

  
**GREENBAUM**  
ENTERPRISES



  
**MAPLE LAWN**  
MARYLAND

 **MACKENZIE**  
RETAIL



**RETAIL OPPORTUNITIES**

[www.MAPLELAWNMD.COM](http://www.MAPLELAWNMD.COM)



JOIN  
THE *MIX!*



**150K**  
SF RETAIL



**MAPLE LAWN** is an award winning, 600+ acre, mixed-use development, centrally positioned along Route 29, between Baltimore and Washington, D.C. One of the largest planned unit developments in Maryland, current development includes 1.1M square feet of Class A office/medical space, **150,000 square feet of retail**, 210,000 square feet of flex space, a 103-key Residence Inn by Marriott hotel and 1,308 luxury residences.



AMTRAK ..... 20 miles  
 Annapolis (Downtown) ..... 31 miles  
 Baltimore (Downtown) ..... 22 miles  
 BWI Airport ..... 19 miles  
 Columbia (Downtown) ..... 6 miles  
 I-95 ..... 3 miles  
 I-495 (Capital Beltway) ..... 10 miles  
 I-695 (Baltimore Beltway) ..... 16 miles  
 InterCounty Connector (ICC) ..... 4.5 miles

JHU Applied Physics Laboratory ..... 1 mile  
 MD Route 29 ..... 1 mile  
 MD Route 32 ..... 2.7 miles  
 National Institute of Health ..... 21 miles  
 NSA and Fort Meade ..... 9 miles  
 Reagan-National Airport ..... 32 miles  
 MD-295 (Balt-Wash. Parkway) ..... 8 miles  
 Washington-Dulles Intl. Airport ..... 44 miles  
 Washington, D.C. (Downtown) ..... 28 miles

**NEARBY POINTS OF INTEREST**





Howard County's gem, Maple Lawn continues to fulfill the county's ongoing need for new homes, prime **RETAIL**, office/medical opportunities, flex product & hospitality.



**Maple Lawn** offers five distinctive neighborhoods featuring an eclectic mix of estate homes, town homes, single family manors and luxury condominium units.

## RESIDENTIAL

The **live-work-shop-play** community of Maple Lawn provides residents and visitors alike with a unique array of local & national high-quality dining establishments, boutique shops and service retailers.

