

BURWOOD VILLAGE CENTER

GLEN BURNIE, MD



SIZE

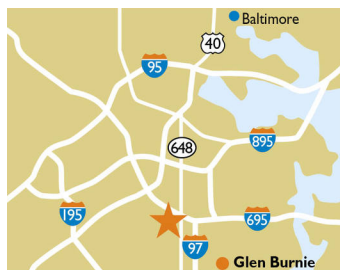
101,144 square feet

DEMOGRAPHICS

| | 1 mile | 3 mile | 5 mile |
|------------------------------|--------|--------|---------|
| Population | 13,164 | 71,699 | 191,536 |
| Households | 5,034 | 26,804 | 72,827 |
| Median HH Income (\$) | 84,964 | 74,908 | 72,389 |

MAJOR TENANT(S)

Food Lion
Dollar General
CVS



LOCATION

7061-7095 Baltimore Annapolis Blvd. Rt. 648 | Glen Burnie, MD 21061

PROPERTY HIGHLIGHTS

- Anchored by Food Lion, with Dollar General, CVS, Dunkin and more
- Located a 1/2 mile from I-97/I-695, in a high-income suburb of Baltimore
- 1.4 million visits to the shopping center in the past 12 months per Placer.AI data
- Pad site available

LEASING CONTACT

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MORE INFO

www.phillipsedison.com



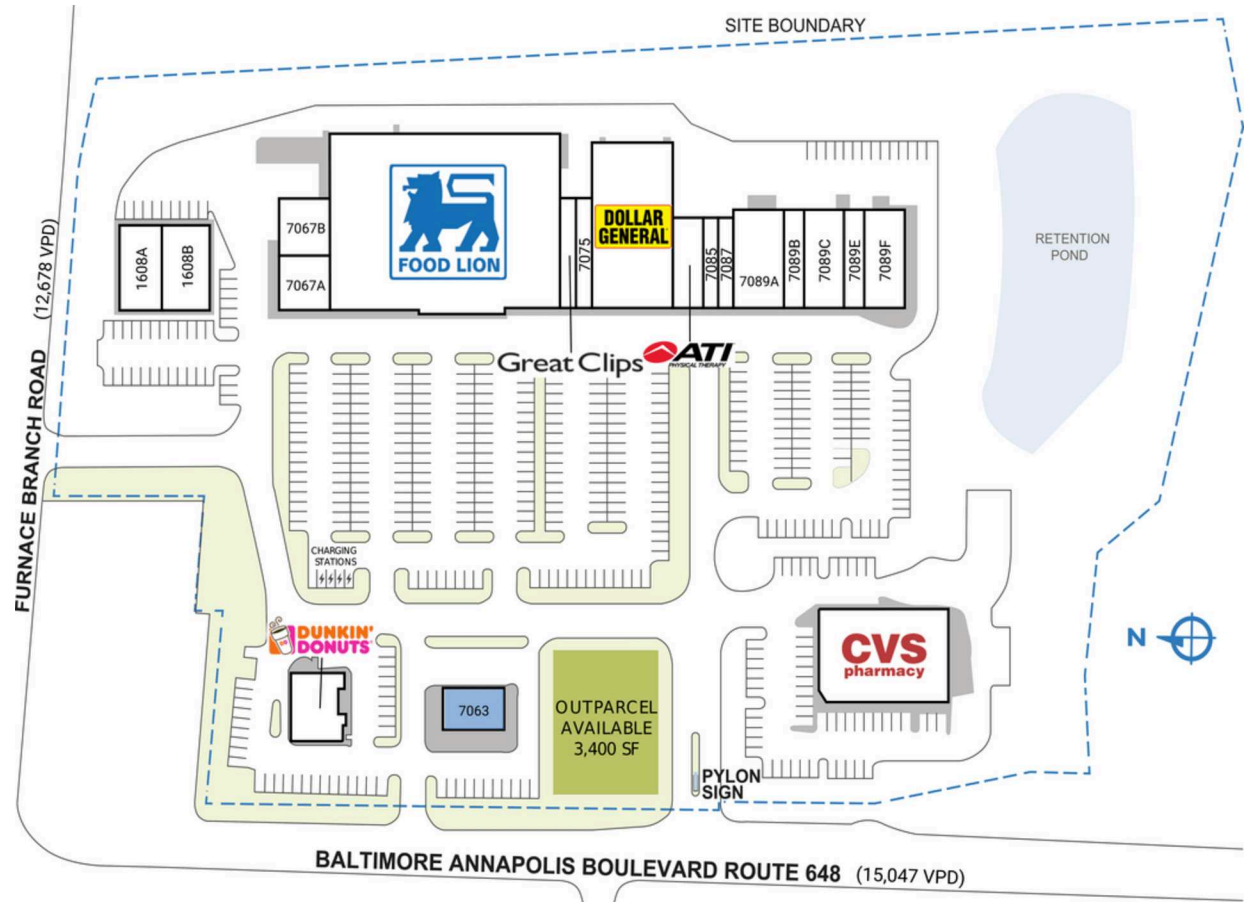
PHILLIPS EDISON & COMPANY®

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| SPACE | TENANT | SQ. FT. |
|----------------------|----------------------------------|-----------------|
| 1608A | Burwood Village Dentistry | 3,400 SF |
