



RETAIL
A MEMBER OF CHAINLINKS RETAIL ADVISORS

8710 FINGERBOARD ROAD

URBANA, MD 21704

FINGERBOARD RD

90,100 AAWDT

URBANA PIKE 4,605 AAWDT

WORTHINGTON BLVD

URBANA PIKE

13,160 AAWDT

80

355

80

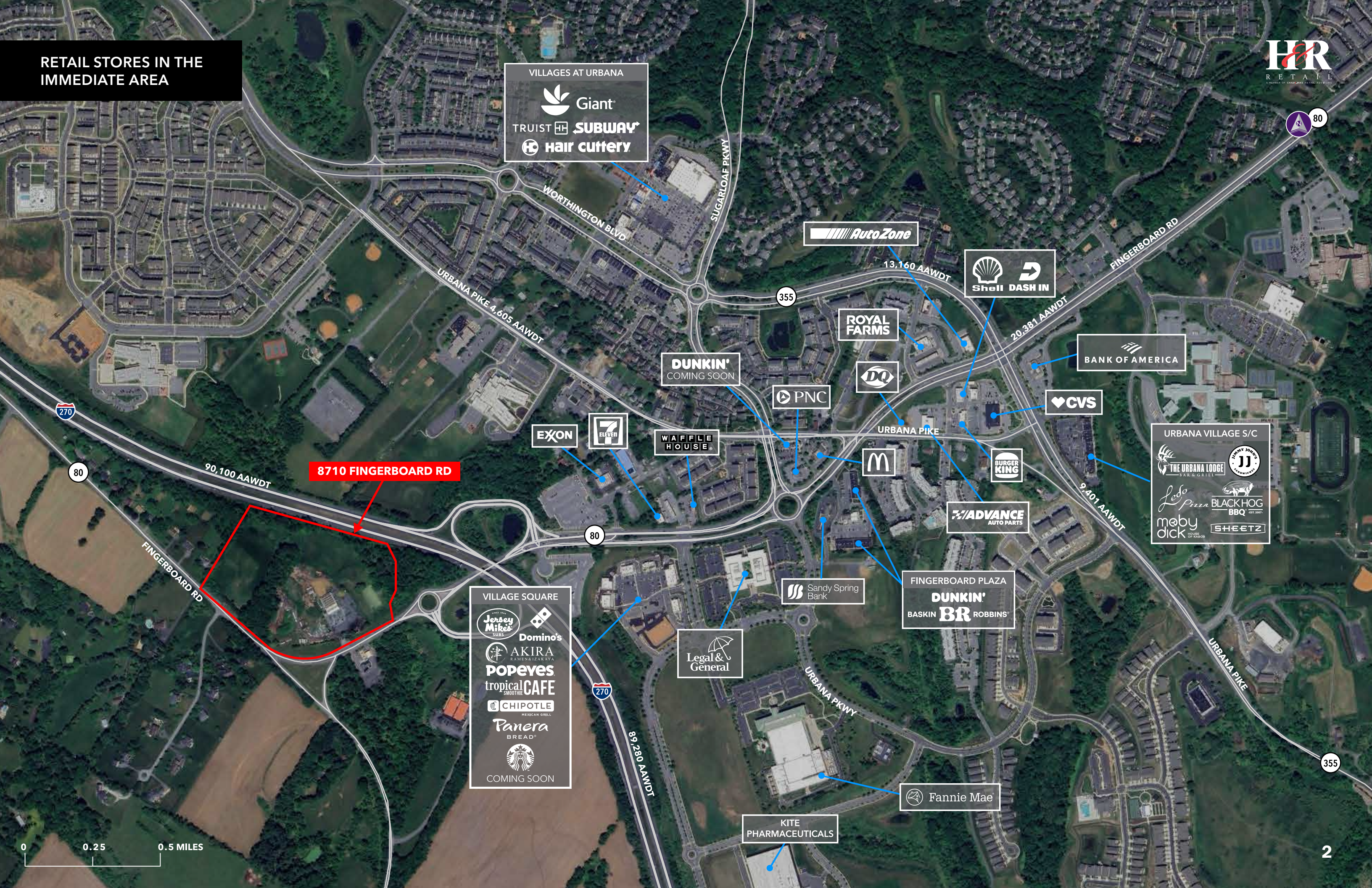
270

89,280 AAWDT

PROPERTY HIGHLIGHTS

- Visibility to 90,100 AAWDT on I-270
- Rare 19 acre parcel off I-270
- Sale or ground lease
- Pad sites available
- Property is not impacted by Urbana PUD overlay
- Zoning: General Commercial

