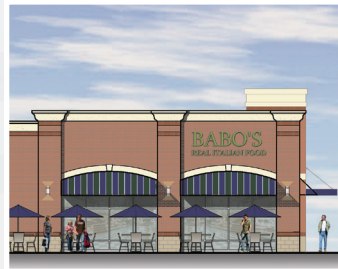


# AVAILABLE PAD SITES

Updated May 2016







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Red Run at Dolfield

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10700 Red Run Boulevard

**Pulaski Business Park**

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**Timonium III**

**Sign Concepts**





# Aberdeen Corporate Park

635-660 McHenry Road, Aberdeen, MD 21001

Key

- 635 McHenry Road  
Potential SF: 7,000 SF  
Zoning: B3
- 636 McHenry Road  
Potential SF: 9,100 SF  
Zoning: B3





# Aberdeen Corporate Park

## Site Plan

635 McHenry Road  
636 McHenry Road  
640 McHenry Road  
650 McHenry Road  
660 McHenry Road

Proposed  
Proposed  
Proposed  
Existing  
Proposed

7,000 SF  
9,100 SF  
62,500 SF  
95,250 SF  
95,250 SF

 Existing  
 Proposed



# Aberdeen Corporate Park

## Demographics



Population	1 Mile	3 Mile	5 Mile
2015 Total Population	6,599	24,326	47,207
2020 Population	6,748	25,348	48,839
Pop Growth 2015-2020	2.26%	4.20%	3.46%
Average Age	40.60	38.10	38.60



Households	1 Mile	3 Mile	5 Mile
2015 Total Households	2,705	9,213	17,745
HH Growth 2015-2020	2.33%	3.94%	3.35%
Median Household Income	\$57,884	\$60,467	\$66,555
Avg. Household Size	2.40	2.60	2.60
2015 Avg. HH Vehicles	2.00	2.00	2.00



Housing	1 Mile	3 Mile	5 Mile
Median Home Value	\$209,375	\$225,867	\$243,240
Median Year Built	1969	1974	1980



# Aberdeen Corporate Park

Retail Rendering





# Aberdeen Corporate Park

Retail Rendering





# Aberdeen Corporate Park

Current Signage





# Aberdeen Corporate Park

Current Signage



# Aberdeen Corporate Park

## Summary

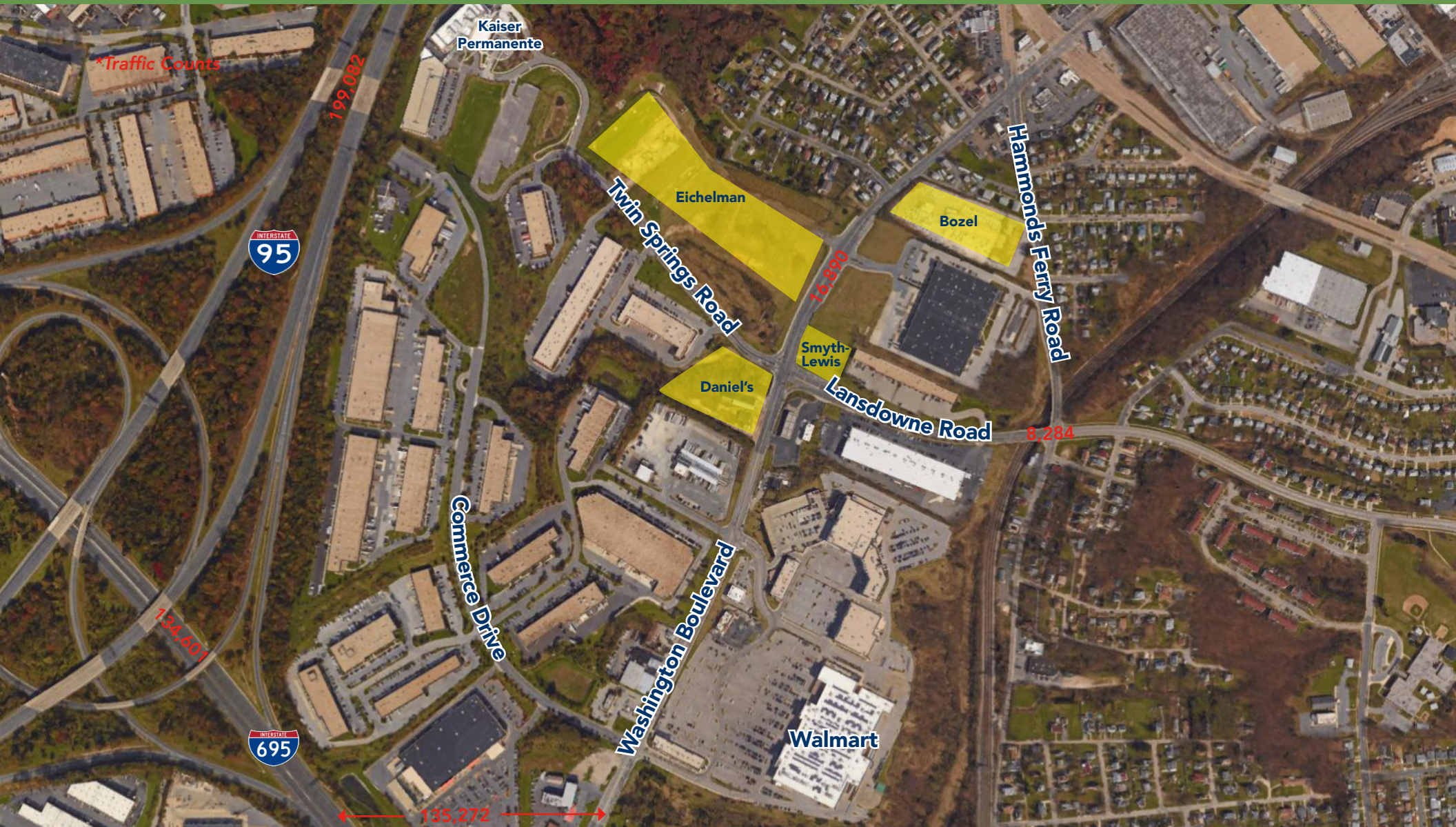
<b>Pad Site Name</b>	Aberdeen Pad Sites (2)
<b>Address</b>	635 McHenry Road, Aberdeen, MD
<b>County</b>	Harford County
<b>Dimensions of Site</b>	See Powerpoint
<b>Zoning</b>	B3
<b>Proposed Building Storefront</b>	See Current Signage on Powerpoint
<b>Nearby Retail Amentities</b>	APG Federal Credit Union, Applebees, Bank of America, Days Inn, Dunkin Donuts, Hilton Garden Inn, Jiffy Lube, Mamie's, Panera Bread, PNC, Royal Farms, Subway, Target, The Home Depot, The Greene Turtle, Walgreens
<b>Structure</b>	Fully Owned by Merritt
<b>Status</b>	2 Fully Permitted Retail Buildings



# Beltway Business Park

## Key

- Eichelman  
Up to 12.5 acres  
Zoning: BM-IM
- Daniel's  
2.05 acres  
Zoning: BM-IM/M
- Smyth-Lewis  
.78 acres  
Zoning: BM-IM/M
- Bozel  
4.9 acres  
Zoning: ML/IM-BL





# Beltway Business Park

Key

- Eichelman  
Up to 12.5 acres  
Zoning: BM-IM
- Daniel's  
2.05 acres  
Zoning: BM-IM/M
- Smyth-Lewis  
.78 acres  
Zoning: BM-IM/M
- Bozel  
4.9 acres  
Zoning: ML/IM-BL





# Beltway Business Park

## Demographics



Population	1 Mile	3 Mile	5 Mile
2015 Total Population	8,389	133,944	389,209
2020 Population	8,480	136,377	395,747
Pop Growth 2015-2020	1.08%	1.82%	1.68%
Average Age	38.40	37.30	37.30



Households	1 Mile	3 Mile	5 Mile
2015 Total Households	3,306	50,177	155,612
HH Growth 2015-2020	1.12%	1.87%	1.67%
Median Household Income	\$51,225	\$44,872	\$45,888
Avg. Household Size	2.50	2.60	2.40
2015 Avg. HH Vehicles	2.00	1.00	1.00



