hrretail.com

WASHINGTON, DC
3 Bethesda Metro Center | Suite 620
Bethesda, MD 20814
Telephone 301.656.3030

BALTIMORE, MD
2 Hamill Road | Suite 348W
Baltimore, MD 21210
Telephone 410.308.0800

www.hrretail.com