



JUST SIGNED:



CLASS ACT
PERFORMING ARTS

Shoppes at Apple Greene

DUNKIRK, MD



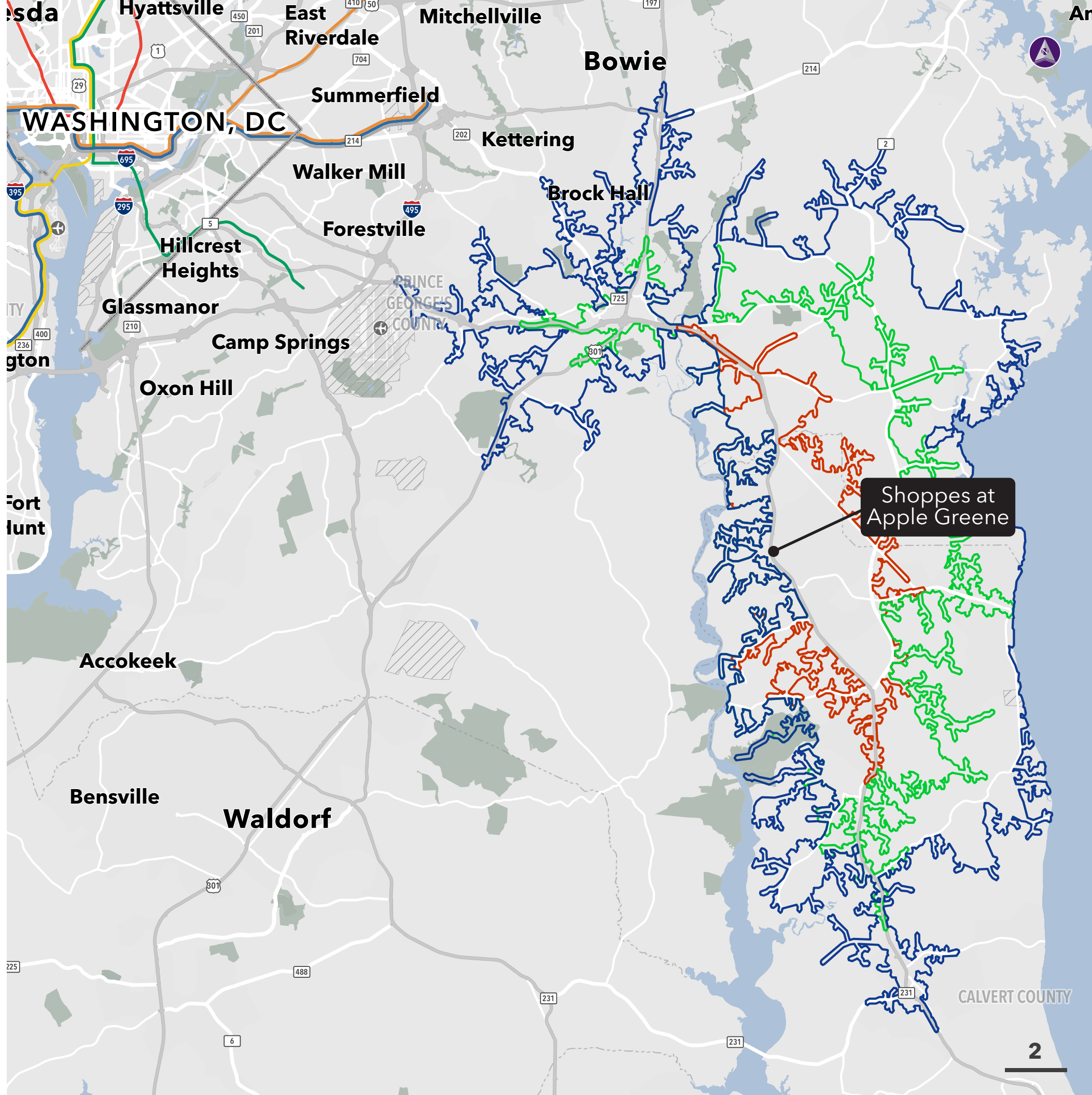
Shoppes at Apple Greene

HIGHLIGHTS

- Dunkirk's newest shopping center, anchored by Harris Teeter and Marshall's, with a total of 101,193 SF GLA.
- Located on Route 4, which is a main thoroughfare from Calvert County to Prince George's County and Washington, DC.