Housing	1 Mile	3 Mile	5 Mile
Median Home Value	\$166,417	\$163,042	\$191,376
Median Year Built	1954	1952	1952



# Beltway Business Park - Bozel



Key

- 2000 Hammonds Ferry Road  
4.9 acres  
Zoning: ML-IM/BL



# Beltway Business Park - Eichelman

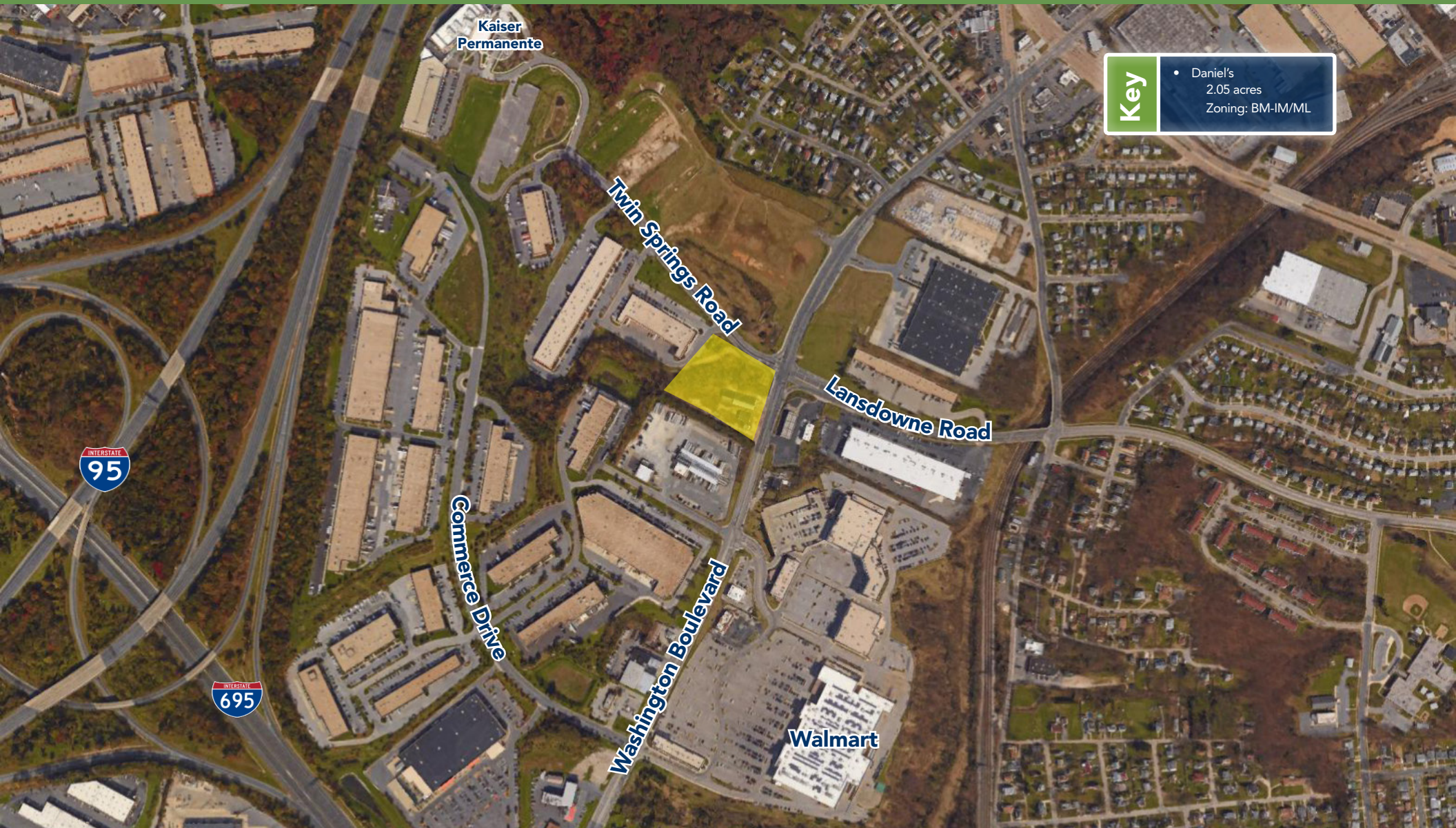


Key

- Eichelman  
Up to 12.5 acres  
Zoning: BM-IM



# Beltway Business Park - Daniel's Property



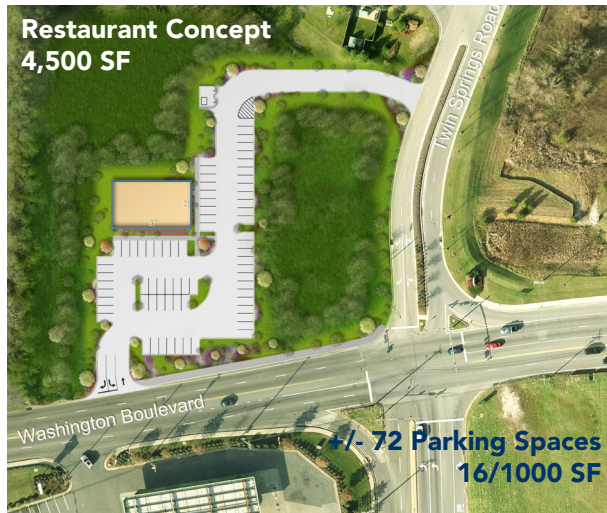
Key

- Daniel's  
2.05 acres  
Zoning: BM-IM/ML



# Beltway Business Park - Daniels Property

## Site Concepts





# Beltway Business Park - Daniels Property

Rendering



# Beltway Business Park - Daniels Property

## Summary

<b>Pad Site Name</b>	Daniels
<b>Address</b>	3500 Washington Boulevard, Halethrope, MD
<b>County</b>	Baltimore County
<b>Acreage</b>	2.05
<b>Dimensions of Site</b>	255' wide x 460' deep
<b>Zoning</b>	BM-IM
<b>Building Footprint</b>	19,950 SF Building Permitted (Proposed)
<b>Building Height</b>	Permitted: 40'; Proposed: 25'
<b>Required Parking for Proposed Building</b>	Site allows +/- 70 parking spaces
<b>Setback Requirements</b>	Front: 15' Minimum from property line & not less than 40' from CL of street; Side: 10'; Rear: 20'
<b>FAR</b>	4.0 Max Allowed; Proposed= 19,950/89,822 SF = 0.22
<b>Signage</b>	Multi-Tenant: 100 Sq Ft&25' high, 115 sf on longer frontage – 1 sign per frontage(w/vehicular access); Single Tenant: 75 Sq Ft&25' high, 100 sf on longer frontage
<b>Nearby Retail Amentities</b>	Boardwalk Fresh Burgers & Fries, Bonfire Outdoor Charcoal Grill, Chappies Diner Bar & Grill, Chick-fil-A, Dunkin Donuts, Gianni's Italian Bistro, LA Fitness, Quiznos, Royal Farms, Teppanyaki Grill Buffet, The Home Depot, Walmart Supercenter, Wendy's, Wawa
<b>Structure</b>	Fully Owned by Merritt
<b>Status</b>	Washington Blvd Road Widening complete, SWM Complete, Grading Permit in Hand
<b>Recent Prospects</b>	Law Firm, Panera, Texas Road House, Pep Boys, Denny's, IHOP



