

Quarry Lake at Greenspring

PRIME RETAIL SPACES AVAILABLE
QUARRY LAKE DRIVE, BALTIMORE, MD



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the opportunity

QUARRY LAKE AT GREENSPRING
QUARRY LAKE DR
BALTIMORE, MD 21209

STATUS: FOR LEASE

PROPERTY TYPE: LIFESTYLE CENTER

SPACES AVAILABLE:

- 1,748 SF Retail Space
- 2,835 SF Retail Space

HIGHLIGHTS:

- Project Anchored by The Fresh Market and Walgreens
- Ample Parking Throughout the Property
- 250,000 SF Class A Office Building on Site
- Luxury Condos and Single Family Homes Located Within the Property
- Close Proximity to Many Private Schools, Colleges, and Country Clubs
- Conveniently Located Off of Interstate 695 at a Full Interchange
- Surrounded by the Best Demographics in Baltimore County

TRAFFIC COUNTS:

- Greenspring Avenue: 19,275 (VPD)
- Old Court Road: 28,770 (VPD)
- Interstate 695: 182,240 (VPD)



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site plan

■ AVAILABLE
 ■ AT LOI



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photos



photos



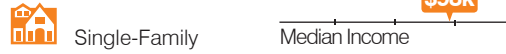
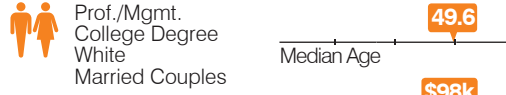
aerial



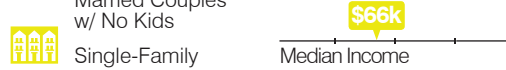
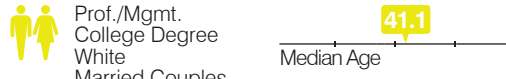
area tapestry

TAPESTRY SEGMENTATION (1 MILE):

28.2% EXURBANITES (L1)



18.2% IN STYLE (L5)

