

For Lease in Owings Light Industrial Flex Space



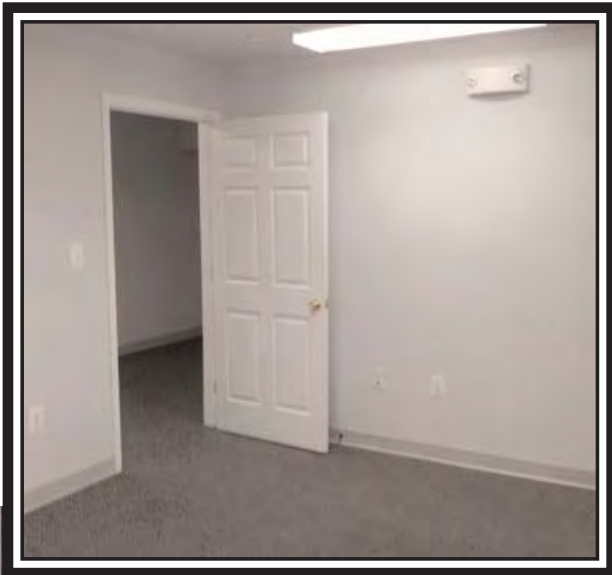
Does your business need office space to grow?

Prime Location off Skinners Turn Road

Easy access to Washington Beltway via Rt. 4 and Annapolis/Baltimore via Rt. 2

**1,870+/- sq. ft.
Office for Lease**

- 7 individual offices on 2 floors
- Conference room
- Kitchen and Storage space



**Rents for
\$1,400./month**

*Could it be the right place for you?
Call today to schedule a site visit!*

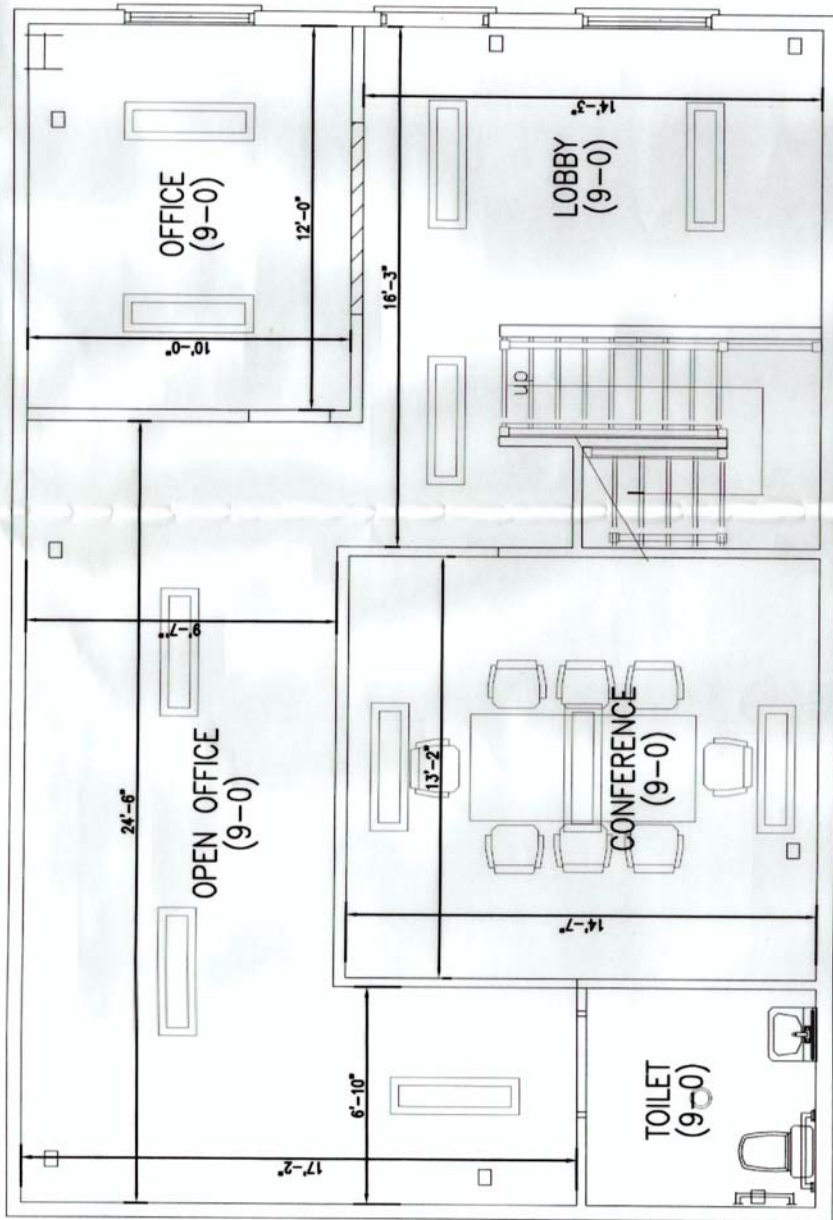
Calvert Commercial Real Estate, Inc.