# Beltway Business Park - Smyth Lewis Property



Key

- Smyth-Lewis  
.78 acres  
Potential SF: 2,485  
Zoning: BM-IM/ML



# Beltway Business Park - Smyth-Lewis Property

## Key

- Smyth-Lewis  
.78 acres  
Potential SF: 2,485  
Zoning: BM-IM/ML





# Beltway Business Park - Smyth-Lewis Property

<b>Pad Site Name</b>	Smyth-Lewis
<b>Address</b>	3425-3429 Washington Boulevard, Halethrope, MD
<b>County</b>	Baltimore County
<b>Acreage</b>	.78
<b>Dimensions of Site</b>	See Site Plan
<b>Zoning</b>	BM-IM/ML
<b>Signage</b>	Multi-Tenant: 100sf&25' High (1 sf for every 4' of frontage w/ a max of 150sf); Single-Tenant: 74sf&25' (100 sf if more than 300 linear feet of frontage)
<b>Proposed Building</b>	2,485 SF Potential Retail
<b>Parking for Proposed Building</b>	34 Total @ 16 per 1,000 SF
<b>Setback Requirements</b>	10' Min Building Setback Line; See Site Plan
<b>Nearby Retail Amentities</b>	Boardwalk Fresh Burgers & Fries, Bonfire Outdoor Charcoal Grill, Chappies Diner Bar & Grill, Chick-fil-A, Dunkin Donuts, Gianni's Italian Bistro, LA Fitness, Quiznos, Royal Farms, Teppanyaki Grill Buffet, The Home Depot, Walmart Supercenter, Wendy's, Wawa
<b>Structure</b>	Fully Owned by Merritt
<b>Status</b>	Will Submit for Permit Q1 of 2016
<b>Recent Prospects</b>	Krispy Kreme, Dunkin Donuts, 7-11, Car Wash



# Beltway Business Park

Twin Springs Road, Baltimore, MD 21227

Key

- 1708 Red Run Boulevard  
2.557 acres  
Potential SF: 59,400 SF  
Zoning: ML





# Beltway Business Park

Twin Springs Road, Baltimore, MD 21227

Site Plan



## Existing

1740:	42,000 SF	Office/flex
1730:	69,000 SF	Office/flex
1710:	28,400 SF	Office/flex

## Future

One 59,400 SF two-story office building  
Two 70,000-80,000 SF multi-story office buildings  
Three retail pad sites



# BUCKINGHAM a mixed-use development

7580-7601 Buckingham Boulevard, Hanover, MD 21076, Anne Arundel County

## Key

- 7580-7601 Buckingham Blvd.  
32.00 acres  
Zoning: MXD-T
- Potential SF:  
278,500 SF of Office  
Up to 19,600 SF of Retail  
13,704 SF Existing



\*Traffic Counts



# BUCKINGHAM a mixed-use development

## Site Plan

Office Building 1	Proposed	Three-Story	105,000 SF
Office Building 2	Proposed	Four-Story	120,000 SF
Office Building 3	<b>Under Construction</b>	Two-Story	53,500 SF
Retail Building 1	Existing	Single-Story	5,900 SF
Retail Building 2	Existing	Single-Story	7,800 SF
Retail Building 3	Proposed	Single-Story	5,900 SF





# Buckingham

## Demographics



Population	1 Mile	3 Mile	5 Mile
2015 Total Population	4,392	53,488	171,035
2020 Population	4,587	56,656	180,406
Pop Growth 2015-2020	4.44%	5.92%	5.48%
Average Age	40.10	36.70	36.50



Households	1 Mile	3 Mile	5 Mile
2015 Total Households	1,597	19,167	61,188
HH Growth 2015-2020	4.57%	6.08%	5.71%
Median Household Income	\$105,465	\$87,737	\$75,094
Avg. Household Size	2.70	2.80	2.70
2015 Avg. HH Vehicles	2.00	2.00	2.00



Housing	1 Mile	3 Mile	5 Mile
Median Home Value	\$327,799	\$320,162	\$288,676
Median Year Built	1984	1986	1979



# Buckingham

Existing Retail





# Buckingham

Existing Retail





# Buckingham

Office Rendering





# Golden Ring II

6999 Golden Ring Road, Rosedale, MD 21237, Baltimore County

Key

- 6999 Golden Ring Road
- .80 acres
- Zoning: ML-IM
- Use: Retail

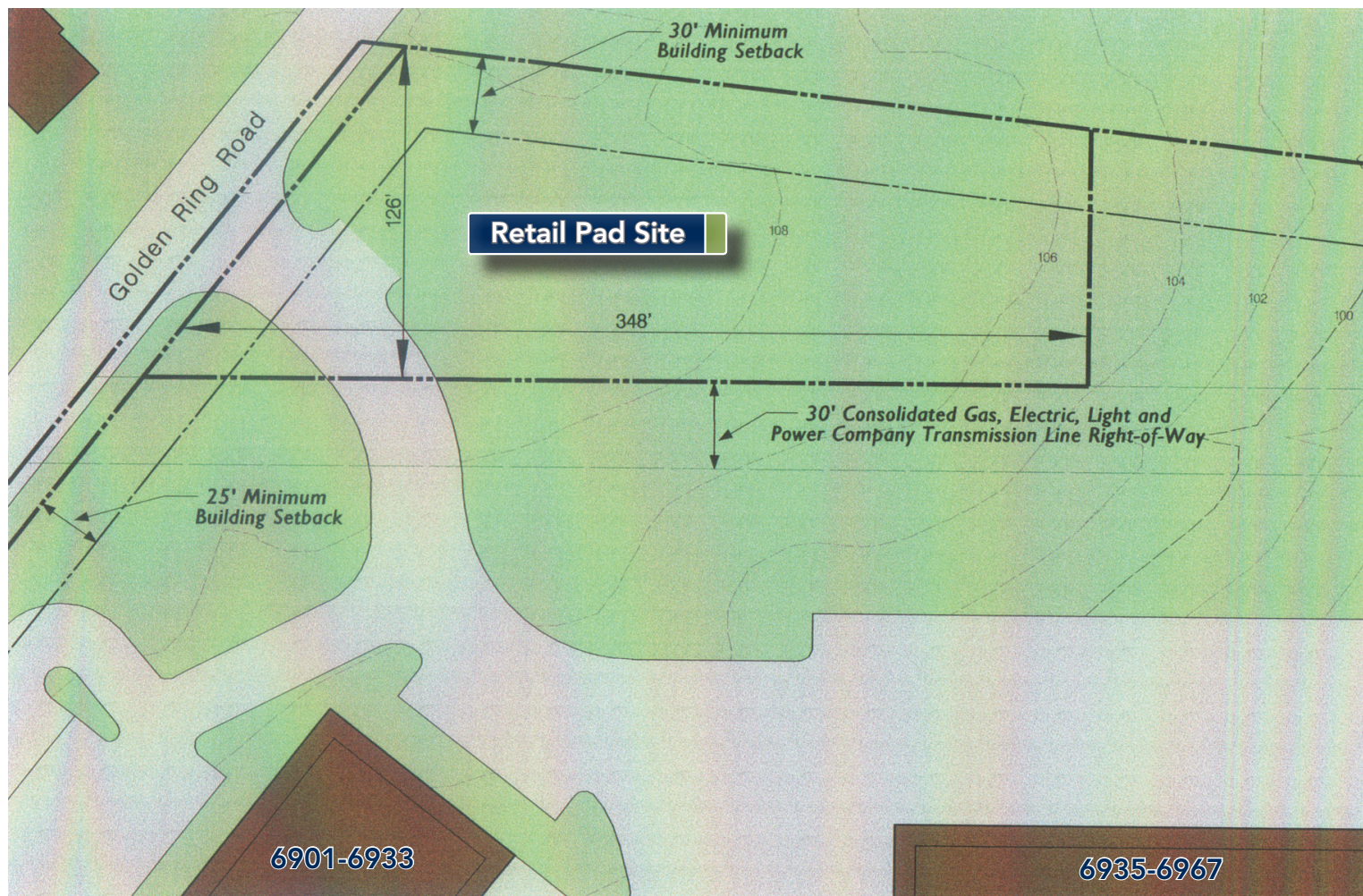




# Golden Ring II

6999 Golden Ring Road, Rosedale, MD 21237, Baltimore County

Site Plan





# Golden Ring II

## Demographics



Population	1 Mile	3 Mile	5 Mile
2015 Total Population	9,212	108,296	337,561
2020 Population	9,519	111,113	343,820
Pop Growth 2015-2020	3.33%	2.60%	1.85%
Average Age	38.50	38.40	38.40



Households	1 Mile	3 Mile	5 Mile
2015 Total Households	3,502	42,191	131,907
HH Growth 2015-2020	3.40%	2.62%	1.84%
Median Household Income	\$46,505	\$54,609	\$54,386
Avg. Household Size	2.60	2.50	2.50
2015 Avg. HH Vehicles	2.00	2.00	2.00



