

HR

RETAIL
A MEMBER OF CHAINLINKS RETAIL ADVISORS

14,820 SF SUBLEASE SPACE AVAILABLE

6 S MARLYN AVENUE, ESSEX, MD 21221



LEASE
EXPIRES:
4/30/32

Market Aerial



ROSEDALE PLAZA
GROCERY OUTLET
bargain Market
DOLLAR TREE
FAMILY DOLLAR

THE CENTRE AT GOLDEN RING
Office DEPOT
Walmart
sam's club
petco
five BEL'W

GOLDEN RING PLAZA
Giant
Marshalls
Rainbow
DOLLAR TREE
DOLLAR GENERAL

OLLIE'S
 GOOD STUFF CHEAP

ROSSVILLE COMMONS
ASHLEY
Planet Fitness

GOLDEN RING COMMONS
ALDI

GOLDEN RING PLACE
SKY ZONE
K&C FASHION SUPERSTORE

VICTORY VILLAGE S/C
Walgreens

MARTIN PLAZA
TARGET
KOHL'S

CVS

FOOD LION

WATERVIEW T/C
weis markets

HAWTHORNE PLAZA
Geresbeck's
FAMILY DOLLAR

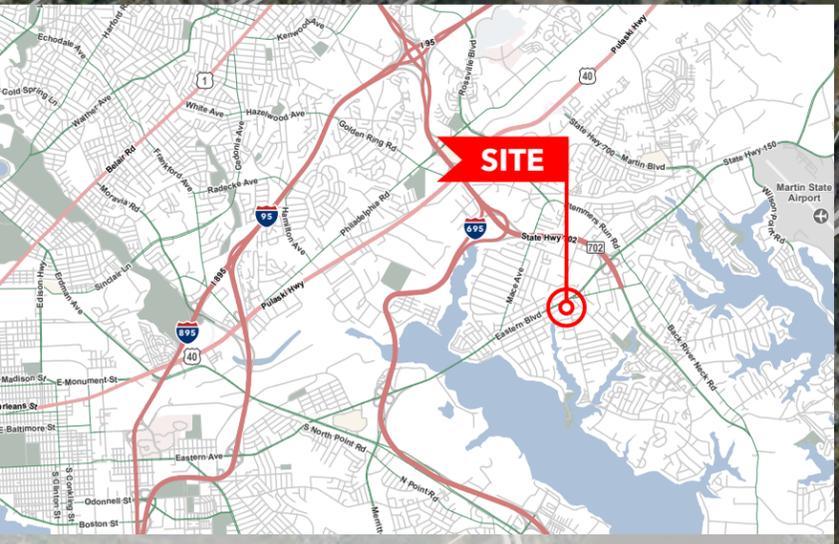
MIDDLESEX S/C
SHOPPERS
FAMILY DOLLAR
DOLLAR TREE
five BEL'W

