



Shoppes at Apple Greene

DUNKIRK, MD






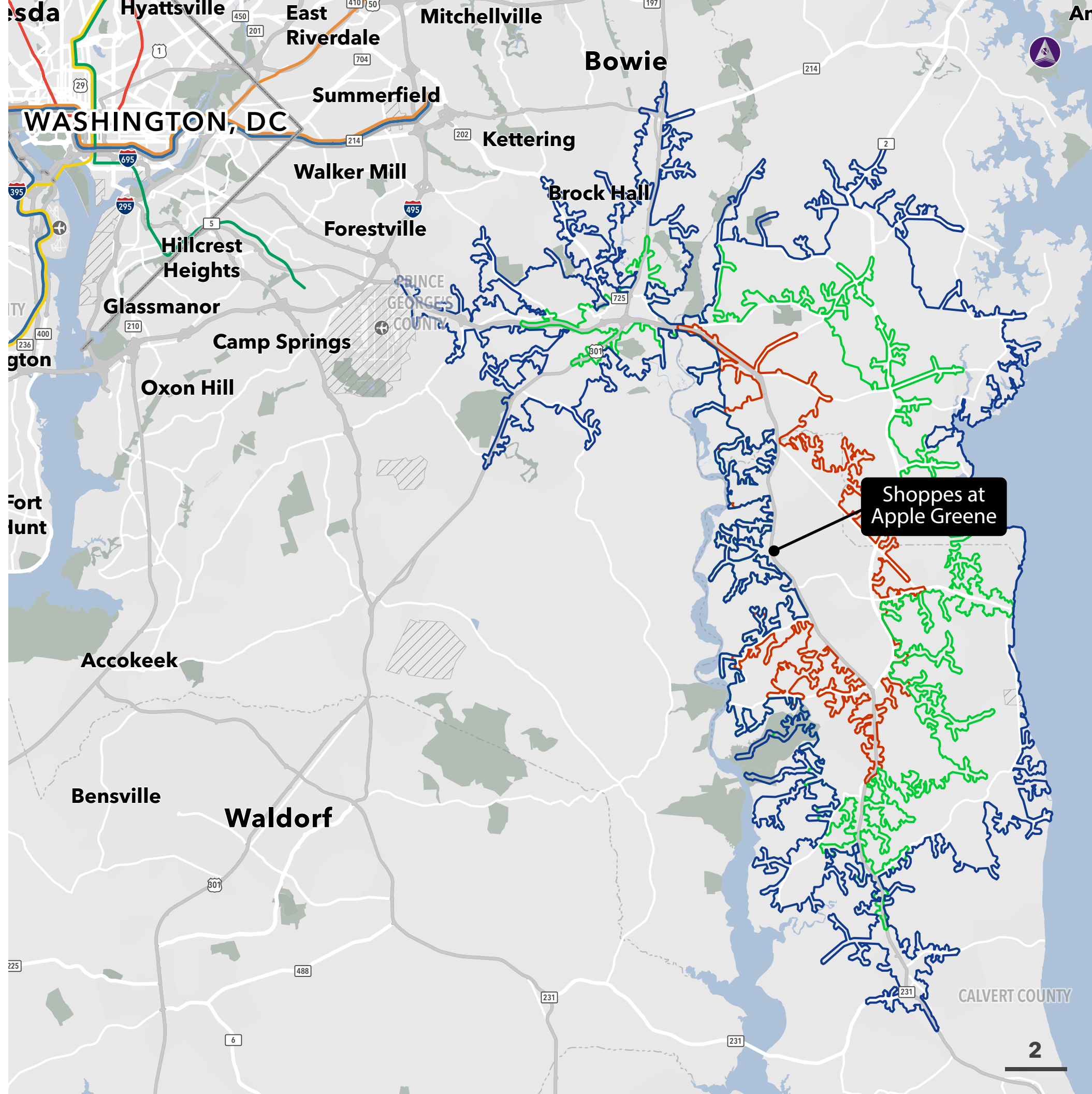
Shoppes at Apple Greene

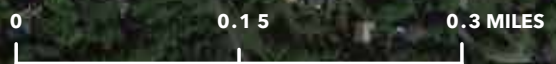
HIGHLIGHTS

- Dunkirk's newest shopping center, anchored by Harris Teeter and Marshall's, with a total of 101,179 SF GLA.
- Located on Route 4, which is a main thoroughfare from Calvert County to Prince George's County and Washington, DC.