Housing	1 Mile	3 Mile	5 Mile
Median Home Value	\$199,672	\$178,737	\$172,627
Median Year Built	1968	1961	1958



# Golden Ring II

## Summary

<b>Pad Site Name</b>	Golden Ring II
<b>Address</b>	6999 Golden Ring Road.
<b>County</b>	Baltimore County
<b>Acreage</b>	.80
<b>Dimensions of Site</b>	See Site Plan
<b>Zoning</b>	ML-IM
<b>Signage</b>	Multi-Tenant: 75sf&12' High; Single-Tenant: 75sf & 25' high (100sf if more than 300 linear feet of frontage)
<b>Setback Requirements</b>	See Site Plan
<b>Nearby Retail Amentities</b>	Bank of America, Best Buy, Chipotle Mexican Grill, Country Inn & Suites by Carlson, First Financial Federal Credit Union, IHop, LongHorn Steak House, Panera Bread, Quiznos, Sam's Club, The Home Depot, Walmart, Wawa
<b>Structure</b>	Fully Owned by Merritt
<b>Status</b>	Permitting from Scratch



# Hunt Ridge Business Park

Insurance Way, Hagerstown, MD 21740

Key

- Hagerstown Lot 3 Expansion  
Potential SF: 30,000 SF  
Zoning: HI  
Potential Use: Office





# Hunt Ridge Business Park

Insurance Way, Hagerstown, MD 21740

## Site Plan

12101-12107	Industrial-Warehouse	101,048 SF
12111-12117	Flex-Warehouse	31,050 SF
12114	Flex w/Mezzanine Office	30,330 SF
Expansion Option	Office	30,000 SF









# Hunt Ridge Business Park

## Demographics



Population	1 Mile	3 Mile	5 Mile
2015 Total Population	2,334	47,322	85,520
2020 Population	2,387	48,170	87,261
Pop Growth 2015-2020	2.27%	1.79%	2.04%
Average Age	35.00	38.40	39.30



Households	1 Mile	3 Mile	5 Mile
2015 Total Households	755	19,500	34,747
HH Growth 2015-2020	2.25%	1.82%	2.05%
Median Household Income	\$67,952	\$43,824	\$51,044
Avg. Household Size	2.80	2.40	2.40
2015 Avg. HH Vehicles	2.00	2.00	2.00



Housing	1 Mile	3 Mile	5 Mile
Median Home Value	\$174,761	\$165,783	\$188,333
Median Year Built	1987	1956	1966



# Meadowridge 95

Meadowridge Road, Elkridge, MD 21075, Howard County



## Key

- Parcel 524  
+/- 12 acres  
Zoning: CCT
- Includes:
  - Proposed Building 4  
Potential SF: 76,694 SF  
Two-story office
  - Proposed Building 5  
Potential SF: 10,400 SF  
Single-story retail
  - Proposed Building 6  
Potential SF: 76,694 SF  
Two-story office

## Nearby Retail Centers

Columbia Crossing  
Columbia Restaurant Park  
Columbia Crossing II  
Dobbin Center  
Dobbin Square  
Dobbin Station  
Long Reach Village Center  
McGaw Plaza  
Snowden Square Shopping Center



# Meadowridge 95

## Meadowridge 95

6518 Meadowridge Rd.	2-story	67,654 SF
6514 Meadowridge Rd.	2-story	66,920 SF
Proposed Building 4	2-story	76,694 SF
Proposed Building 5	Single-story	10,400 SF
Proposed Building 6	2-story	76,694 SF





# Meadowridge 95

## Demographics



Population	1 Mile	3 Mile	5 Mile
2015 Total Population	12,335	62,997	163,668
2020 Population	13,620	68,500	176,865
Pop Growth 2015-2020	10.42%	8.74%	8.06%
Average Age	33.30	35.80	36.90



Households	1 Mile	3 Mile	5 Mile
2015 Total Households	4,572	23,190	59,593
HH Growth 2015-2020	10.48%	8.81%	8.38%
Median Household Income	\$101,113	\$99,825	\$99,631
Avg. Household Size	2.70	2.70	2.60
2015 Avg. HH Vehicles	2.00	2.00	2.00



Housing	1 Mile	3 Mile	5 Mile
Median Home Value	\$311,984	\$342,782	\$355,532
Median Year Built	1993	1992	1988



# Nursery

711-715 Hammonds Ferry Road, Linthicum, MD 21090, Anne Arundel County

Key

- 711-715 Hammonds Ferry RD

1.05 Acre Pad Site  
Zoning: C3





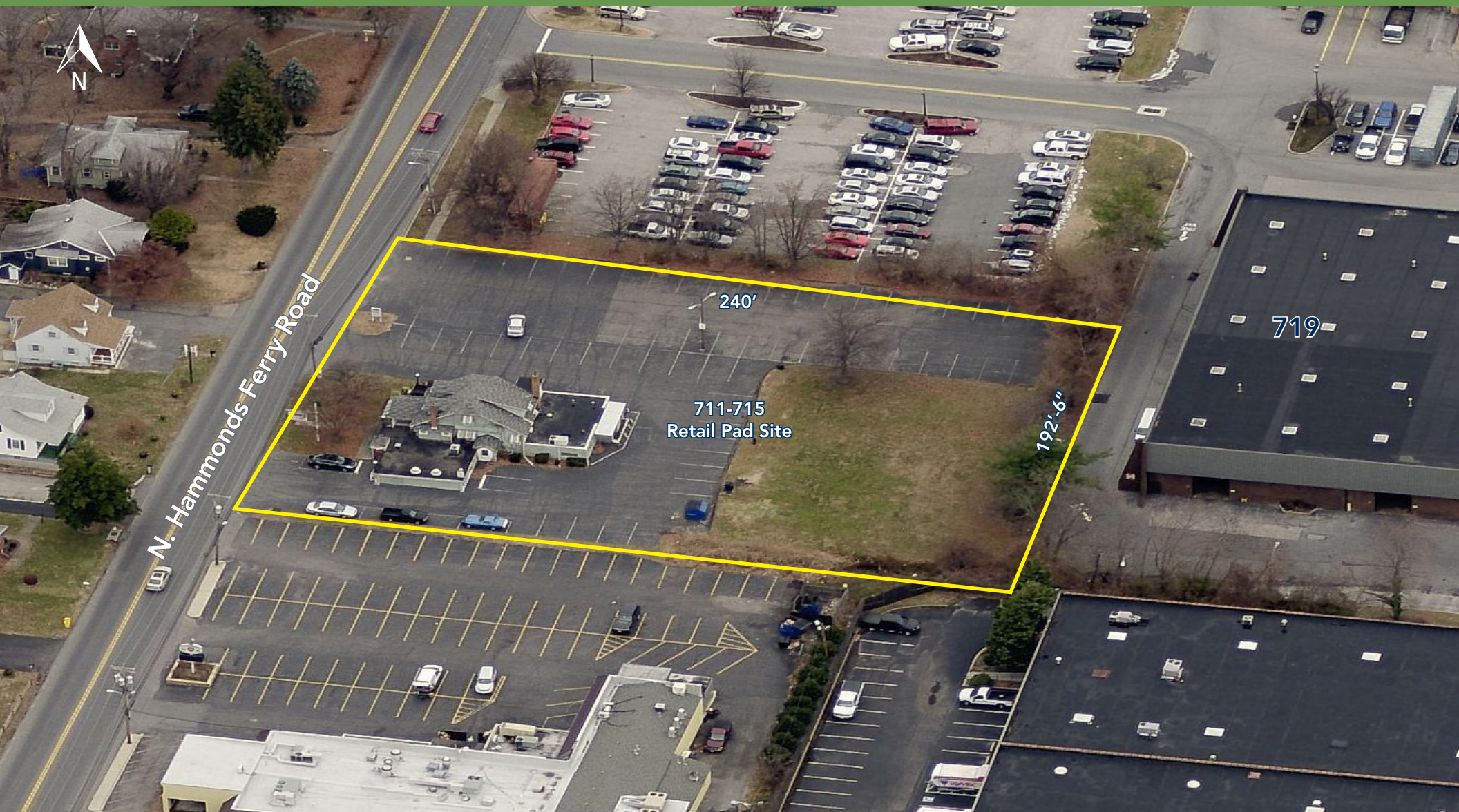
# Nursery

711-715 Hammonds Ferry Road, Linthicum, MD 21090, Anne Arundel County

Key

- 711-715 Hammonds Ferry RD

1.05 Acre Pad Site  
Zoning: C3





# Nursery

## Site Plan

717 Hammonds Ferry Rd	Existing	Single-Story	86,940 SF
719 Hammonds Ferry Rd	Existing	Single-Story	113,050 SF
711-715 Hammonds Ferry Rd	Proposed	Retail	TBD





