


GREENEBAUM
ENTERPRISES




MAPLE LAWN
MARYLAND

 **MACKENZIE**
RETAIL



RETAIL OPPORTUNITIES

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



Harris Teeter
Neighborhood Food & Pharmacy

Firestone
COMPLETE AUTO CARE

PET BARN
Natural Foods & Stylish Supplies
MAPLE LAWN
WINE & SPIRITS

Residence INN
BY MARRIOTT

CHIPOTLE
MEXICAN GRILL

Masand Kabob
Serving Authentic Kabobs since 1999

secu FRESH
CENTRAL ORGANIC

pure barre

verizon **Drayer**
PATAPSCO BICYCLES
Cookie Cutters haircuts for kids
Decadent
Sunset Raw Juice Bar

LOONEY'S PUB
B2
SEF
SIDAMO
RevivalFlow WELLNESS

Tutti Frutti
ICE CREAMERY

CYPRIANA

216 **SCAGGSVILLE RD**

WESTSIDE BLVD

MAPLE LAWN BLVD

Panera
BREAD

GONG CHA
SUSHI TENDOU
MAGE AKAJITZ
hair cuttery
education

CVS

McDonald's

PNC

LIB'S GRILL
MODO YOGA
Vanguard ORTHODONTICS
MIKEY & MEL'S
FAMOUS DELI

bp
MAPLE LAWN
MARKET

216

GOOGLE STREET VIEW



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

RETAIL

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.

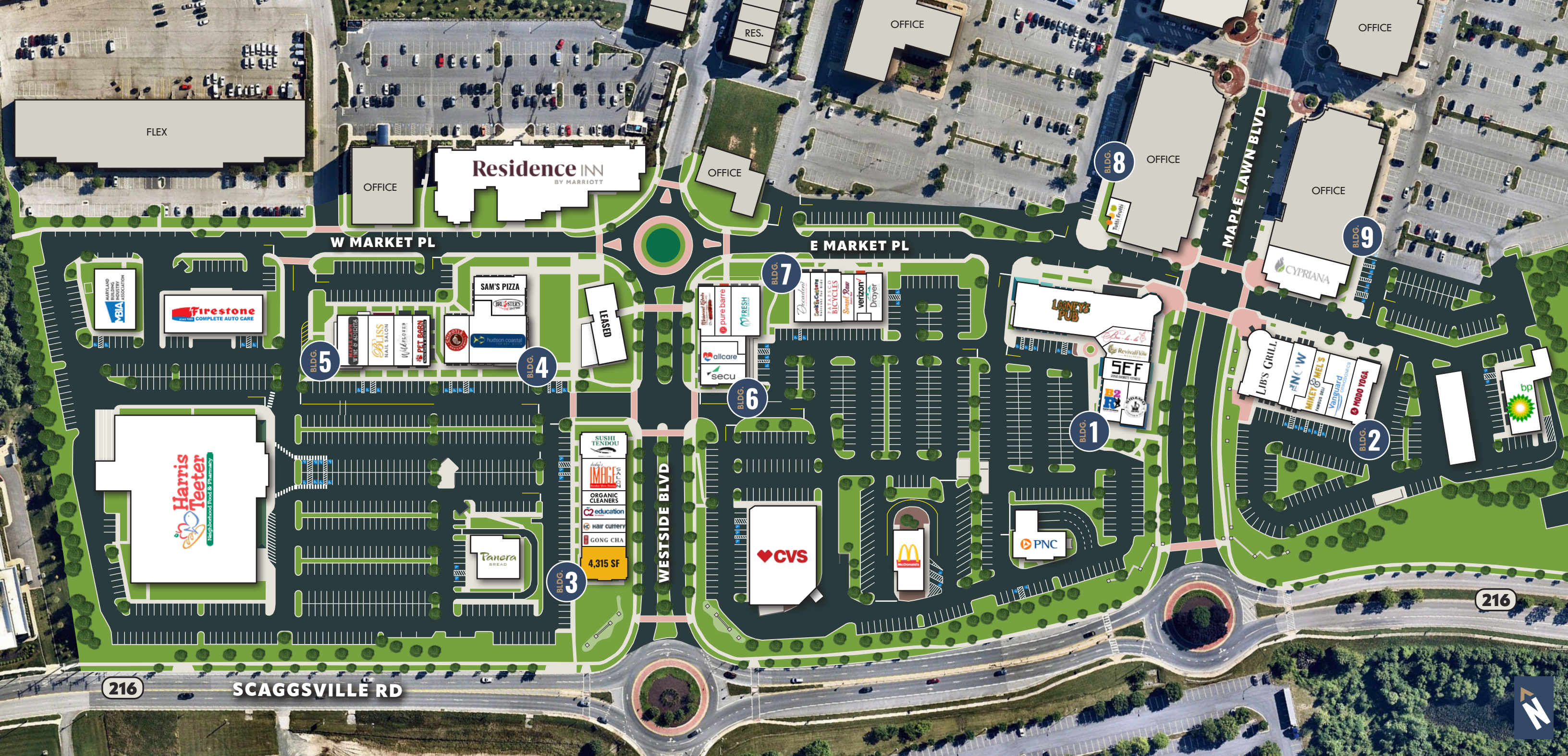
Maple Lawn's Business District includes eight multi-story Class 'A' office buildings. Home to major corporations such as Raytheon Solipsys, Cisco Systems and New Day USA, Maple Lawn has become a distinctive corporate address.