| 1608B | O'Hara Uniform | 3,800 SF |
| 7060 | Dunkin' | 3,119 SF |
| 7063 | COMING AVAILABLE | 2,500 SF |
| 7067A | Doc's Liquors | 2,400 SF |
| 7067B | Ulery Dental & Orthodontics | 2,190 SF |
| 7069 | Food Lion | 37,665 SF |
| 7073 | Great Clips | 1,500 SF |
| 7075 | Bamboo Carry Out | 1,500 SF |
| 7077 | Dollar General | 12,000 SF |
| 7083 | ATI Physical Therapy | 2,460 SF |
| 7085 | Burwood Cleaners | 1,200 SF |
| 7087 | Pro Tips Nail Salon | 1,230 SF |
| 7089A | Illusions Restaurant & Bar | 4,500 SF |
| 7089B | Integrity Child Care | 1,800 SF |
| 7089C | Crabby Greek | 3,600 SF |
| 7089E | Maryland's Best School of Karate | 1,800 SF |
| 7089F | Italia's Corner Cafe | 3,600 SF |
| 7095 | CVS | 10,880 SF |
| TOTAL SQ. FT. | | 101,144 |

| SITE LEGEND | |
|---|---|
| Available | Occupied |
| Leased (not occupied) | Owned by Others |
| Site Boundary | |



DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.

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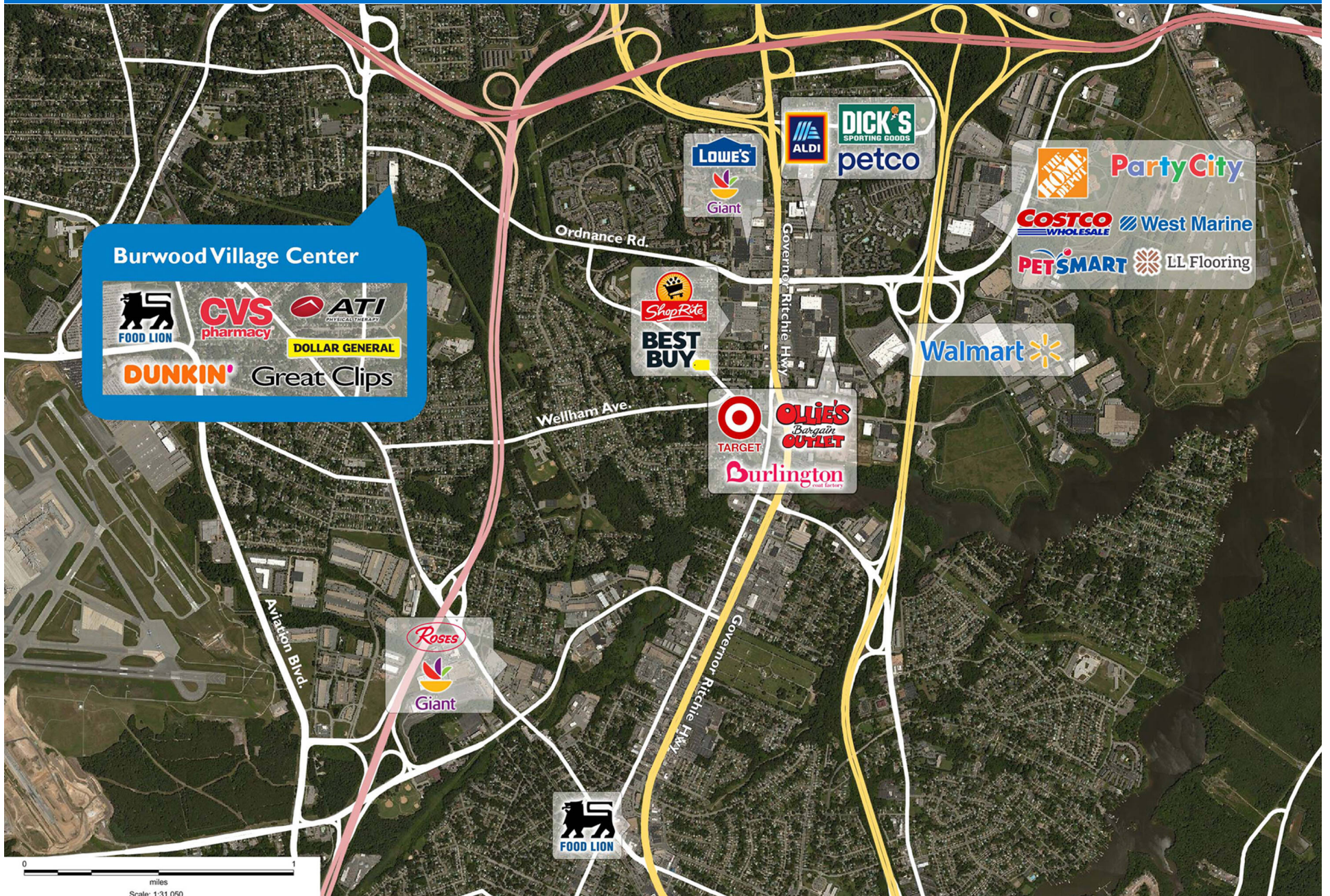
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OUTPARCEL
AVAILABLE
3,400 SF