# Nursery

711-715 Hammonds Ferry Road, Linthicum, MD 21090, Anne Arundel County

## Additional Site Plan Concept





# Nursery

## Demographics



Population	1 Mile	3 Mile	5 Mile
2015 Total Population	3,735	79,374	239,690
2020 Population	3,885	81,995	245,795
Pop Growth 2015-2020	4.02%	3.30%	2.55%
Average Age	40.60	37.10	37.40



Households	1 Mile	3 Mile	5 Mile
2015 Total Households	1,408	29,414	92,522
HH Growth 2015-2020	4.19%	3.36%	2.53%
Median Household Income	\$76,437	\$56,610	\$54,699
Avg. Household Size	2.70	2.70	2.50
2015 Avg. HH Vehicles	2.00	2.00	1.00



Housing	1 Mile	3 Mile	5 Mile
Median Home Value	\$261,293	\$226,214	\$216,210
Median Year Built	1960	1958	1955



# Nursery

## Summary

<b>Pad Site Name</b>	Nursery
<b>Address</b>	711-715 Hammonds Ferry Rd., Linthicum, MD
<b>County</b>	Anne Arundel County
<b>Acreage</b>	1.05-1.7 Acres (Currently 1.05 Acres, but could take 0.65 Acres from Existing Nursery Business Park)
<b>Dimensions of Site</b>	See Site Plan
<b>Zoning</b>	BM-IM
<b>Proposed Building</b>	7,420 SF for Retail
<b>Signage</b>	Multi-Tenant or Single-Tenant: 1 sf for every 1' of road frontage - 30' max height
<b>Required Parking for Proposed Building</b>	104 Total @ 14 Per 1,000 SF
<b>Setback Requirements</b>	See Site Plan
<b>Nearby Retail Amentities</b>	Bonfire Outdoor Charcola Grill, Dunkin' Donuts, Enterprise Rent-A-Center, G&M, Gianni's Italian Bistro, Hardee's, KFC, McDonald's, Olive Grove, Shell, Season's Pizza, Taco Bell, Wells Fargo
<b>Structure</b>	Fully Owned by Merritt
<b>Status</b>	Recently Purchased; Existing Residential Building; Existing Liquor License
<b>Recent Prospects</b>	N/A- Recently Purchased