RETAIL STORES IN THE IMMEDIATE AREA



VILLAGES AT URBANA

Giant

TRUIST SUBWAY

Hair cuttery

AutoZone

Shell DASH IN

BANK OF AMERICA

CVS

URBANA VILLAGE S/C

THE URBANA LODGE BAR & GRILL

Lido PIZZA

BLACK HOG BBQ

moby dick

SHEETZ

FINGERBOARD PLAZA

DUNKIN' BASKIN BR ROBBINS

VILLAGE SQUARE

Jersey Mike's

Domino's

AKIRA RAMEN/IZAKAYA

POPEYES

tropical CAFE

CHIPOTLE MEXICAN GRILL

Panera BREAD

Starbucks

COMING SOON

Legal & General

Sandy Spring Bank

Fannie Mae

KITE PHARMACEUTICALS

RESIDENTIAL DEVELOPMENT IN THE URBANA AREA

#	DEVELOPMENT NAME	TYPE	REMAINING PIPELINE	APPROVED UNITS	STATUS
1	Kidwiler Park/Farms	Single-family	17	35	UC
2	Urbana Northern MXD	Townhomes	14	610	UC
3	Villages of Urbana	Single-family	0	3,724	EXISTING
4	Urbana Highlands	Single-family	0	471	EXISTING
5	Woodlands at Urbana	55+	22	581	APPROVED
6	Knowledge Farms	TBD	0	147	PLANNED
7	Bennett Preserve	Single-family	1	37	UC
TOTAL			5,605		