OFFICE/MEDICAL

FLEX/OFFICE

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.





MAPLE LAWN MARYLAND | SITE PLAN: **RETAIL DISTRICT**

- | | | | | | | | |
|--|---|---|--|---|---|--|--|
| <p>BLDG. 1 (8180 MAPLE LAWN BLVD)</p> <ul style="list-style-type: none"> BACH TO ROCK SIDAMO COFFEE & TEA STEVE EVERETT FITNESS REVIVALFLOW WELLNESS BRA-LA-LA LOONEY'S PUB | <p>BLDG. 2 (8191 MAPLE LAWN BLVD)</p> <ul style="list-style-type: none"> LIB'S GRILL THE NOW MASSAGE MIKEY & MEL'S DELI VANGUARD ORTHODONTICS MODO YOGA | <p>BLDG. 3 (8194 WESTSIDE BLVD)</p> <p>AVAILABLE: 4,315 SF</p> <ul style="list-style-type: none"> GONG CHA BUBBLE TEA HAIR CUTTERY C2 EDUCATION ORGANIC CLEANERS TODAY'S IMAGE SALON SUSHI TENDOU | <p>BLDG. 4 (11811 W. MARKET PLACE)</p> <ul style="list-style-type: none"> CHIPOTLE HUDSON COASTAL BRUSTER'S SAM'S PIZZA | <p>BLDG. 5 (11815 W. MARKET PLACE)</p> <ul style="list-style-type: none"> MAPLE LAWN WINE & SPIRITS BLISS NAIL SALON WILDFLOWER STEM & SUNDRY PET BARN | <p>BLDG. 6 (8175 WESTSIDE BLVD)</p> <ul style="list-style-type: none"> MAIWAND KABOB PURE BARRE FRESH DENTAL GROUP CAPITAL HEALTHCARE SECU CREDIT UNION | <p>BLDG. 7 (11710 E. MARKET PLACE)</p> <ul style="list-style-type: none"> DECADENT COFFEE/DESSERT BAR COOKIE CUTTERS HAIRCUTS PATAPSCO BICYCLES SUNSET RAW JUICE BAR VERIZON WIRELESS DRAYER PHYSICAL THERAPY | <p>BLDG. 8 (8170 MAPLE LAWN BLVD)</p> <ul style="list-style-type: none"> TUTTI FRUTTI FROZEN YOGURT <p>BLDG. 9 (8171 MAPLE LAWN BLVD)</p> <ul style="list-style-type: none"> CPYRIANA <p>8170 WESTSIDE BLVD</p> <p>LEASED</p> |
|--|---|---|--|---|---|--|--|