# Owings Mills

Red Run Blvd. & Dolfield Blvd., Owings Mills, MD 21117, Baltimore County

Key

- Lot 15: Red Run Boulevard  
+/- 6 acres  
Zoning: BM



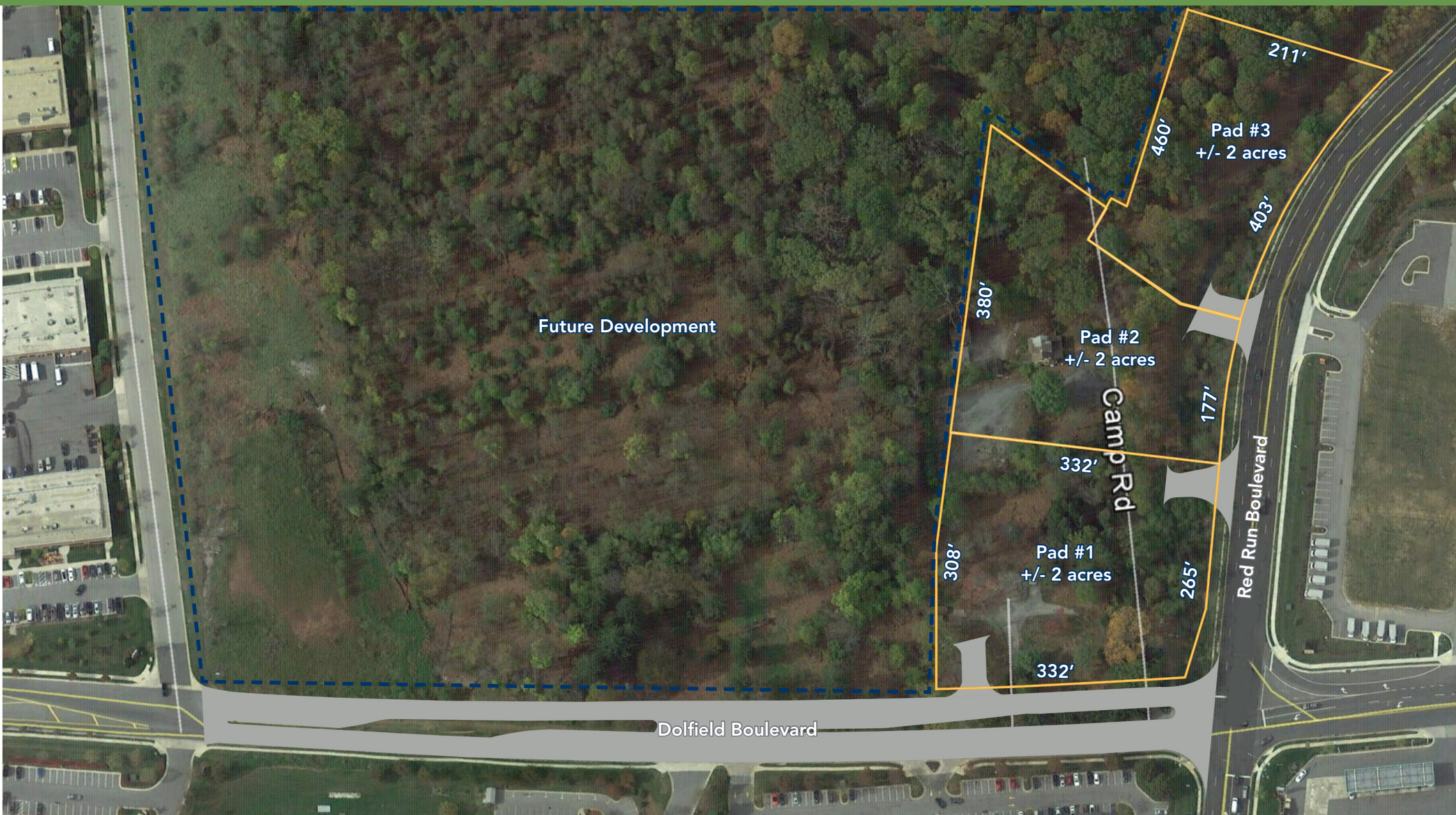


# Owings Mills

Red Run Blvd. & Dolfield Blvd., Owings Mills, MD 21117, Baltimore County

Key

- Lot 15: Red Run Boulevard  
+/- 6 acres  
Zoning: BM





# Owings Mills

Red Run Blvd. & Dolfield Blvd., Owings Mills, MD 21117, Baltimore County

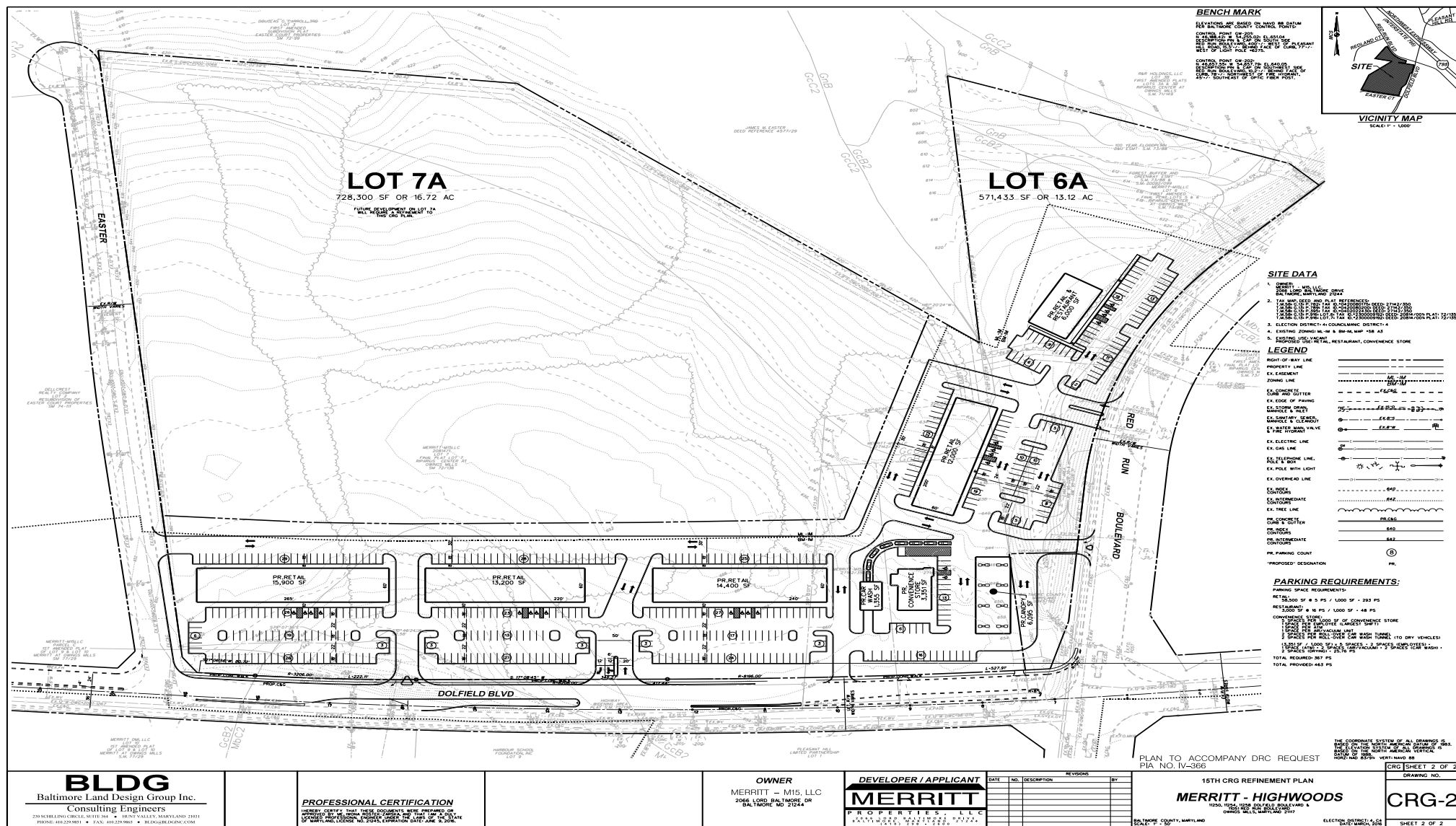
## Additional Site Plan Concept





Red Run Blvd. & Dolfield Blvd., Owings Mills, MD 21117, Baltimore County

## Additional Site Plan Concept

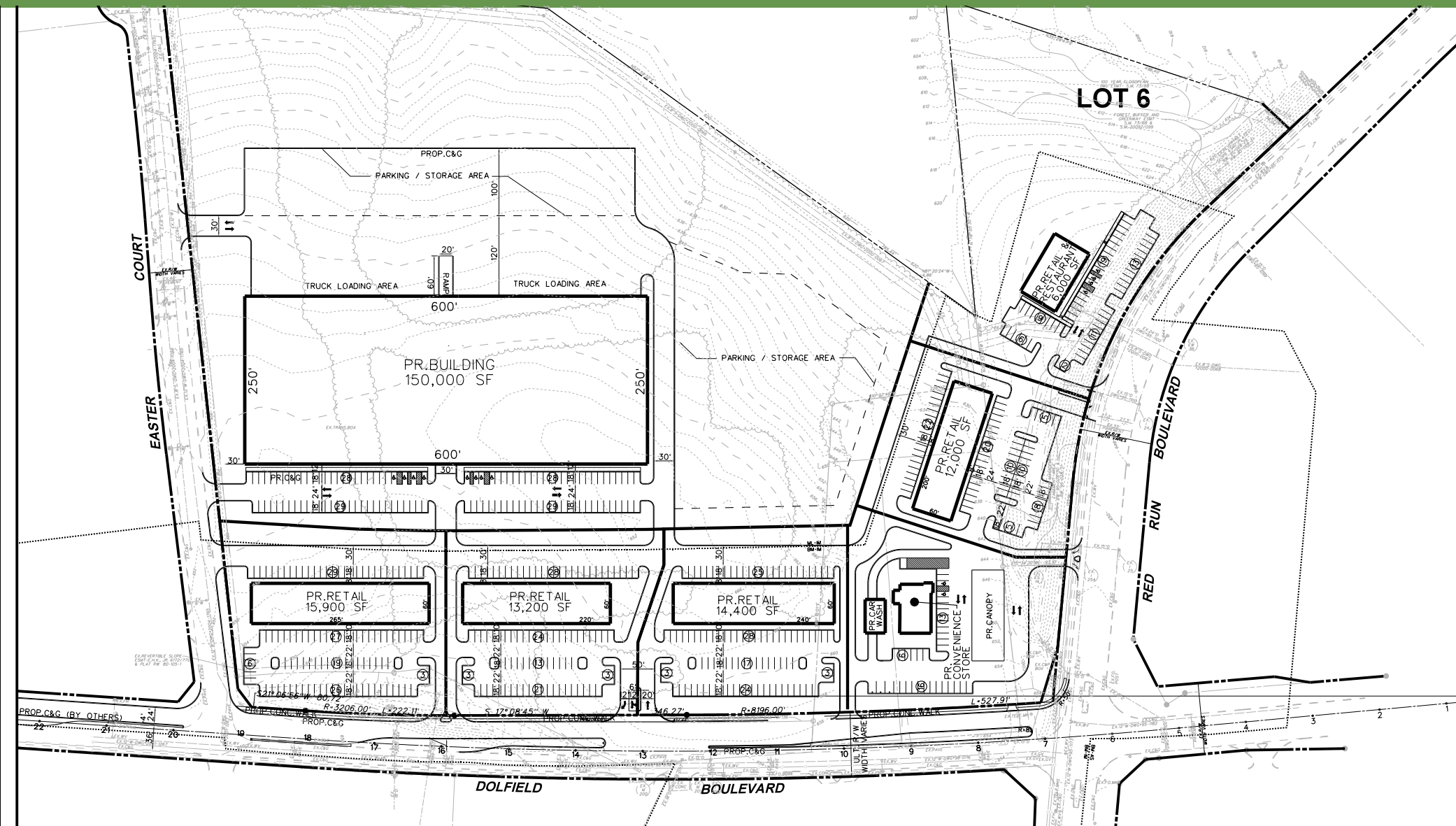




# Owings Mills

Red Run Blvd. & Dolfield Blvd., Owings Mills, MD 21117, Baltimore County

## Additional Site Plan Concept





# Owings Mills

Rendering





# Owings Mills

## Retail Rendering



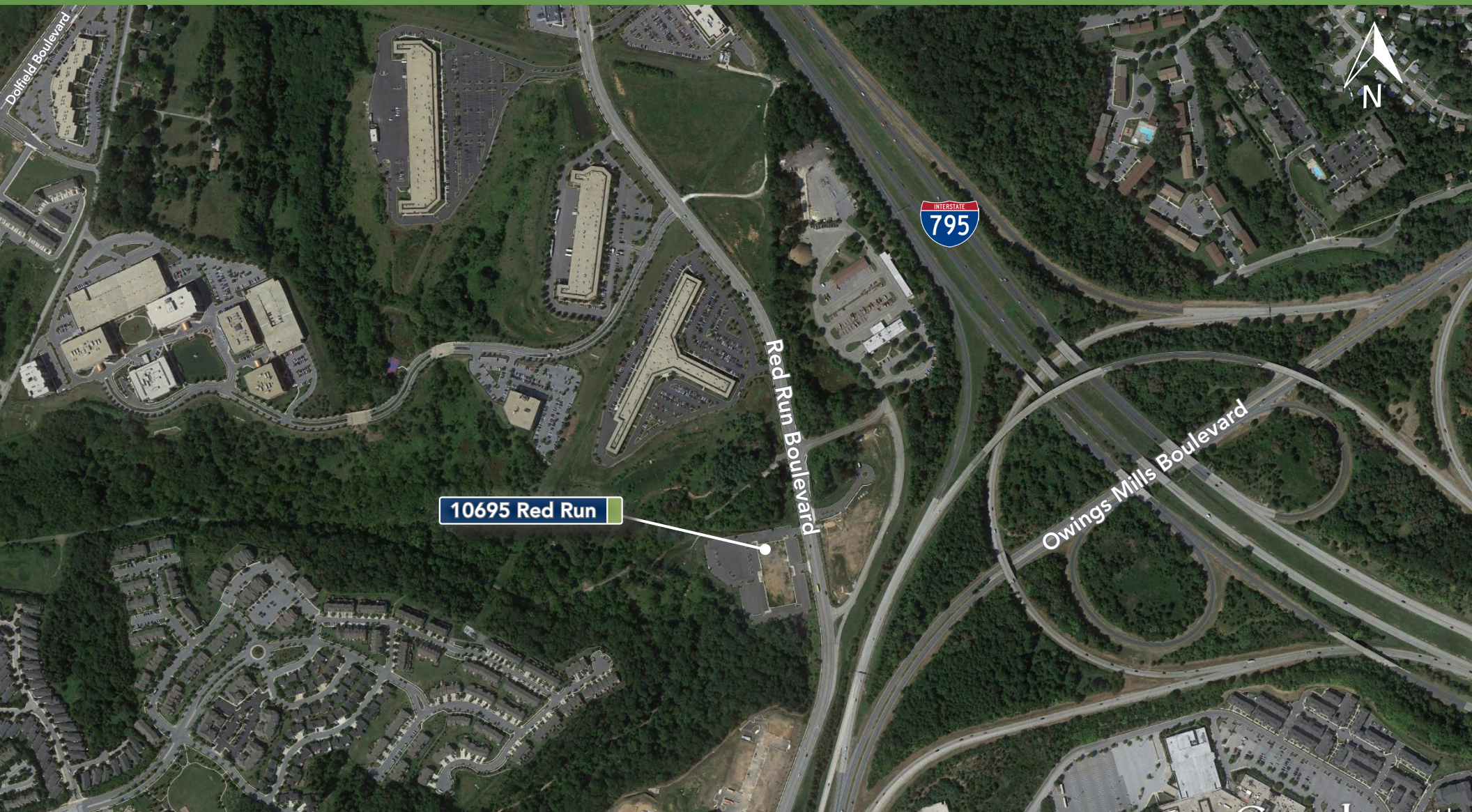


# Owings Mills - 10695 Red Run

10695 Red Run Boulevard, Owings Mills, MD 21117

Key

- 10695 Red Run Boulevard
- 14.378 acres
- Potential SF: 93,000 SF
- Zoning: ML-IM





# Owings Mills - 10695 Red Run

10695 Red Run Boulevard, Owings Mills, MD 21117

Site Plan





# Owings Mills - 10700 Red Run

10700 Red Run Boulevard, Owings Mills, MD 21117

Key

- 10700 Red Run Boulevard
- 4.678 acres
- Potential SF: 27,900 SF
- Zoning: ML





# Owings Mills - 10700 Red Run

10700 Red Run Boulevard, Owings Mills, MD 21117

Site Plan





# Owings Mills - 10700 Red Run

10700 Red Run Boulevard, Owings Mills, MD 21117

Site Plan w/ Expansion





# Owings Mills (Red Run)

## Demographics



Population	1 Mile	3 Mile	5 Mile
2015 Total Population	7,498	76,288	135,710
2020 Population	7,793	78,945	140,191
Pop Growth 2015-2020	3.93%	3.48%	3.30%
Average Age	36.90	36.50	38.30



Households	1 Mile	3 Mile	5 Mile
2015 Total Households	2,944	30,308	53,376
HH Growth 2015-2020	3.94%	3.58%	3.38%
Median Household Income	\$69,842	\$74,023	\$75,513
Avg. Household Size	2.50	2.50	2.50
2015 Avg. HH Vehicles	2.00	2.00	2.00



Housing	1 Mile	3 Mile	5 Mile
Median Home Value	\$237,166	\$257,107	\$262,846
Median Year Built	1986	1990	1985



# Owings Mills

## Summary

<b>Pad Site Name</b>	Owings Mills
<b>Address</b>	Red Run Boulevard & Dolfield Boulevard
<b>County</b>	Baltimore County
<b>Acreage</b>	+/- 6 Acre Lot with Potential for Pad Site
<b>Dimensions of Site</b>	Flexible
<b>Zoning</b>	BM-IM for Pad Site
<b>Proposed Building</b>	TBD; See Proposed Layout
<b>Signage</b>	Multi-Tenant: 100 sf&25' high (1 sf for every 4' of frontage with a max of 150 sf); Single-Tenant: 75 sf&25' high (100 sf if more than 300 linear ft of frontage)