2024 DEMOGRAPHICS (Drive Time)

 Total Population	 Daytime Population	 Median HH Income
10 MINUTES 12,495	11,053	\$151,610
15 MINUTES 28,669	25,954	\$137,987
20 MINUTES 76,458	65,130	\$131,689





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	AVAILABLE - 2ND GEN SALON	1,200
10117	AVAILABLE	1,064
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		101,179

Site Plan Key

- LEASED
- AVAILABLE
- NOT A PART OF SUBJECT PROPERTY

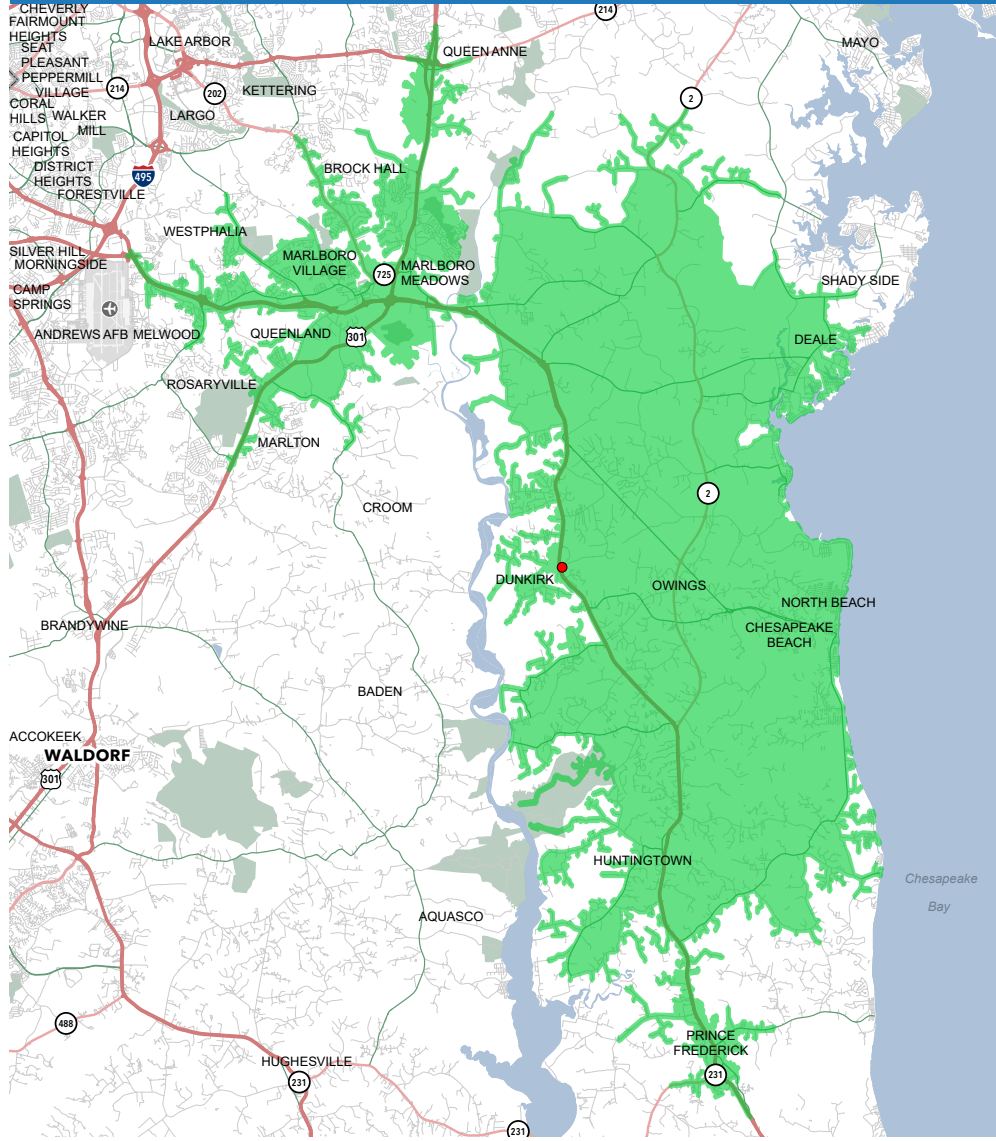


Psychographic Profile

2023 and 2028 Esri Forecasts. Converted Census 2000 data into 2010 geography
Lat/Lon: 38.96670/-76.95109



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DEMOGRAPHIC PROFILE (2024)
Shoppes at Apple Greene
20 minutes drive time



KEY FACTS

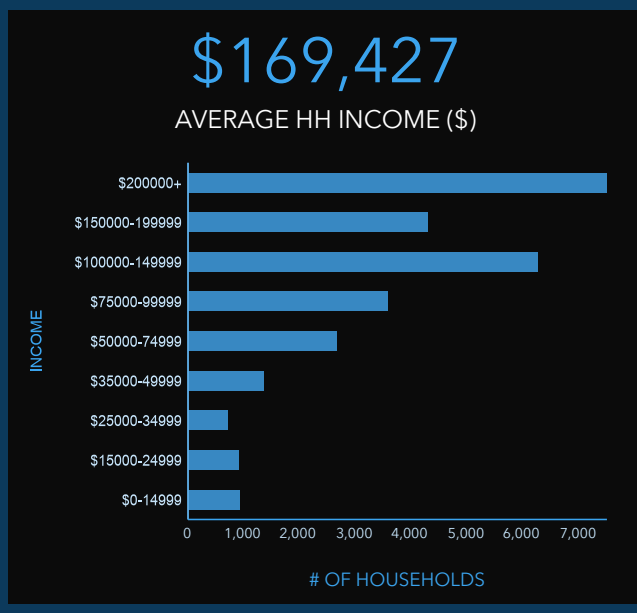
76,361 Population	41.4 Median Age	27,299 Households
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EDUCATION