ALDI

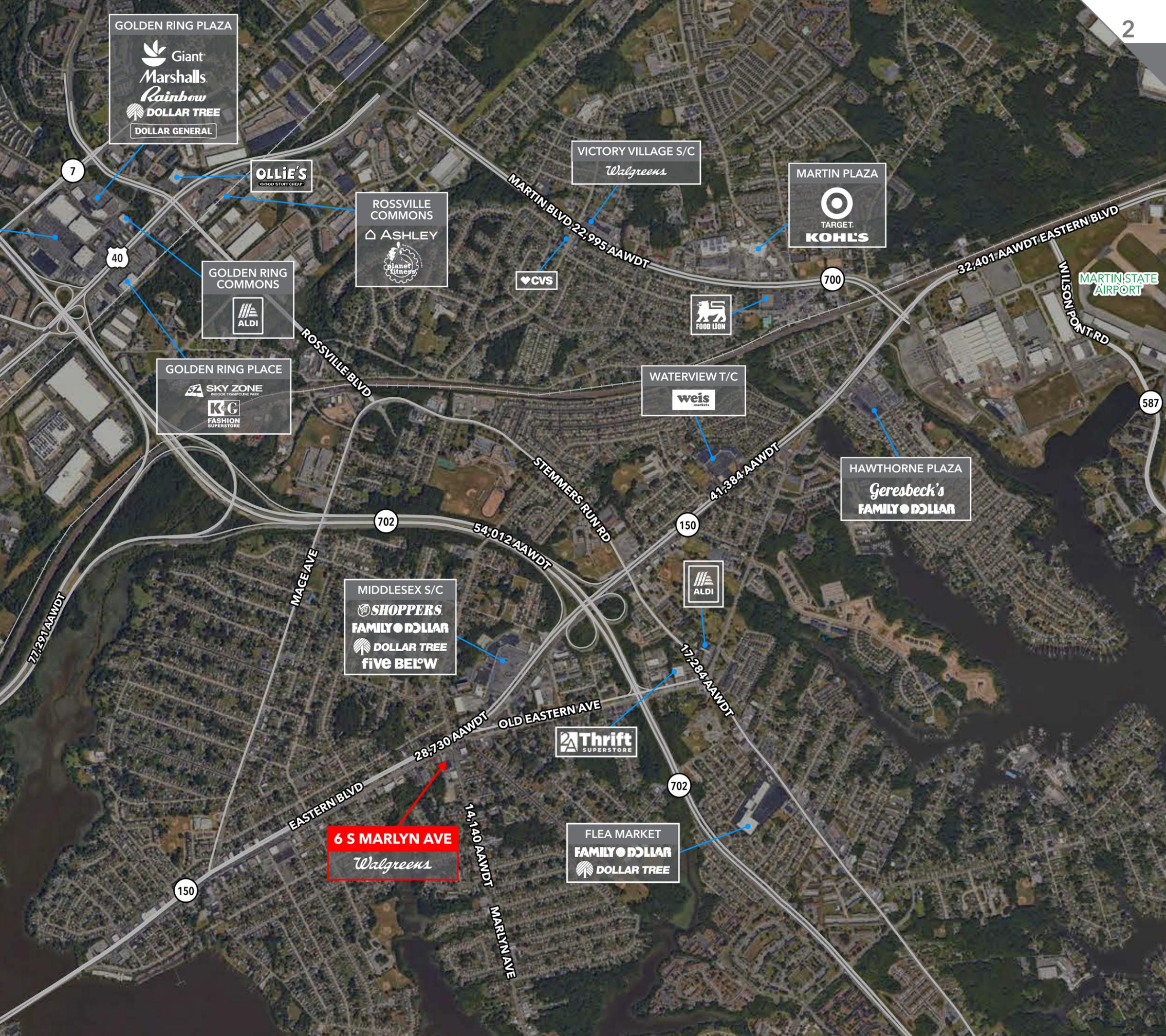
Thrift SUPERSTORE

FLEA MARKET
FAMILY DOLLAR
DOLLAR TREE

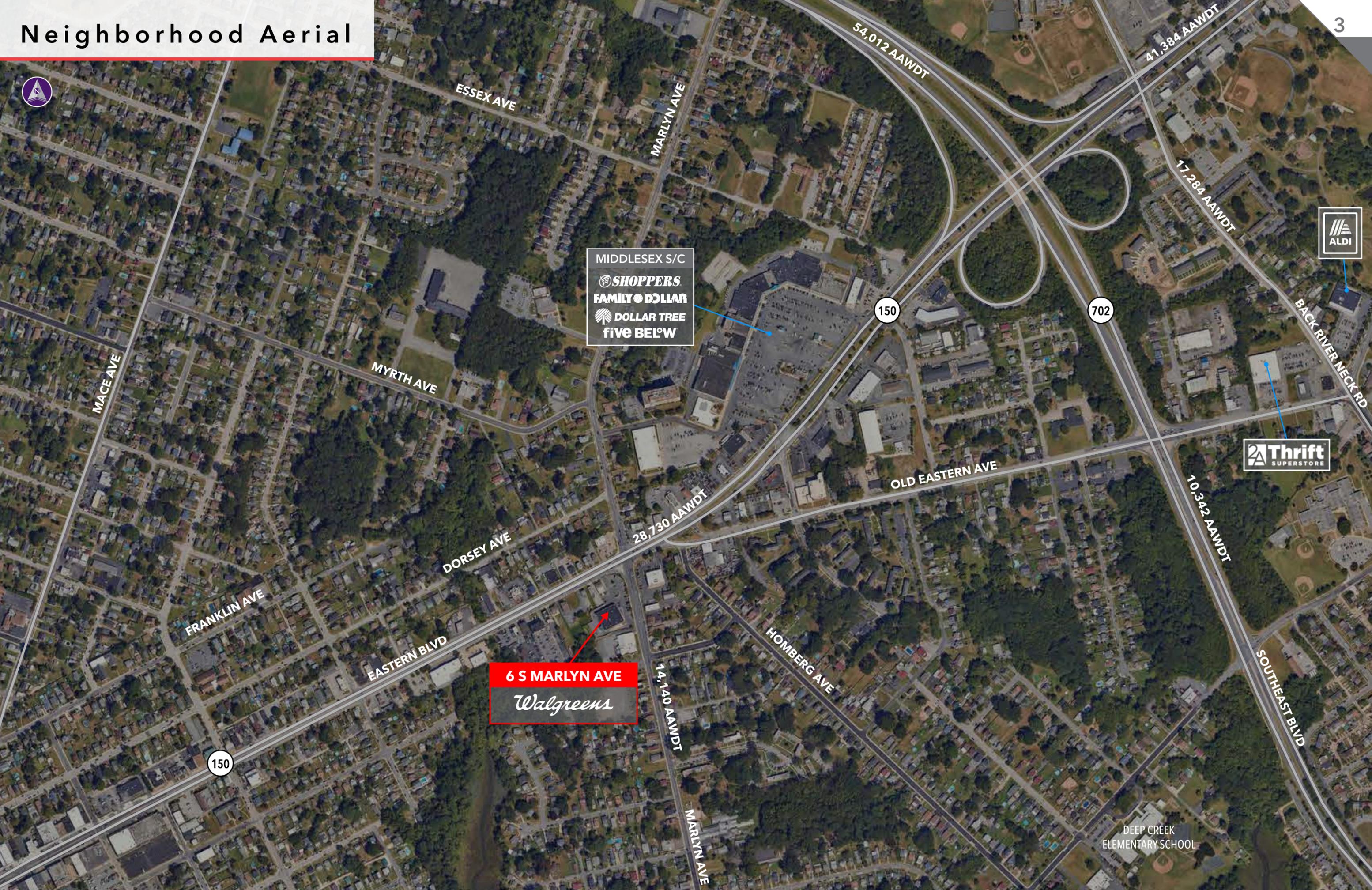
6 S MARLYN AVE
Walgreens



Over **12,259** daytime population within 1 mile
 Trade Area estimated to be over **90,528** people with an average household income of over **\$90,306**