<b>Nearby Retail Amentities</b>	Cj's Crabhouse and Grill, Gourmet Girl's, Hampton Inn Owings Mills, Hilton Garden Inn Owings Mills, McDonald's, Olive Garden, Red Lobster, SECU Credit Union, Stone's Cove Kitbar, Subway, Qdoba Mexican Grill, Wells Fargo ATM
<b>Structure</b>	In Progress
<b>Status</b>	Permitting from Scratch
<b>Recent Prospects</b>	Currently Working With High's & Wawa



# Pulaski Business Park

Key

- Pulaski Business Park
  - 9600: 82,800 SF
  - 9601: 124,200 SF
  - 9610: 76,800 SF
  - 9611: 105,600 SF
- Retail Pad
  - 1.28 acres
  - Potential SF: 13,500
  - Zoning: BR-CS-1



\*Traffic Counts



# Pulaski Business Park

Key

- Retail Pad  
1.28 acres  
Potential SF: 13,500  
Zoning: BR-CS-1





# Pulaski Business Park

## Demographics



Population	1 Mile	3 Mile	5 Mile
2015 Total Population	12,974	73,883	215,750
2020 Population	13,387	76,453	222,023
Pop Growth 2015-2020	3.18%	3.48%	2.91%
Average Age	34.50	38.20	39.10



Households	1 Mile	3 Mile	5 Mile
2015 Total Households	4,970	29,194	85,596
HH Growth 2015-2020	3.18%	3.51%	2.82%
Median Household Income	\$66,787	\$61,701	\$61,837
Avg. Household Size	2.60	2.50	2.50
2015 Avg. HH Vehicles	2.00	2.00	2.00



Housing	1 Mile	3 Mile	5 Mile
Median Home Value	\$216,014	\$200,974	\$209,658
Median Year Built	1978	1976	1972



# Pulaski Business Park

## Summary

<b>Pad Site Name</b>	Pulaski Business Park
<b>Address</b>	9600 Pulaski Park Dr. Baltimore, MD
<b>County</b>	Baltimore County
<b>Acreage</b>	1.28
<b>Dimensions of Site</b>	300' wide X 231' deep
<b>Zoning</b>	BR
<b>Proposed Building</b>	13,500 SF (150' x 90') Office/Warehouse Proposed
<b>Building Heights</b>	21'
<b>Signage</b>	Multi-Tenant:100 Sq Ft&25' high,115 sf on longer frontage – 1 sign/ frontage(w/vehicular access); Single Tenant:75 Sq Ft&25' high,100 sf on longer frontage
<b>Required Parking for Proposed Building</b>	Required Office: 4,050SF x 3.3/1000 = 14 p.s.; Required Warehouse: 9,450SF x 1/1000=10 p.s.; Total Required: 24 p.s.; 56 p.s. (3 handicap) PROVIDED
<b>Nearby Retail Amentities</b>	1st Mariner Bank, Bank of America, Bed, Bath & Beyond, Bill Bateman's Express, Burger King, Chick-fil-A, Country Inn & Suites by Carlson, Maria D's, Mo's Seafood Restaurant, Olde Philadelphia Inn, Royal Farms, Sears Auto Center, Subway, SunTrust Bank, The Silver Moon Diner, Verizon, Yai Yai's Bakery
<b>Structure</b>	Fully owned by Merritt
<b>Status</b>	Could pull grading permit in about 3 mos.; Exempt from new SWM regs
<b>Recent Prospects</b>	Landers Appliances, Air Gas East