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

\$131,745 Median Household Income
\$61,109 Per Capita Income



BUSINESS

2,833 Total Businesses	65,012 Daytime Population	136 Food Srv & Drinking Places
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TAPESTRY SEGMENTS

1D Savvy Suburbanites
7,751 (28.4%) 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.

4A Workday Drive
4,744 (17.4%) of households

Workday Drive is an affluent, family-oriented market with a country flavor. Residents are partial to new housing away from the bustle of the city but close enough to commute to professional job centers. Life in this suburban wilderness offsets the hectic pace of two working parents with growing children. They favor time-saving devices, like banking online or housekeeping services, and family-oriented pursuits.

- Connected, with a host of wireless devices—anything that enables convenience, like banking, paying bills, or even shopping online.
- Well insured and invested in a range of funds, from savings accounts or bonds to stocks.
- Carry a higher level of debt, including first (Index 149) and second mortgages (Index 154) and auto loans (Index 149).

2B Pleasantville
3,345 (12.3%) of households

Prosperous domesticity best describes the settled denizens of Pleasantville. Situated principally in older housing in suburban areas in the Northeast (especially in New York and New Jersey) and secondarily in the West (especially in California), these slightly older couples move less than any other market. Many couples have already transitioned to empty nesters; many are still home to adult children. Families own older, single-family homes and maintain their standard of living with dual incomes. These consumers have higher incomes and home values and much higher net worth. Older homes require upkeep; home improvement and remodeling projects are a priority—preferably done by contractors. Residents spend their spare time participating in a variety of sports or watching movies. They shop online and in a variety of stores, from upscale to discount, and use the Internet largely for financial purposes.

- Not cost-conscious, these consumers willing to spend more for quality and brands they like.
- Prefer fashion that is classic and timeless as opposed to trendy.

POPULATION

	10 MILE	15 MILE	20 MILE
2000 Total Population	83,418	244,459	830,417
2010 Total Population	96,521	275,210	900,713
2023 Total Population	103,846	314,133	1,009,488
2028 Total Population	104,576	326,710	1,025,826
2023-2028 Annual Rate	0.14%	0.79%	0.32%
Median Age	42.6	41.6	40.0

HOUSEHOLDS

	10 MILE	15 MILE	20 MILE
2000 Households	29,344	83,691	301,796
2010 Households	34,679	97,503	333,716
2023 Households	37,750	113,071	378,307
2028 Households	38,407	119,133	387,915
2023 Average Household Size	2.73	2.76	2.64

INCOME

	10 MILE	15 MILE	20 MILE
2023 Average Household Income	\$202,775	\$197,149	\$164,095
2023 Median Household Income	\$156,194	\$152,958	\$121,921
2023 Per Capita Income	\$67,775	\$66,770	\$59,618

2023 POPULATION BY RACE/ETHNICITY

Race/Ethnicity	10 MILE	15 MILE	20 MILE
White Alone	77.6%	75.5%	50.4%
Black Alone	10.1%	11.3%	37.1%
American Indian/Alaskan Native Alone	0.2%	0.4%	0.4%
Asian Alone	2.6%	2.1%	1.5%
Pacific Islander Alone	0.1%	0.1%	0.1%
Other Race	1.6%	2.6%	3.1%
Two or More Races	7.8%	8.0%	7.3%
Hispanic Origin (Any Race)	5.0%	6.3%	6.5%

2023 POPULATION 25+ BY EDUCATIONAL ATTAINMENT

Education Level	10 MILE	15 MILE	20 MILE
Total	6,755	14,185	74,783
Less than 9th Grade	0.0%	0.6%	1.5%
9th - 12th Grade, No Diploma	3.1%	3.7%	3.3%
High School Graduate	22.4%	23.6%	25.0%
GED/Alternative Credential	0.9%	1.1%	2.6%
Some College, No Degree	15.9%	17.3%	18.1%
Associate Degree	9.8%	8.5%	7.8%
Bachelor's Degree	28.3%	26.3%	24.7%
Graduate/Professional Degree	19.6%	19.0%	17.0%

BUSINESS

	10 MILE	15 MILE	20 MILE
Total Business	412	700	2,774
Total Employees	3,565	5,675	23,087
Employee/Residential Population Ratio	0.380:1	0.290:1	0.220:1



Shoppes at Apple Greene

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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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