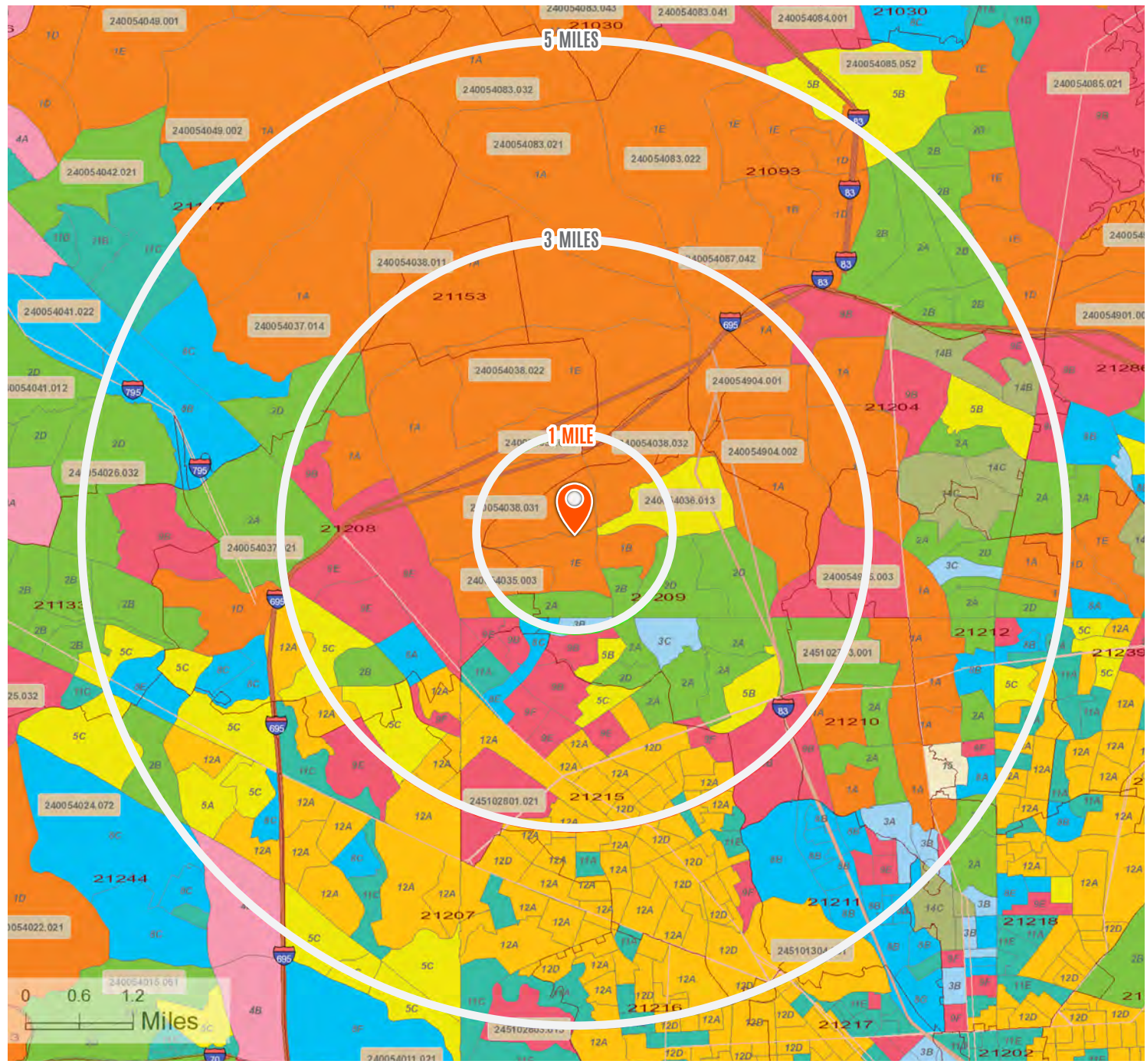


15.2% METRO RENTERS (L3)



TAPESTRY LIFE MODE KEY

- L1 Affluent Estates:** Wealthy, educated, well-travelled married couples
- L2 Upscale Avenues:** Prosperous couples in high density neighborhoods
- L3 Uptown Individualas:** Younger, urban singles on the move
- L4 Family Landscapes:** Successful younger families in newer housing
- L5 GenXurban:** Gen X middle age families with few kids and a mortgage
- L6 Cozy Country Living:** Empty nesters in bucolic settings
- L7 Ethnic Enclaves:** Diverse young homeowners with families
- L8 Middle Ground:** Lifestyles of thirtysomethings
- L9 Senior Styles:** Senior lifestyles, varies based on retirement savings
- L10 Rustic Outposts:** Country life with older families, older homes
- L11 Midtown Singles:** Single, diverse, and urban millennials on the move
- L12 Hometown:** Single householders who live where they grew up
- L13 Next Wave:** Urban denizens; young, diverse, hardworking families
- L14 Scholars and Patriots:** College and military neighborhoods