Neighborhood Aerial



MIDDLESEX S/C
SHOPPERS
FAMILY DOLLAR
DOLLAR TREE
five BELOW

6 S MARLYN AVE
Walgreens

Thrift
SUPERSTORE

ALDI

DEEP CREEK
ELEMENTARY SCHOOL

MACE AVE

ESSEX AVE

MARLYN AVE

54,012 AAWDT

41,384 AAWDT

17,284 AAWDT

BACK RIVER NECK RD

MYRTH AVE

150

702

OLD EASTERN AVE

10,342 AAWDT

DORSEY AVE

28,730 AAWDT

FRANKLIN AVE

EASTERN BLVD

150

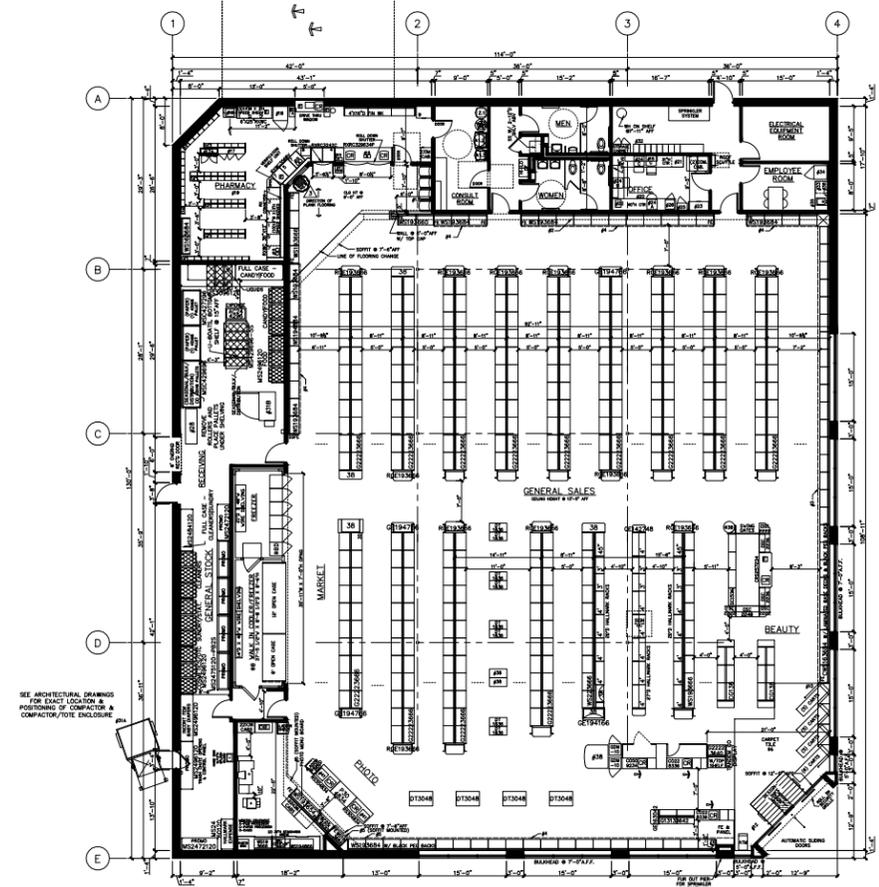
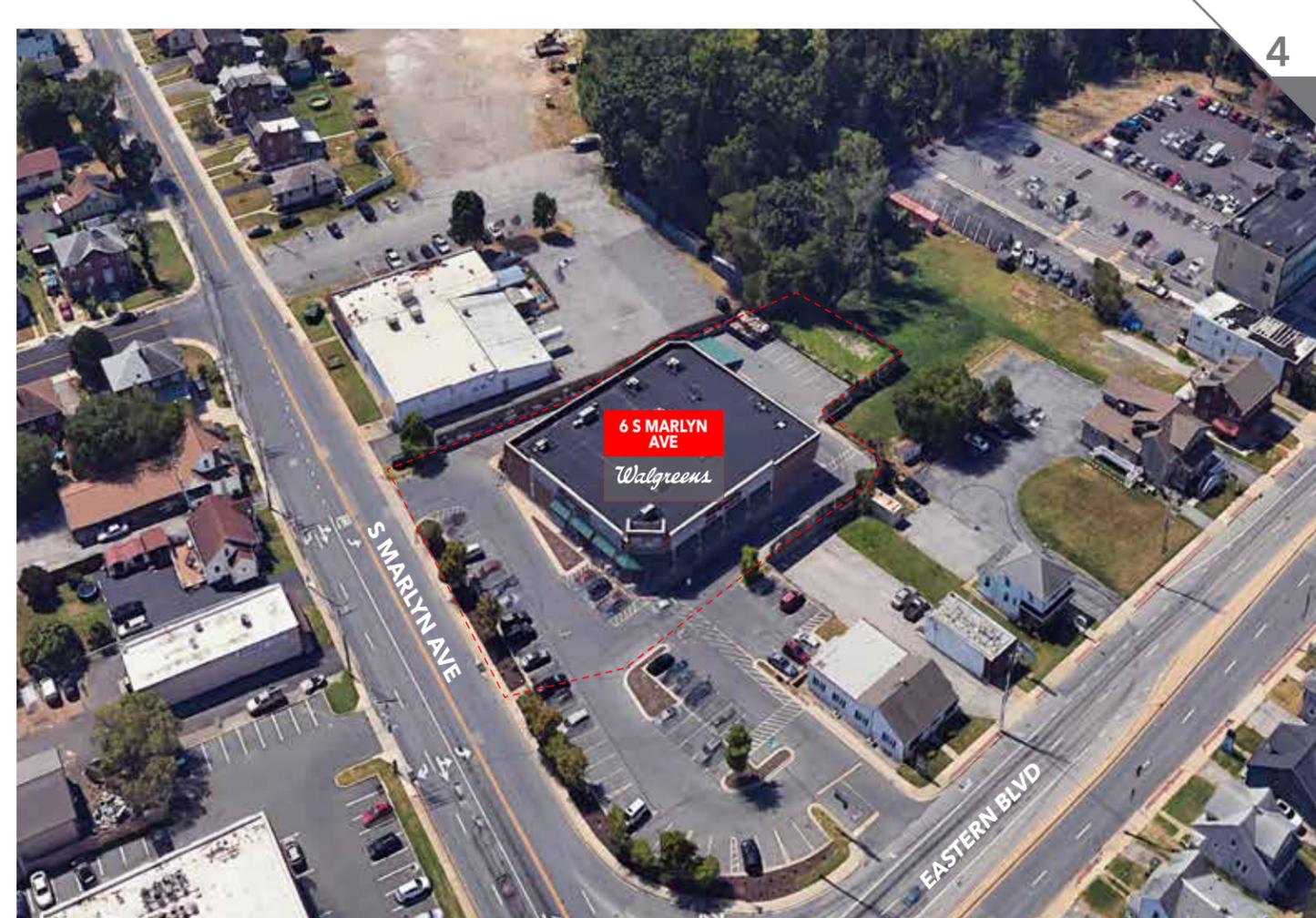
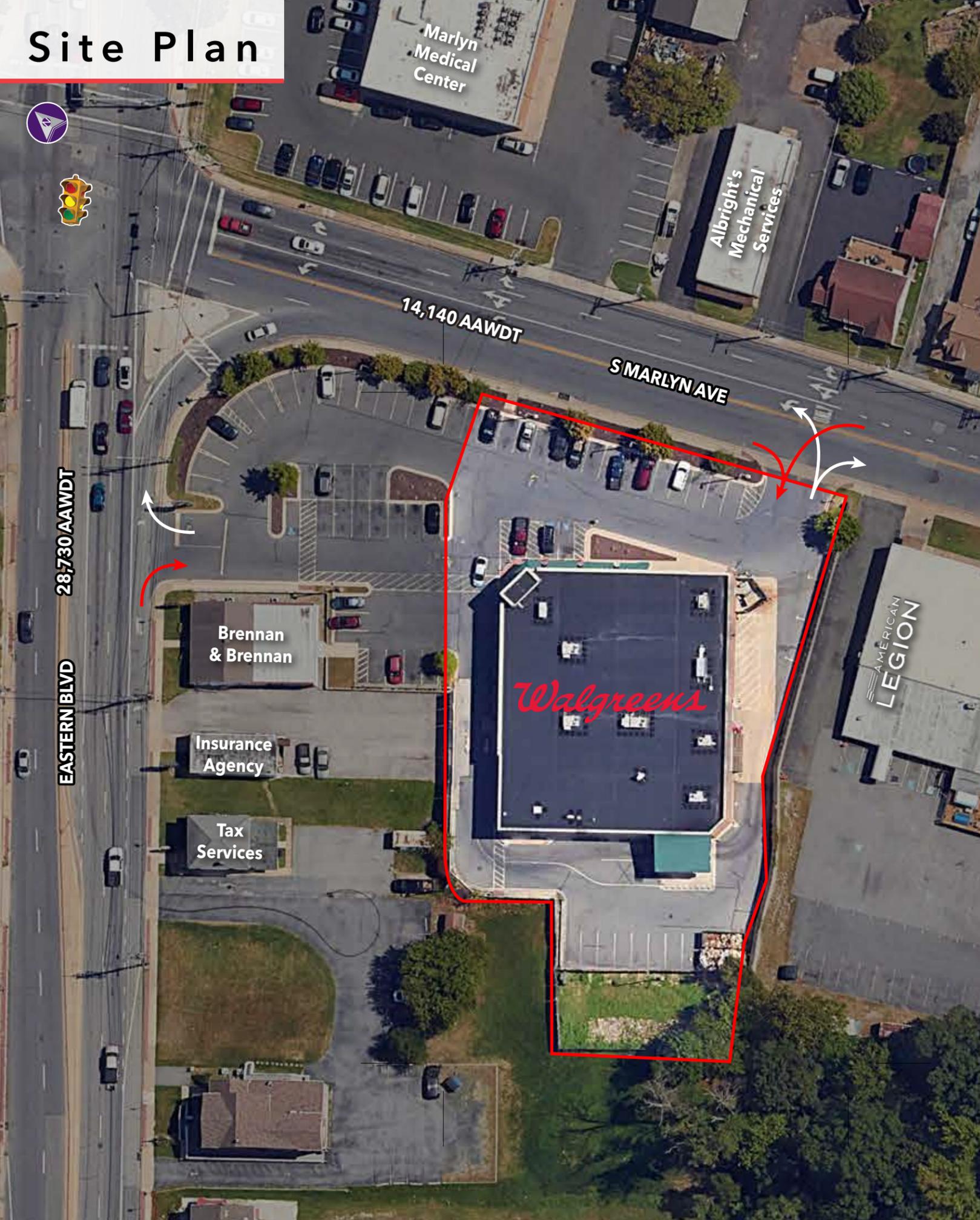
14,140 AAWDT

