



TURN-KEY BANK PAD OPPORTUNITY IN THE HEART OF MAPLE LAWN

8155 Maple Lawn Boulevard

Maple Lawn

Fulton, MD 20759

BUILDING FEATURES

- 3,361 SF freestanding building featuring:
 - 3 full service drive-up teller lanes
 - 1 drive-up and 1 walk-up ATM
- Turn-key condition with modern finishes
- Ample, free on-site surface parking
- Located in the heart of Maple Lawn's retail and commercial district

ABOUT MAPLE LAWN



Maple Lawn is a mixed-use community built on the principles of Traditional Neighborhood Development. People can walk to shops, services and even to work. The community includes corporate offices and professional/medical buildings, as well as 1,308 residential units. Maple Lawn is located off Rt. 29 in Howard County and is strategically positioned between Washington, D.C. and Baltimore.

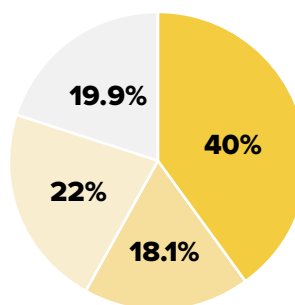
PROPERTY DEMOGRAPHICS

TRAFFIC COUNT (MDOT)

MD Route 29	74,320 vehicles/day
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DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	6,768	28,617	137,625
Avg. Household Income	\$220,721	\$177,687	\$120,663



PERCENTAGE OF HOUSEHOLD INCOME Within a 1 mile radius

- \$200K+
- \$150K-\$199K
- \$100K-\$149K
- LESS THAN \$99K



PRODUCT LEGEND

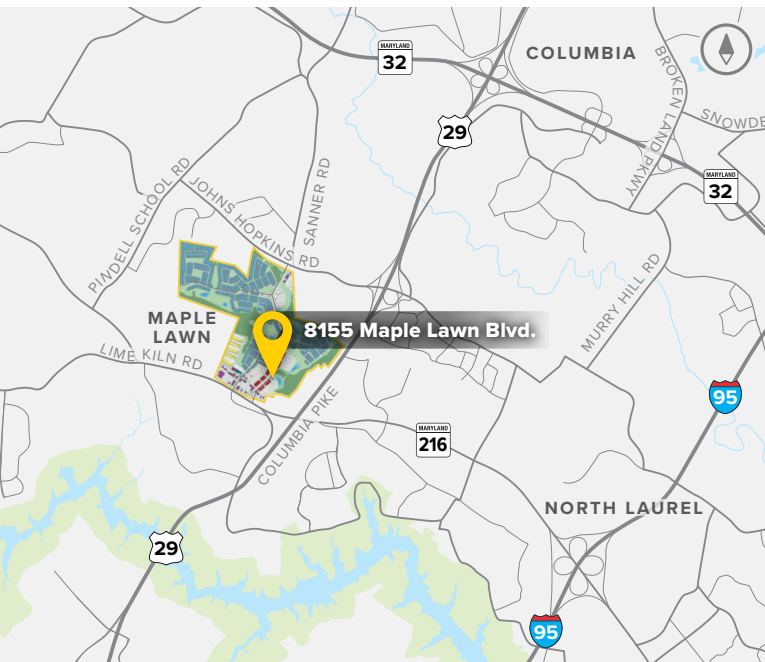
TYPE	AMOUNT
Multi-Story Office	1 Million+ SF
Flex/R&D	210,100 SF
Retail	180,000+ SF
Hotel	103 Suites
Residential	1,308 Units

Join these Maple Lawn retailers:
 Chipotle, Harris Teeter, Lib's Grill,
 Looney's Pub, Sidamo Coffee & Tea,
 Capital Women's Care, Hair Cuttery,
 PuraVida Med Spa, Ellie's Arrangements,
 Pet Barn, Firestone, PNC Bank,
 SunTrust Bank, and more!



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**For additional leasing information
 or to schedule a tour, contact:**

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