## RETAIL

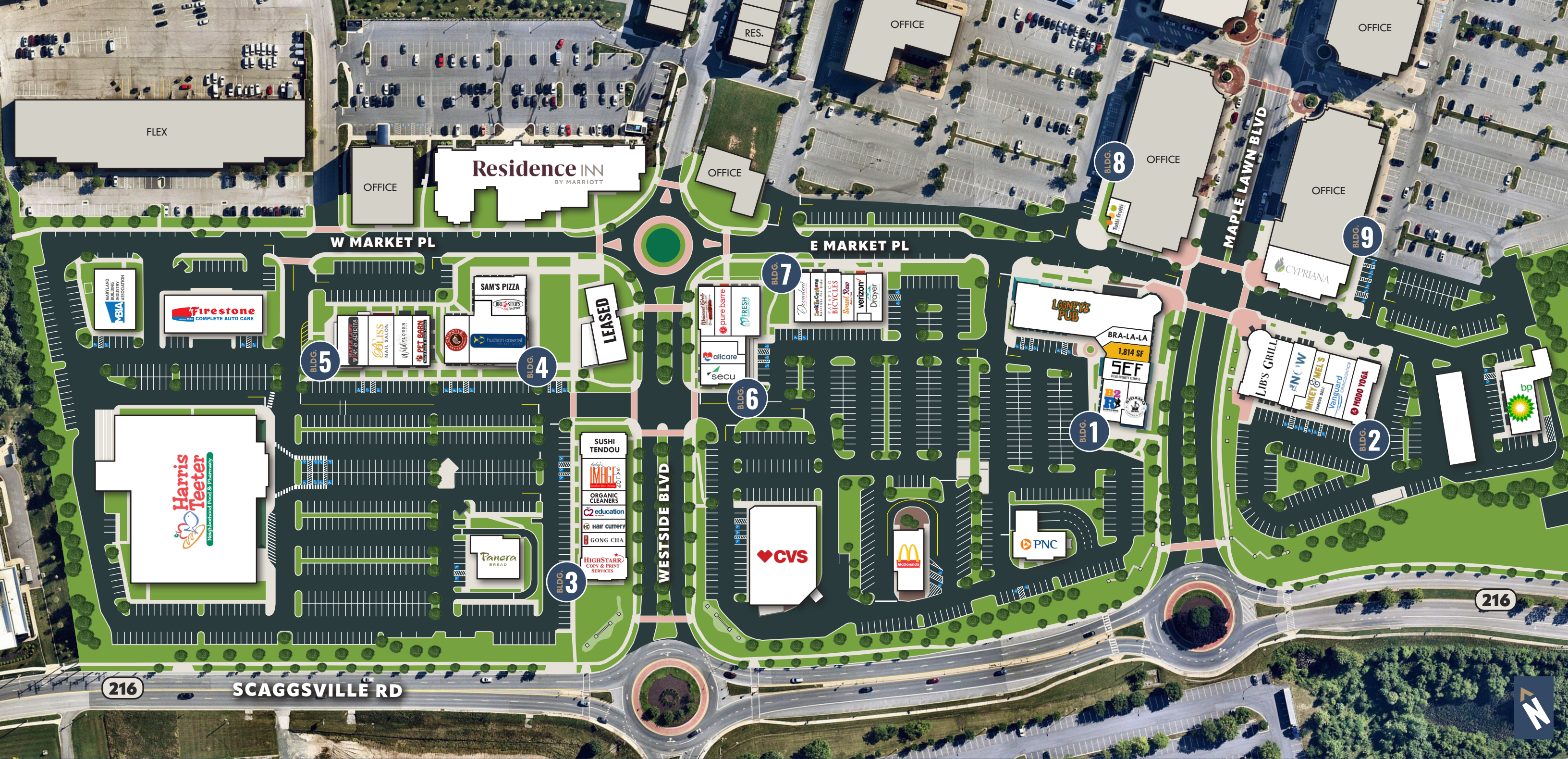
**Maple Lawn's Business District** includes eight multi-story Class 'A' office buildings. Home to major corporations such as Raytheon Solipsys, Cisco Systems and New Day USA, Maple Lawn has become a distinctive corporate address.

## OFFICE/MEDICAL

**Maple Lawn Corporate Center** is a 20-acre business park within the Maple Lawn mixed-use community. The corporate center includes five single-story flex/R&D buildings.