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Demographic Summary Report

1990 - 2000 Census, 2022 Estimates & 2027 Projections

Calculated using TAS Retrieval Retrieval

Mar 20, 2023



| Burwood Village Center Glen Burnie, MD | | 1.00 Mile Radius | 3.00 Mile Radius | 5.00 Mile Radius |
|---|---------------------------------------|-------------------------|-------------------------|-------------------------|
| Population | Q2 2022 Estimated Population | 13,164 | 71,699 | 191,536 |
| | 2027 Projected Population | 13,063 | 71,438 | 195,684 |
| | 2010 Census Population | 12,248 | 67,762 | 178,161 |
| | 2000 Census Population | 11,828 | 65,247 | 169,896 |
| | 1990 Census Population | 12,335 | 65,458 | 171,369 |
| | Historical Annual Growth 1990 to 2000 | -0.42% | -0.03% | -0.09% |
| | Historical Annual Growth 2000 to 2010 | 0.35% | 0.38% | 0.48% |
| | Estimated Annual Growth 2010 to 2022 | 0.57% | 0.44% | 0.57% |
| | Projected Annual Growth 2022 to 2027 | -0.15% | -0.07% | 0.43% |
| | Median Age | 41.1 | 39.7 | 38.9 |
| Households | Q2 2022 Estimated Households | 5,034 | 26,804 | 72,827 |
| | 2027 Projected Households | 5,000 | 26,745 | 74,367 |
| | 2010 Census Households | 4,666 | 25,215 | 67,591 |
| | 2000 Census Households | 4,587 | 24,849 | 65,131 |
| | 1990 Census Households | 4,504 | 24,467 | 63,724 |
| | Historical Annual Growth 1990 to 2000 | 0.18% | 0.16% | 0.22% |
| | Historical Annual Growth 2000 to 2010 | 0.17% | 0.15% | 0.37% |
| | Estimated Annual Growth 2010 to 2022 | 0.60% | 0.48% | 0.59% |
| | Projected Annual Growth 2022 to 2027 | -0.14% | -0.04% | 0.42% |
| | Population per Household | 2.60 | 2.65 | 2.61 |
| Population by Race | White | 70.9% | 65.2% | 59.0% |
| | Black or African American | 15.9% | 18.6% | 24.8% |
| | Asian & Pacific Islander | 3.5% | 3.0% | 3.8% |
| | Other Races | 4.2% | 4.3% | 4.1% |
| | Hispanic Population | 5.6% | 9.0% | 8.3% |
| Income | Average Household Income | \$94,464 | \$87,011 | \$89,794 |
| | Median Household Income | \$84,964 | \$74,908 | \$72,389 |
| | Per Capita Income | \$36,330 | \$32,815 | \$34,379 |
| Education (Age 25+) | Elementary | 2.9% | 4.4% | 4.3% |
| | Some High School | 7.8% | 8.6% | 8.2% |
| | High School Graduate | 30.8% | 34.9% | 32.4% |
| | Some College | 21.5% | 21.3% | 21.8% |
| | Associates Degree Only | 9.9% | 8.2% | 7.1% |
| | Bachelors Degree Only | 16.6% | 14.2% | 16.0% |
| | Graduate Degree | 10.5% | 8.4% | 10.1% |
| Business | Number of Businesses | 194 | 2,409 | 5,728 |
| | Total Number of Employees | 6,197 | 67,941 | 144,663 |
| | Employees per Business | 31.88 | 28.21 | 25.25 |
| | Residential Population per Business | 67.72 | 29.77 | 33.44 |

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.