2025 DEMOGRAPHICS (Drive Time)

Icon	Total Population	Daytime Population	Median HH Income
10 MINUTES	13,237	11,731	\$156,635
15 MINUTES	30,839	27,016	\$145,046
20 MINUTES	78,931	66,884	\$139,441





popeyes

DUNKIRK GATEWAY

- Giant
- THE UPS STORE
- CHIPOTLE MEXICAN GRILL
- DUNKIN'
- AutoZone
- BANK OF AMERICA

DUNKIRK HARDWARE & HOME CENTER

Walmart

DUNKIRK MARKETPLACE

- SAFeway
- PETSMART
- ADVANCE AUTO PARTS
- TRUIST
- Hallmark

DUNKIRK TOWNE SQUARE

- UNITED STATES POST OFFICE
- Domino's



SHOPPES AT APPLE GREENE

- Harris Teeter
- Starbucks
- Marshalls
- FIVE GUYS BURGERS and FRIES
- MOD



Wawa

COUNTRY PLAZA
MAMMA Lucia

SMITHVILLE DR

FERRY LANDING RD

TOWN CENTER BLVD

SOUTHERN MARYLAND BLVD 35,601 AAWDT

4

WARD RD

SOUTHERN MARYLAND BLVD 35,601 AAWDT

4

0 0.15 0.3 MILES

Note - CVS is not owned by ECHO.

Site Plan

#	TENANTS	SQUARE FEET
10105	FIVE GUYS	2,250
10107	JERSEY MIKE'S	1,732
10109	AVAILABLE	1,717
10113	TIDEWATER DENTAL	2,881
10115-17	CLASS ACT PERFORMING ARTS	2,278
10119	T-MOBILE	1,607
10121	APPLE GREENE WINE & SPIRITS	3,180
10125	HARRIS TEETER	48,808
10135	MARSHALLS	21,000
10137	TROPICAL SMOOTHIE CAFÉ	1,366
10143	SPA ONE NAILS	3,248
10090	TACO BELL	2,000
10072	STARBUCKS	2,617
10076	MATTRESS WAREHOUSE	3,509
10084	MOD PIZZA	3,000
Outparcel	HARRIS TEETER FUEL	-
TOTAL		101,207