HOMBERG AVE

SOUTHEAST BLVD

MARLYN AVE

Site Plan

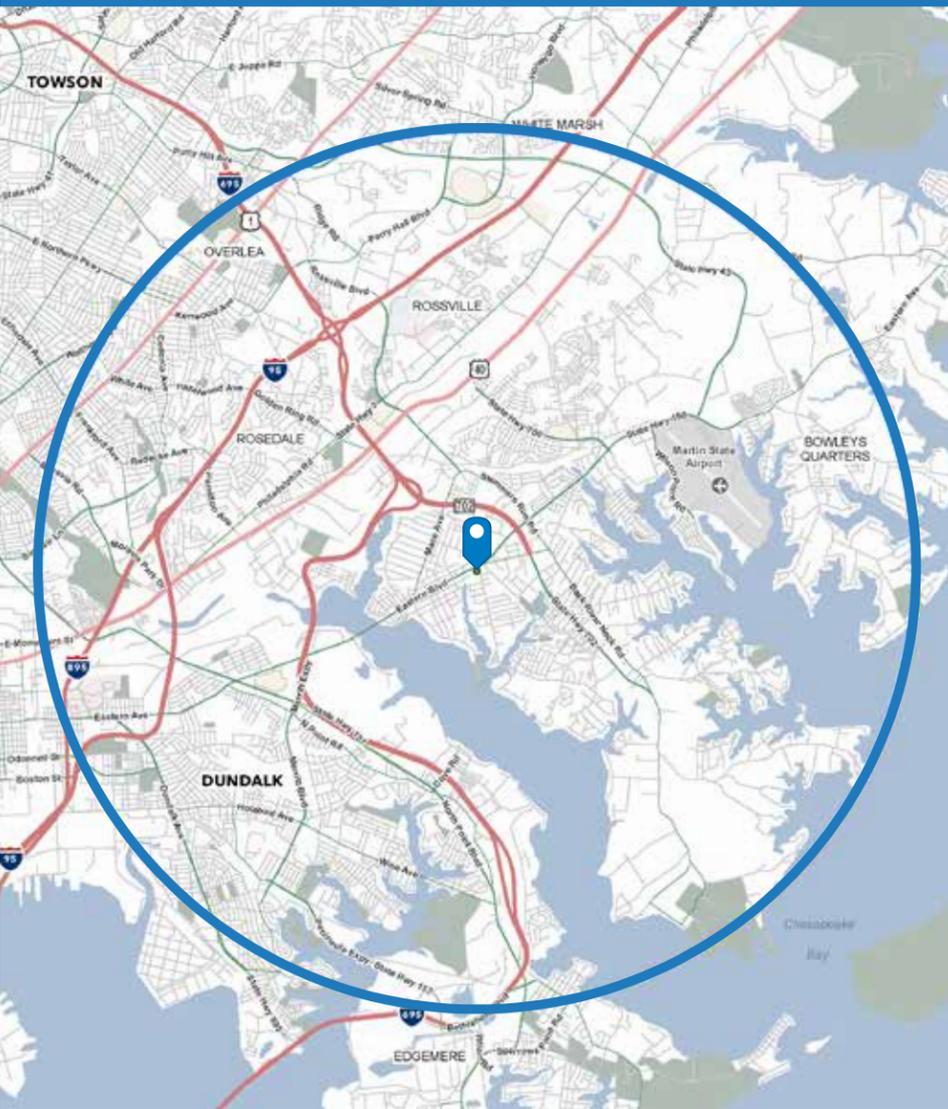


Demographic & Psychographic Profile

2025 and 2030 Esri Forecasts. Converted Census 2010 data into 2020 geography
 Lat/Lon: 39.31156/- 76.46576



ESSEX, MD
 DEMOGRAPHIC PROFILE (2025)
 6 S Marlyn Avenue
 5 mile ring



KEY FACTS

240,899 Population	38.9 Median Age	94,169 Households
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EDUCATION

33% High School Diploma	15% Bachelor's Degree	9% Graduate/Professional Degree
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BUSINESS

7,548 Total Businesses	210,197 Daytime Population	545 Food Srv & Drinking Places
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INCOME

\$71,077
Median Household Income

\$36,037
Per Capita Income



TAPESTRY SEGMENTS

C2 Kids and Kin
 11.6K (12.4%) of households

Neighborhoods in this segment are largely found in and around metropolitan areas with populations exceeding half a million. Householders are generally under the age of 54 and may have adult children living with parents at home. The majority of the population aged 25 and above have a high school diploma, an associate degree, or some college education. Jobs are often in the health care, retail, food, manufacturing, and transportation sectors; there is a high level of female labor force participation. Residents live in older homes, usually as renters, with a notable presence of town homes and smaller low-rise rental buildings. On average, homes are modestly priced and affordable for most households. Suburban residents rely on vehicles to get to work, while those in and near cities use public transportation.

- Residents often shop for clothing, groceries, and footwear at nearby discount stores. They tend to use online banking and digital payment services over cash.
- Spending centers around baby and children's products. Individuals also purchase TVs, video gaming equipment, and jewelry. Residents often carry a credit card balance.
- Residents frequently use social media to stay in touch with friends and family and to follow celebrities, TV shows, and athletes, and choose to vacation within the US.