PLANNED



APPROVED

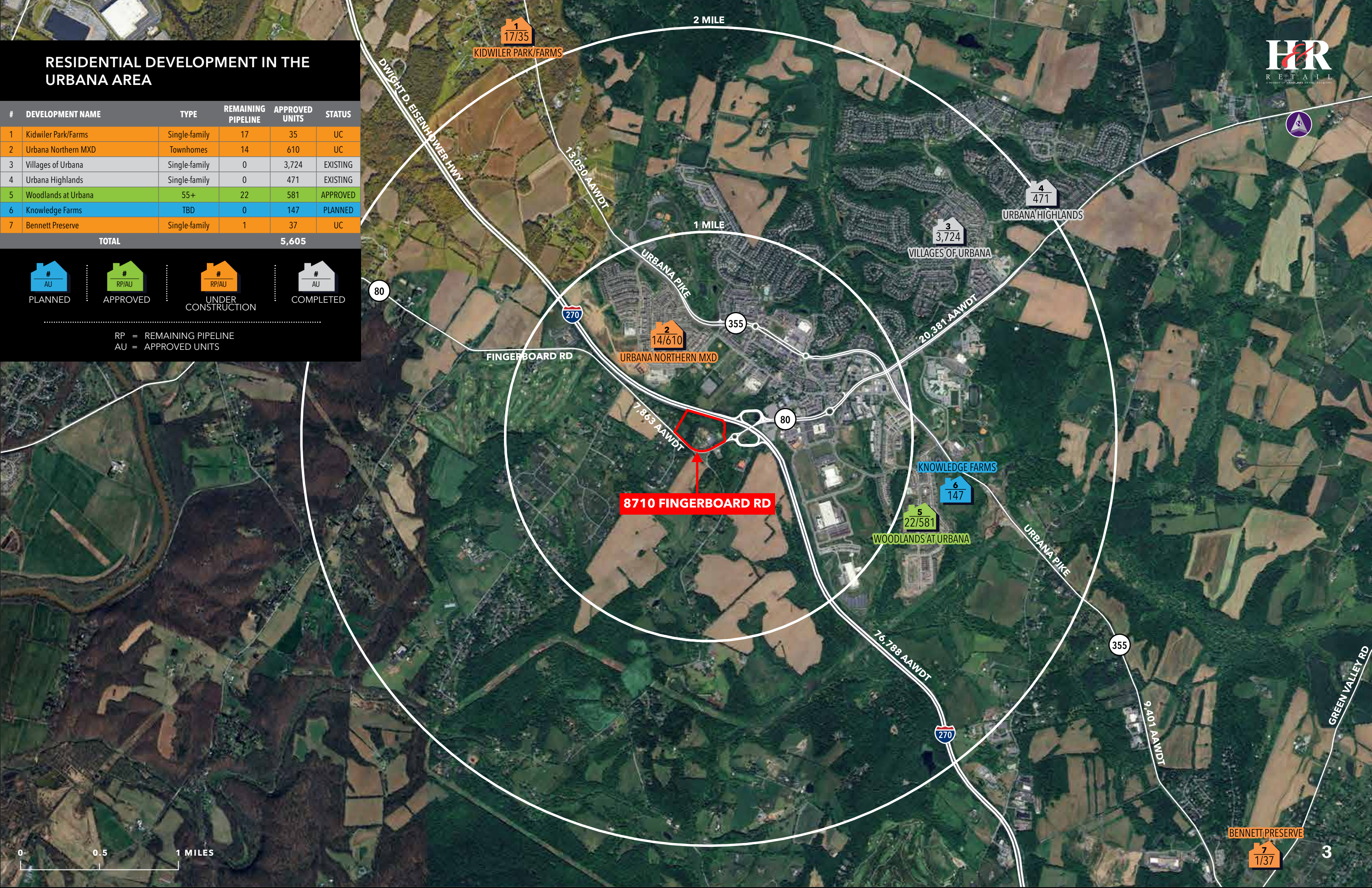


UNDER CONSTRUCTION



COMPLETED

RP = REMAINING PIPELINE
AU = APPROVED UNITS

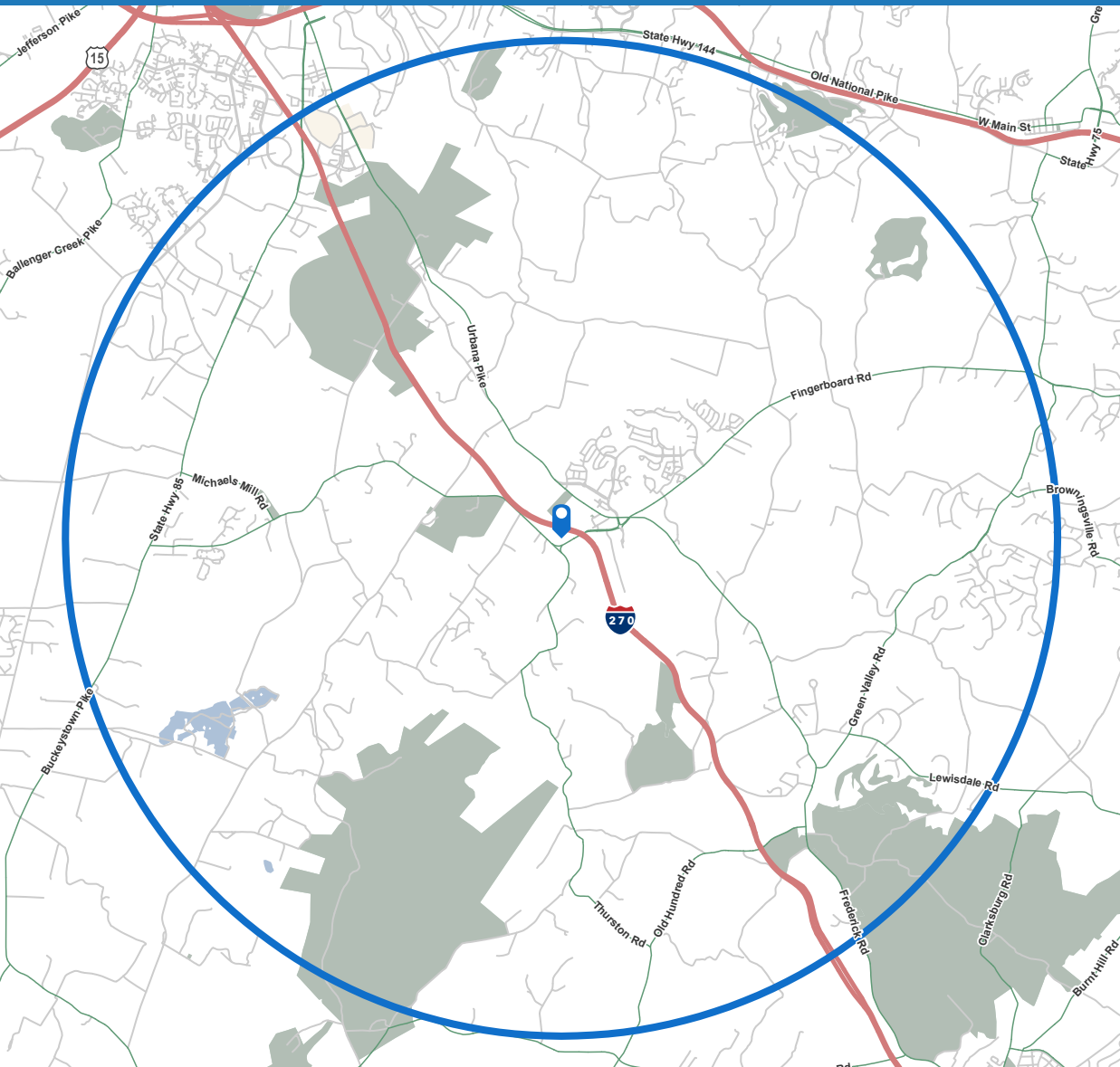




URBANA, MD

DEMOGRAPHIC PROFILE (2024)