## FLEX/OFFICE





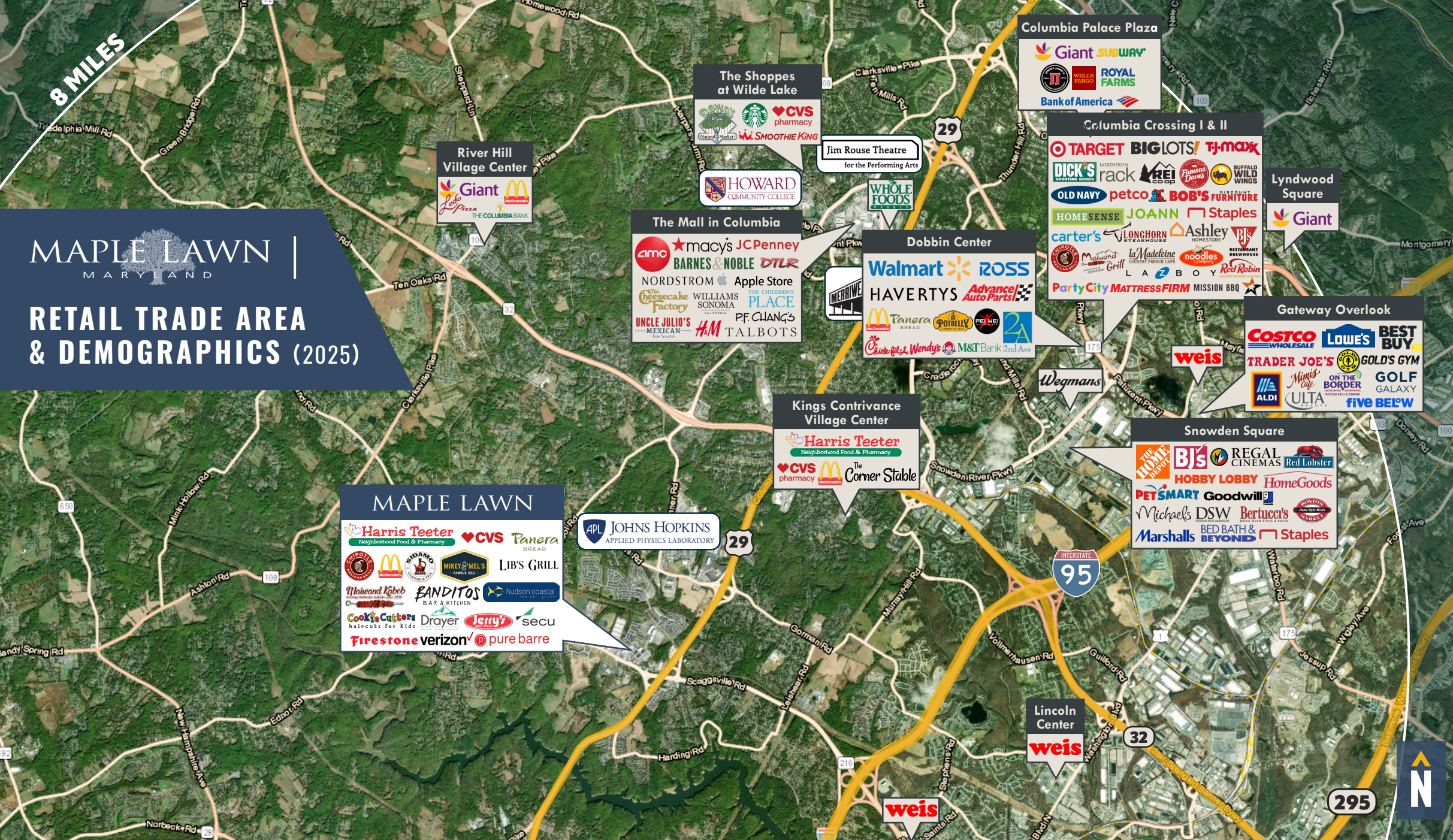
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|---|---|--|--|---|---|--|---|
| <p><b>BLDG. 1</b> (8180 MAPLE LAWN BLVD)</p> <ul style="list-style-type: none"> <li>BACH TO ROCK</li> <li>SIDAMO COFFEE &amp; TEA</li> <li>STEVE EVERETT FITNESS</li> <li>AVAILABLE: 1,814 SF</li> <li>BRA-LA-LA</li> <li>LOONEY'S PUB</li> </ul> | <p><b>BLDG. 2</b> (8191 MAPLE LAWN BLVD)</p> <ul style="list-style-type: none"> <li>LIB'S GRILL</li> <li>THE NOW MASSAGE</li> <li>MIKEY &amp; MEL'S DELI</li> <li>VANGUARD ORTHODONTICS</li> <li>MODO YOGA</li> </ul> | <p><b>BLDG. 3</b> (18194 WESTSIDE BLVD)</p> <ul style="list-style-type: none"> <li>HIGHSTARR COPY &amp; PRINT</li> <li>GONG CHA BUBBLE TEA</li> <li>HAIR CUTTERY</li> <li>C2 EDUCATION</li> <li>ORGANIC CLEANERS</li> <li>TODAY'S IMAGE SALON</li> <li>SUSHI TENDOU</li> </ul> | <p><b>BLDG. 4</b> (11811 W. MARKET PLACE)</p> <ul style="list-style-type: none"> <li>CHIPOTLE</li> <li>HUDSON COASTAL</li> <li>BRUSTER'S</li> <li>SAM'S PIZZA</li> </ul> | <p><b>BLDG. 5</b> (11815 W. MARKET PLACE)</p> <ul style="list-style-type: none"> <li>MAPLE LAWN WINE &amp; SPIRITS</li> <li>BLISS NAIL SALON</li> <li>WILDFLOWER STEM &amp; SUNDRY</li> <li>PET BARN</li> </ul> | <p><b>BLDG. 6</b> (8175 WESTSIDE BLVD)</p> <ul style="list-style-type: none"> <li>MAIWAND KABOB</li> <li>PURE BARRE</li> <li>FRESH DENTAL GROUP</li> <li>CAPITAL HEALTHCARE</li> <li>SECU CREDIT UNION</li> </ul> | <p><b>BLDG. 7</b> (11710 E. MARKET PLACE)</p> <ul style="list-style-type: none"> <li>DECADENT COFFEE/DESSERT BAR</li> <li>COOKIE CUTTERS HAIRCUTS</li> <li>PATAPSCO BICYCLES</li> <li>SUNSET RAW JUICE BAR</li> <li>VERIZON WIRELESS</li> <li>DRAYER PHYSICAL THERAPY</li> </ul> | <p><b>BLDG. 8</b> (8170 MAPLE LAWN BLVD)</p> <ul style="list-style-type: none"> <li>TUTTI FRUTTI FROZEN YOGURT</li> </ul> <p><b>BLDG. 9</b> (8171 MAPLE LAWN BLVD)</p> <ul style="list-style-type: none"> <li>CPYRIANA</li> </ul> <p><b>8170 WESTSIDE BLVD</b></p> <ul style="list-style-type: none"> <li>LEASED</li> </ul> |
|---|---|--|--|---|---|--|---|