# Rolling Road Retail

2595 Rolling Road, Baltimore, MD 21244, Baltimore County

Key

- 2595 Rolling Road  
2.95 acres  
Zoning: BM-IM  
Potential SF: 15,600 SF  
Use: Retail





# Rolling Road Retail

2595 Rolling Road, Baltimore, MD 21244, Baltimore County

Key

- 2595 Rolling Road  
2.95 acres  
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Potential SF: 15,600 SF  
Use: Retail





# Rolling Road Retail

Rendering





# Rolling Road Retail

2595 Rolling Road, Baltimore, MD 21244, Baltimore County

Site Plan





# Rolling Road Retail

## Demographics



Population	1 Mile	3 Mile	5 Mile
2015 Total Population	13,278	101,862	312,372
2020 Population	13,733	104,954	319,871
Pop Growth 2015-2020	3.43%	3.04%	2.40%
Average Age	34.90	38.20	39.50



Households	1 Mile	3 Mile	5 Mile
2015 Total Households	5,321	39,301	123,381
HH Growth 2015-2020	3.44%	3.05%	2.42%
Median Household Income	\$57,356	\$59,359	\$57,553
Avg. Household Size	2.50	2.60	2.50
2015 Avg. HH Vehicles	2.00	2.00	1.00



Housing	1 Mile	3 Mile	5 Mile
Median Home Value	\$185,188	\$205,192	\$215,256
Median Year Built	1984	1969	1964



# Rolling Road Retail

## Summary

<b>Pad Site Name</b>	Rolling Road Retail
<b>Address</b>	2595 Rolling Road, Baltimore, MD 21244
<b>County</b>	Baltimore County
<b>Acreage</b>	2.95
<b>Dimensions of Site</b>	Roughly 530' wide x 254' deep
<b>Zoning</b>	BM-IM
<b>Proposed Building</b>	Proposed 15,600 SF (210' x 65') Retail/Restaurant
<b>Proposed Building Height</b>	<40'
<b>Signage</b>	Multi-Tenant: 132 Sq Ft & 25' high; Single-Tenant: 100 sf and 25' high
<b>Building Plans (Architect: Curry)</b>	Building Plan Fully Designed; Not Submitted to County; Permit projected to take 8 weeks after submission
<b>Required Parking for Proposed Building</b>	8600 SF Restaurant @ 16/1000=138 p.s.; 7,000SF Retail @ 5/1000=3500 p.s.; 175 Spaces Required; 174 Spaces Provided (6 handicap)
<b>Setbacks</b>	Front: 15' from property line or 40' ft. from street CL and average of front setbacks on adj. properties; Side/Rear: None Required
<b>FAR</b>	4.0 Max allowed; Proposed: 15,600 SF / 127,514 SF = 0.12
<b>Nearby Retail Amentities</b>	1st Mariner Bank, Chipotle, Diamond Ridge Golf Course, Dunkin Donuts, Five Guy's, Kin's Deli, Ledo Pizza, McDonald's, Panera Bread, SECU Credit Union, Starbucks, Subway, Wells Fargo Bank, Wendy's
<b>Structure</b>	Joint Venture Partnership
<b>Status</b>	Surety posted for EA Agreement in April 2015; Submitted for subdivision in June 2015
<b>Recent Prospects</b>	Denny's



# Timonium III

2026 Greenspring Drive, Timonium, MD 21093

Key

- Timonium III  
1.627 acres  
Potential SF: 30,000 SF  
Zoning: ML-IM  
Potential Use: Medical Office





# Timonium III

2026 Greenspring Drive, Timonium, MD 21093

Site Plan





# Timonium III

## Demographics



Population	1 Mile	3 Mile	5 Mile
2015 Total Population	9,359	74,557	162,387
2020 Population	9,642	77,239	167,517
Pop Growth 2015-2020	3.02%	3.60%	3.16%
Average Age	42.10	41.90	40.30



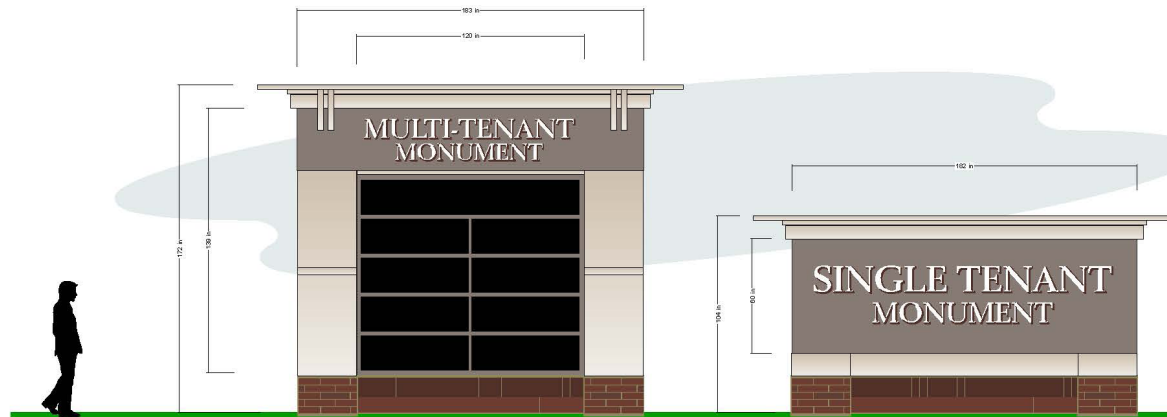
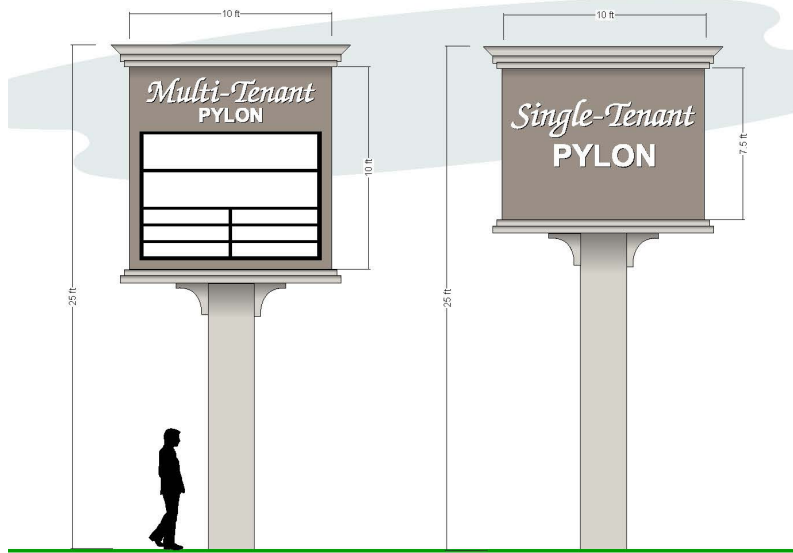
Households	1 Mile	3 Mile	5 Mile
2015 Total Households	3,726	31,969	66,190
HH Growth 2015-2020	3.03%	3.80%	3.37%
Median Household Income	\$92,530	\$73,211	\$77,985
Avg. Household Size	2.50	2.20	2.30
2015 Avg. HH Vehicles	2.00	2.00	2.00



Housing	1 Mile	3 Mile	5 Mile
Median Home Value	\$347,766	\$350,298	\$333,720
Median Year Built	1966	1972	1968



# Sign Concepts







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