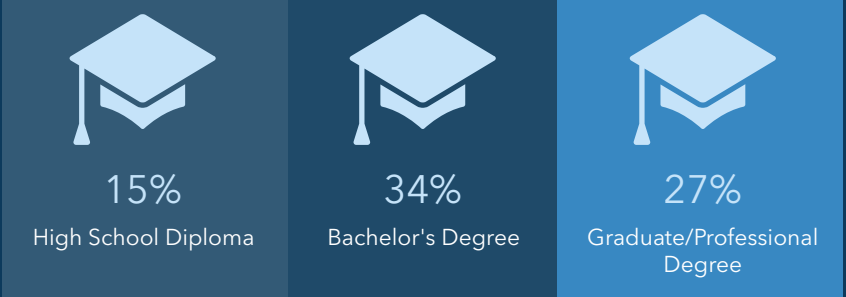
8710 Fingerboard Road
Ring of 5 miles



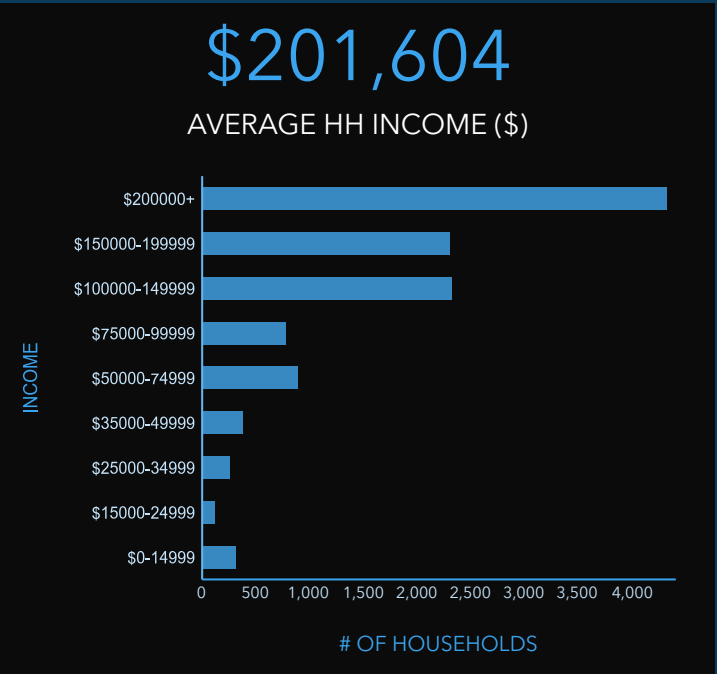
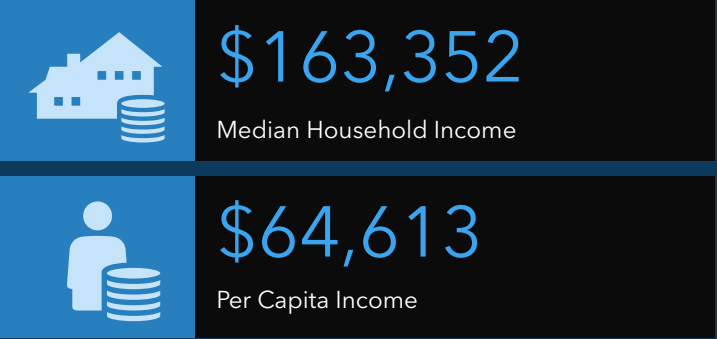
KEY FACTS



EDUCATION



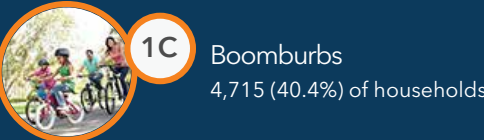
INCOME



BUSINESS

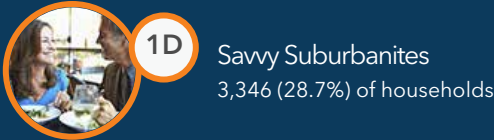


TAPESTRY SEGMENTS



This is the new growth market, with a profile similar to the original: young professionals with families that have opted to trade up to the newest housing in the suburbs. The original Boomburbs neighborhoods began growing in the 1990s and continued through the peak of the housing boom. Most of those neighborhoods are fully developed now. This is an affluent market but with a higher proportion of mortgages. Rapid growth still distinguishes the Boomburbs neighborhoods, although the boom is more subdued now than it was 10 years ago. So is the housing market. Residents are well-educated professionals with a running start on prosperity.

- Well-educated young professionals, 55% are college graduates.
- High labor force participation at 71.3% ; most households have more than two workers.
- Longer commute times from the suburban growth corridors have created more home workers.



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.

- Education: 50.6% college graduates; 77.6% with some college education.
- Higher labor force participation rate at 67.9% with proportionately more 2-worker households at 62.2%.
- 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.



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 finetuned 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 US\$1.6 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.

- Professional Pride consumers are highly qualified in the science, technology, law, or finance fields.
- These consumers are willing to risk their accumulated wealth in the stock market.
- Most have a preferred financial institution.



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