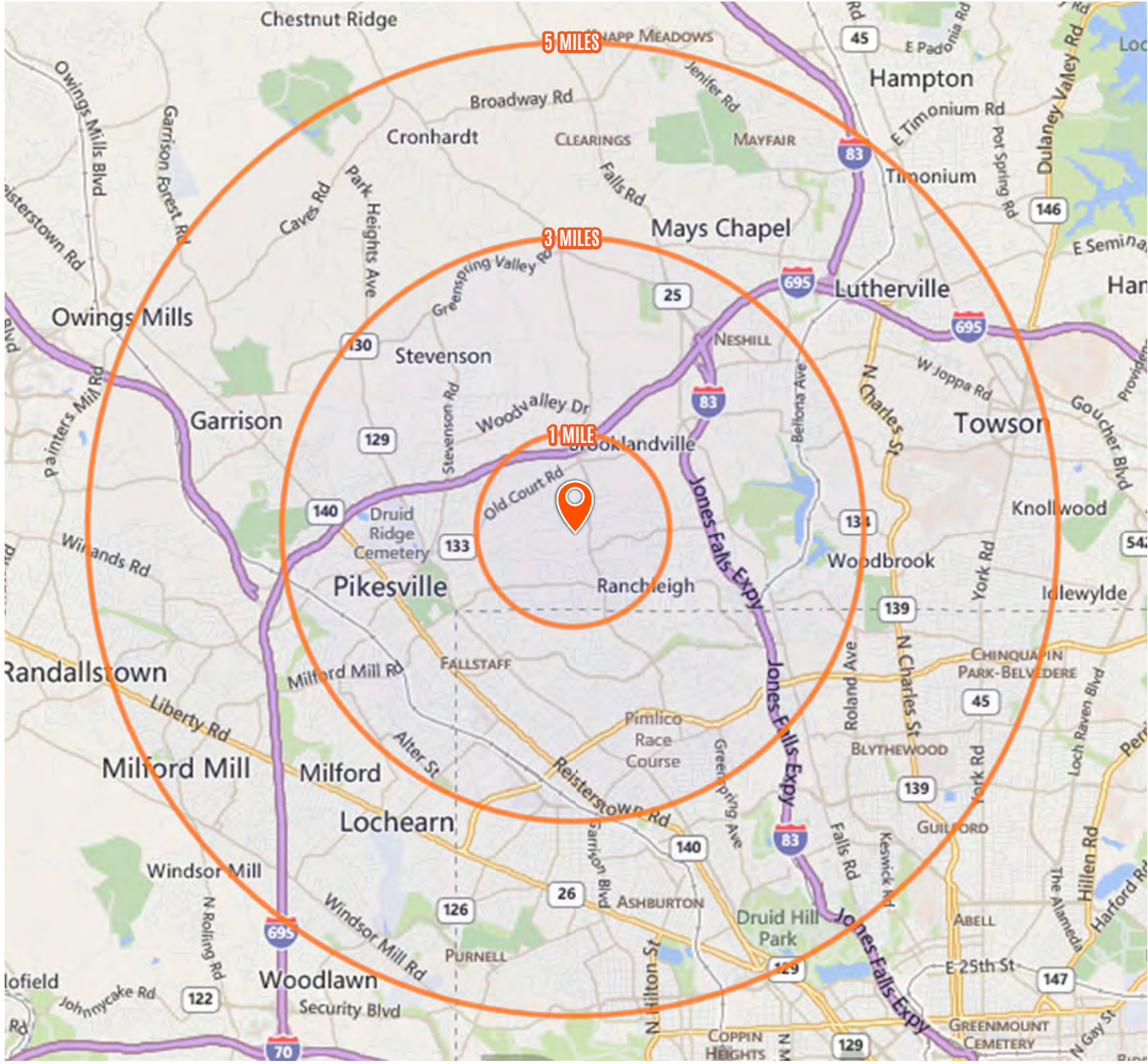






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the market

PIKESVILLE, MD is located in the northwestern region of Baltimore. The area has recently received a commercial revitalization featuring specially designed sidewalks, attractive public features, and new landscaping. As a result, the community continues to grow steadily with more merchants and families moving to the area. The location allows for only a 20-minute vehicle commute and easy public transportation to downtown Baltimore.

THE SUBJECT SITE is the prominent Quarry Lake at Greenspring neighborhood center. The project is anchored by The Fresh Market and Walgreens, features waterfront views, and includes luxury condos and single-family homes. The center is located within an affluent community featuring the best demographics in Baltimore.



SNAPSHOT	1 MILE	3 MILE	5 MILE
 POPULATION	11,903	92,612	296,116
 HOUSEHOLDS	4,842	38,847	118,895
 AVERAGE HOUSEHOLD INCOME	\$111,747	\$90,316	\$86,474
 DAYTIME POPULATION	2,548	4,207	12,633



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