410 535-0022
www.CalvertCommercial.com



We will find the perfect place for your business!



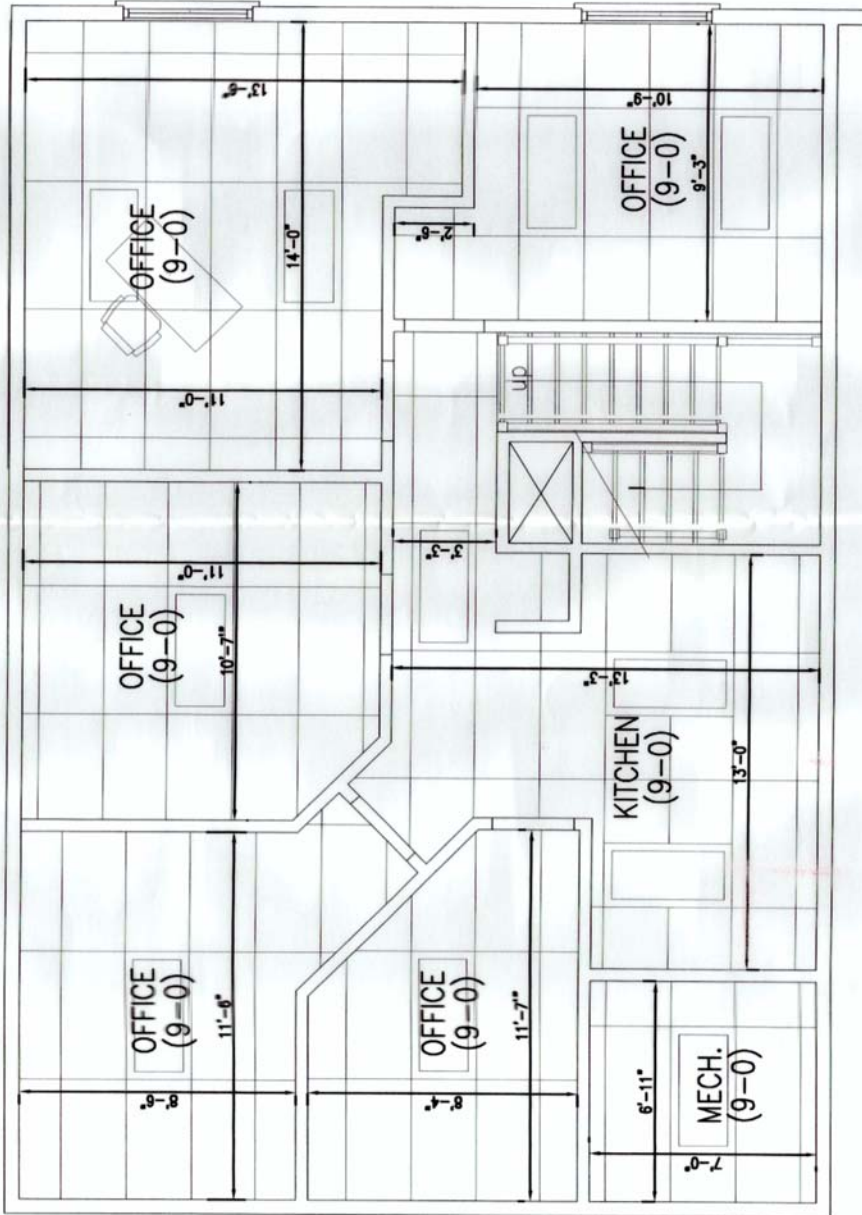
PARTIAL 1ST FLOOR PLAN



NORTH

SCALE: 1/4" = 1'-0"
 1 1 0
 2 1 0

SCALE 1/4" = 1'-0"



PARTIAL 2ND FLOOR PLAN



NORTH

SCALE: 1/4" = 1'-0"



SCALE 1/4" = 1'-0"

Calvert Commercial Real Estate, Inc.