K5 Dreambelt
 9,789 (10.4%) 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.
- Residents tend to listen to the radio, use streaming services, and watch cable TV shows.
- Recycling is a routine practice. Regular exercise and medical checkups are integral to their routine.

C6 Moderate Metros
 7,790 (8.3%) of households

These neighborhoods are young, growing, and usually located in suburbs and the peripheries of metropolitan areas with relatively dense populations of at least half a million. Single-person households make up about one-third of total households, followed by married, cohabiting, or single persons with children. There is an above-average presence of preschool-age children. Many have attended some college, and individuals often work in health care, retail, office/administration, or sales. Household incomes generally fall within the middle tier. The typical home for this segment is a moderately priced (\$200-500K) single-family residence built before the 90s; about half are rented and half are owned. Commute times are generally low and driven alone.

- These residents tend to shop online instead of in person. Credit unions are often used for financial services and products.
- Clothing, groceries, and electronics are typical purchases. Residents look for deals at discount stores and focus on essential items.
- Radio and online music services are common sources of entertainment.
- Residents tend to vote in local, state, and national elections. Recycling is a routine practice.

1 MILE 3 MILE 5 MILE

POPULATION	1 MILE	3 MILE	5 MILE
2010 Total Population	14,052	87,850	226,351
2020 Total Population	14,399	90,883	240,259
2025 Total Population	14,300	90,705	240,340
2030 Total Population	14,110	90,448	241,211
2025-2030 Annual Rate	-0.11%	-0.02%	-0.03%
Median Age	42.8	38.8	38.9

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2010 Households	5,650	34,067	88,567
2020 Households	5,751	35,038	92,817
2025 Households	5,710	35,252	94,169
2030 Households	5,707	35,430	94,903
2025 Average Household Size	2.45	2.55	2.54

INCOME	1 MILE	3 MILE	5 MILE
2025 Average Household Income	\$87,498	\$90,306	\$92,129
2025 Median Household Income	\$69,415	\$70,781	\$71,077
2025 Per Capita Income	\$34,949	\$39,174	\$40,212

2025 POPULATION BY RACE/ETHNICITY	1 MILE	3 MILE	5 MILE
White Alone	63.6%	47.5%	46.7%
Black Alone	16.5%	32.4%	32.6%
American Indian/Alaskan Native Alone	0.8%	0.8%	0.8%
Asian Alone	3.3%	3.9%	3.8%
Pacific Islander Alone	0.0%	0.0%	0.0%
Other Race	6.8%	7.4%	8.2%
Two or More Races	9.0%	8.0%	7.8%
Hispanic Origin (Any Race)	10.7%	11.4%	12.7%

2025 POPULATION 25+ BY EDUCATIONAL ATTAINMENT	1 MILE	3 MILE	5 MILE
Total	10,497	62,859	167,310
Less than 9th Grade	7.8%	5.4%	5.3%
9th - 12th Grade, No Diploma	7.3%	6.9%	7.2%
High School Graduate	40.9%	35.0%	32.7%
GED/Alternative Credential	7.0%	5.0%	5.3%
Some College, No Degree	15.7%	16.8%	17.6%
Associate Degree	6.6%	9.1%	8.7%
Bachelor's Degree	10.4%	13.8%	14.7%
Graduate/Professional Degree	4.2%	8.0%	8.7%

BUSINESS	1 MILE	3 MILE	5 MILE
Total Business	527	3,099	7,548
Total Employees	4,724	35,672	90,884
Employee/Residential Population Ratio	0.333:1	0.394:1	0.377:1



6 S MARLYN AVENUE SUBLEASE

For retail leasing information, please contact:

Alex Shiel

240.482.3601

ashiel@hrretail.com

Geoffrey Mackler

240.482.3616

gmakler@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