BLDG. 3

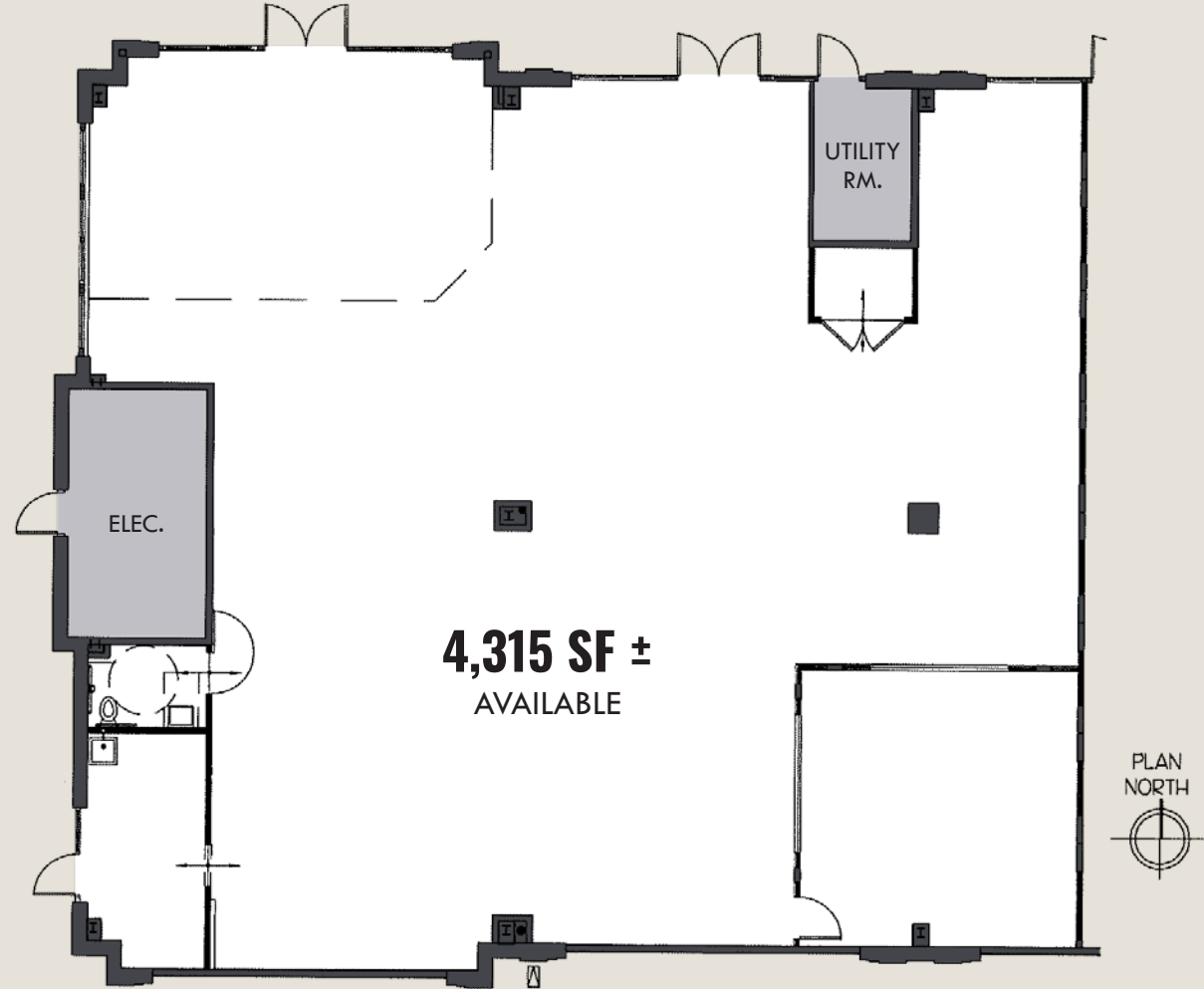
4,315 SF AVAILABLE

AVAILABLE 12/1/26

POTENTIAL
OUTDOOR SEATING

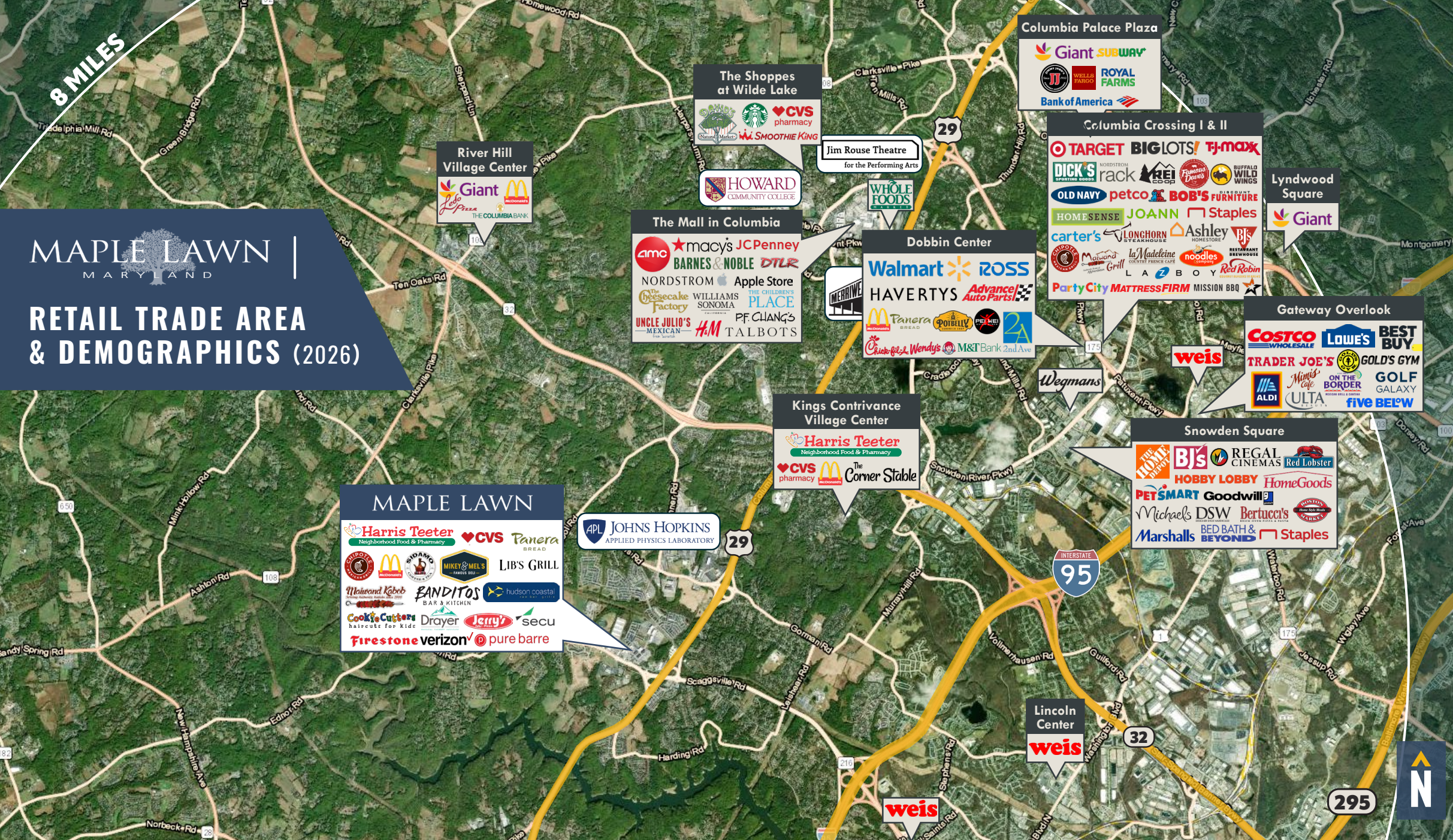
8194 WESTSIDE BLVD

8194 WESTSIDE BLVD



4,315 SF AVAILABLE

AVAILABLE 12/1/26



MAPLE LAWN
MARYLAND

RETAIL TRADE AREA & DEMOGRAPHICS (2026)

- MAPLE LAWN**
- Harris Teeter
 - CVS
 - Panera
 - McDonald's
 - Wendy's
 - Lib's Grill
 - MIKEY & MEL'S
 - Maekand Kabobs
 - BANDITOS
 - hudson coastal
 - Cookie Cutters
 - Drayer
 - Jerry's
 - secu
 - Firestone
 - verizon
 - pure barre

RESIDENTIAL POPULATION	NO. OF HOUSEHOLDS
8,206 1 MILE	2,766 1 MILE
36,279 3 MILES	12,390 3 MILES
179,744 5 MILES	65,507 5 MILES
AVERAGE HOUSEHOLD INCOME	DAYTIME POPULATION
\$275,965 1 MILE	12,900 1 MILE
\$245,067 3 MILES	41,962 3 MILES
\$178,157 5 MILES	170,564 5 MILES

FULL REPORT

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.

3.19
AVERAGE HH SIZE

38.5
MEDIAN AGE

\$198,170
MEDIAN HH INCOME

55%
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.

2.83
AVERAGE HH SIZE

45.3
MEDIAN AGE

\$214,147
MEDIAN HH INCOME

43%
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.

2.71
AVERAGE HH SIZE

43.9
MEDIAN AGE

\$147,670
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..

3.00
AVERAGE HH SIZE

43.0
MEDIAN AGE

\$146,827
MEDIAN HH INCOME

1%
NEIGHBORHOOD SPIRIT
2 MILES

7



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