Site Plan Key

- LEASED
- AVAILABLE
- OWNED BY OTHERS

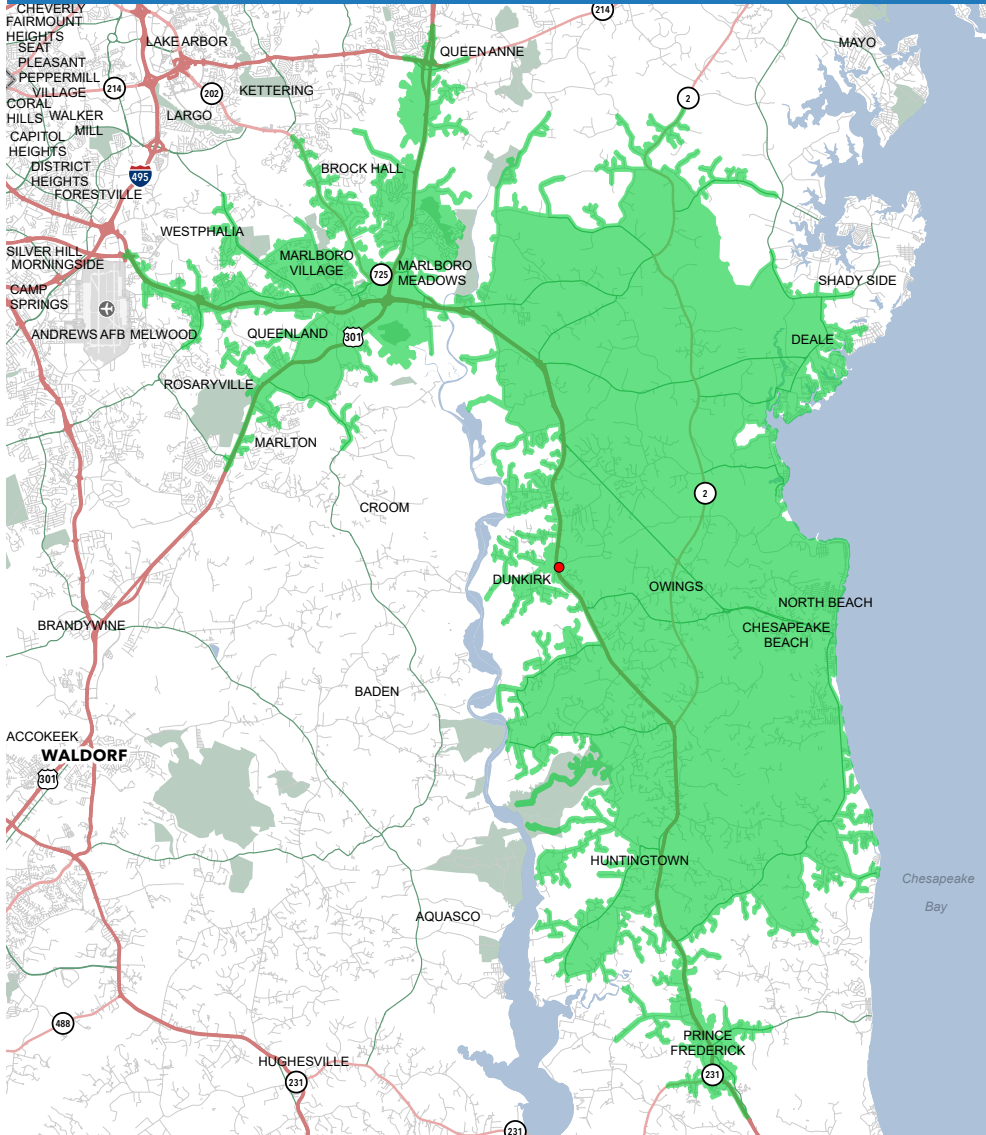


Psychographic Profile

2025 and 2030 Esri Forecasts. Converted Census 2010 data into 2020 geography
 Lat/Lon: 38.717551476322434/-76.6589746061575



DUNKIRK, MD
 DEMOGRAPHIC PROFILE (2025)
 Shoppes at Apple Greene
 20 minute drive time



KEY FACTS

78,931 Population	41.5 Median Age	28,343 Households
-----------------------------	---------------------------	-----------------------------

EDUCATION

22% High School Diploma	26% Bachelor's Degree	19% Graduate/Professional Degree
-----------------------------------	---------------------------------	--

BUSINESS

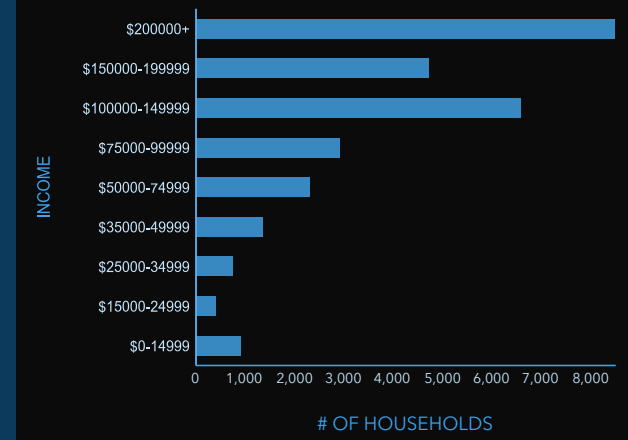
2,855 Total Businesses	66,884 Daytime Population	140 Food Srv & Drinking Places
----------------------------------	-------------------------------------	--

INCOME

\$139,441
Median Household Income

\$60,551
Per Capita Income

\$167,874
AVERAGE HH INCOME (\$)



TAPESTRY SEGMENTS

L1 Savvy Suburbanites
 11,000 (38.7%) of households

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.