BLDG. 4



BLDG. 5



**MAPLE LAWN** | MARYLAND  
**RETAIL TRADE AREA & DEMOGRAPHICS (2025)**

**MAPLE LAWN**

- Harris Teeter
- CVS
- Panera
- McDonald's
- Wendy's
- Lib's Grill
- MIKEY & MEL'S
- Maekand Kabob
- BANDITOS
- hudson coastal
- Cookie Cuts
- Drayer
- Jerry's
- secu
- Firestone
- verizon
- pure barre

<b>RESIDENTIAL POPULATION</b>	<b>NO. OF HOUSEHOLDS</b>
6,764 1 MILE	2,303 1 MILE
36,198 3 MILES	12,339 3 MILES
176,415 5 MILES	64,053 5 MILES
<a href="#">FULL REPORT</a>	
<b>AVERAGE HOUSEHOLD INCOME</b>	<b>DAYTIME POPULATION</b>
\$254,824 1 MILE	12,021 1 MILE
\$229,218 3 MILES	42,349 3 MILES
\$169,451 5 MILES	168,271 5 MILES

These consumers are well-educated career professionals with incomes at more than twice the U.S. level. These mostly married couples take pride in their newer homes and spend valuable time and energy upgrading.

**3.13**  
AVERAGE HH SIZE

**40.8**  
MEDIAN AGE

**\$138,100**  
MEDIAN HH INCOME

**52%**  
PROFESSIONAL PRIDE  
2 MILES



As the wealthiest Tapestry market, these are highly educated professionals who have reached their career goals. Consumers select upscale fitness centers and shop at high-end retailers for their personal effects.

**2.84**  
AVERAGE HH SIZE

**47.3**  
MEDIAN AGE

**\$173,200**  
MEDIAN HH INCOME

**45%**  
TOP TIER  
2 MILES



These well educated and well capitalized residents enjoy good food and wine, as well as the cultural amenities of a city. Informed and well connected, they research before purchasing and focus on quality.

**2.85**  
AVERAGE HH SIZE

**45.1**  
MEDIAN AGE

**\$108,700**  
MEDIAN HH INCOME

**2%**  
SAVVY SUBURBANITES  
2 MILES



Members of these communities reside mostly in lower-density, rapidly growing suburbs in the South and Midwest. Most householders are between the ages of 35 and 64, and households are mainly comprised of large families with children..

**2.38**  
AVERAGE HH SIZE

**41.9**  
MEDIAN AGE

**\$144,754**  
MEDIAN HH INCOME

**1%**  
NEIGHBORHOOD SPIRIT  
2 MILES





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