L2 Professional Pride
 4,481 (15.8%) of households

While these neighborhoods can be found nationwide, they are most prevalent in the South and West. Over three-quarters of all residents are married, and many households have multiple children enrolled in K-12 schools. Over half of residents hold bachelor's or graduate degrees, and they tend to be employed in technology, engineering, and management roles. A significant portion of these individuals choose to work from home. Households tend to have dual incomes, and many individuals earn some of the highest salaries in the nation. Residents typically live in communities featuring newly constructed, owner-occupied single-family homes in the expanding outer suburbs and exurbs of major metropolitan areas. Many homeowners have a mortgage due to new construction costs.

- Residents tend to shop at large retail establishments. They often buy organic foods and frequent fast-casual restaurants.
- Home improvement and remodeling projects are common, and homeowners often seek professional assistance for lawn maintenance and landscaping.

K5 Dreambelt
 3,258 (11.5%) of households

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.
- Recycling is a routine practice. Regular exercise and medical checkups are integral to their routine. Residents take active roles in planning their financial future.

10 MILE 15 MILE 20 MILE

POPULATION			
2010 Total Population	95,845	276,508	901,752
2020 Total Population	101,750	307,690	994,673
2025 Total Population	102,037	316,729	1,009,026
2030 Total Population	102,395	325,997	1,021,094
2025-2030 Annual Rate	0.07%	0.58%	0.24%
Median Age	42.4	41.9	40.3

HOUSEHOLDS			
2010 Households	34,359	97,861	334,021
2020 Households	36,802	110,063	370,580
2025 Households	37,300	114,732	380,862
2030 Households	37,687	119,007	388,150
2025 Average Household Size	2.72	2.74	2.62

INCOME			
2025 Average Household Income	\$163,318	\$156,398	\$135,644
2025 Median Household Income	\$134,594	\$129,867	\$107,709
2025 Per Capita Income	\$59,666	\$56,835	\$51,260

2025 POPULATION BY RACE/ETHNICITY			
White Alone	50.6%	31.0%	22.8%
Black Alone	36.3%	54.7%	60.4%
American Indian Alone	0.4%	0.5%	0.6%
Asian Alone	1.6%	2.0%	2.6%
Pacific Islander Alone	0.1%	0.1%	0.1%
Other Race	3.2%	4.6%	6.9%
Two or More Races	7.8%	7.2%	6.8%
Hispanic Origin (Any Race)	7.0%	8.4%	11.1%

2025 POPULATION 25+ BY EDUCATIONAL ATTAINMENT			
Total	73,147	227,622	714,885
Less than 9th Grade	1.7%	2.0%	3.3%
9th - 12th Grade, No Diploma	3.3%	3.6%	4.4%
High School Graduate	24.4%	24.0%	24.2%
GED/Alternative Credential	2.9%	2.9%	3.3%
Some College, No Degree	17.6%	18.5%	18.1%
Associate Degree	8.9%	8.1%	7.6%
Bachelor's Degree	24.6%	22.7%	21.4%
Graduate/Professional Degree	18.5%	18.2%	17.7%

BUSINESS			
Total Business	2,850	10,634	33,528
Total Employees	23,121	102,810	336,585
Employee/Residential Population Ratio (per 100 Residents)	22.7	32.5	33.4



Shoppes at Apple Greene

DUNKIRK, MD



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

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.