410.535.0022



Demographics Report (5 mile radius around 7640 Investment Ct.)

Population (2018)	
	TOTAL
	33,750

Population (2023)	
	TOTAL
	35,164

Age Distribution (2018)		
	TOTAL	%
0-4	1,726	5.11
5-9	2,001	5.93
10-19	4,505	13.35
20-29	3,888	11.52
30-39	3,737	11.07
40-49	4,374	12.96
50-59	6,046	17.91
60-64	2,584	7.66
65+	4,889	14.49

Age Distribution (2023)		
	TOTAL	%
0-4	1,769	5.03
5-9	1,904	5.41
10-19	4,324	12.30
20-29	4,267	12.13
30-39	3,954	11.24
40-49	4,226	12.02
50-59	5,469	15.55
60-64	2,898	8.24
65+	6,353	18.07

Sex (2018)		
	TOTAL	%
Male	16,628	49.27
Female	17,122	50.73

Sex (2023)		
	TOTAL	%
Male	17,282	49.15
Female	17,882	50.85

Ethnicity Distribution (2018)		
	TOTAL	%
White (non-hispanic)	27,541	81.60
Black (non-hispanic)	3,468	10.28
American Indian (non-hispanic)	116	0.34
Asian (non-hispanic)	586	1.74
Pacific Islander (non-hispanic)	10	0.03
Other (non-hispanic)	24	0.07
Multirace (non-hispanic)	891	2.64
Hispanic (non-hispanic)	1,116	3.31

Ethnicity Distribution (2023)		
	TOTAL	%
White (non-hispanic)	28,417	80.81
Black (non-hispanic)	3,638	10.35
American Indian (non-hispanic)	133	0.38
Asian (non-hispanic)	660	1.88
Pacific Islander (non-hispanic)	10	0.03
Other (non-hispanic)	17	0.05
Multirace (non-hispanic)	981	2.79
Hispanic (non-hispanic)	1,309	3.72

Race Distribution (2018)		
	TOTAL	%
White	28,301	83.85
Black	3,495	10.36
American Indian	135	0.40
Asian	591	1.75
Pacific Islander	11	0.03
Other	209	0.62
Multirace	1,008	2.99

Race Distribution (2023)		
	TOTAL	%
White	29,300	83.32
Black	3,678	10.46
American Indian	155	0.44
Asian	666	1.89
Pacific Islander	11	0.03
Other	233	0.66
Multirace	1,121	3.19



Total Households (2018)		
	TOTAL	%
Households	12,382	n/a
Families	9,448	76.30

Total Households (2023)		
	TOTAL	%
Households	13,149	n/a
Families	9,912	75.38

Average Household Income (2018)		
	TOTAL	
	135,458.21	

Average Household Income (2023)		
	TOTAL	
	156,894.44	

Household Income Distribution (2018)		
	TOTAL	%
<\$10 K	420	3.39
\$10-\$20K	330	2.67
\$20-\$30K	409	3.30
\$30-\$40K	438	3.54
\$40-\$50K	542	4.38
\$50-\$60K	599	4.84
\$60-\$75K	979	7.91
\$75-\$100K	1,536	12.41
> \$100K	7,129	57.58

Household Income Distribution (2023)		
	TOTAL	%
<\$10 K	421	3.20
\$10-\$20K	319	2.43
\$20-\$30K	294	2.24
\$30-\$40K	488	3.71
\$40-\$50K	412	3.13
\$50-\$60K	532	4.05
\$60-\$75K	816	6.21
\$75-\$100K	1,443	10.97
> \$100K	8,424	64.07

Labor Force Status (2018)		
	TOTAL	%
Labor Force	18,778	n/a
Employed	17,869	95.16
Unemployed	613	3.26
In Armed Forces	296	n/a
Not In Labor Force	8,494	n/a

Labor Force Status (2023)		
	TOTAL	%
Labor Force	19,930	n/a
Employed	18,966	95.16
Unemployed	649	3.26
In Armed Forces	315	n/a
Not In Labor Force	9,002	n/a

Total Number of Housing (2018)		
	TOTAL	%
Total Dwellings	13,074	n/a
Owner-Occupied Dwellings	10,519	84.95
Renter-Occupied Dwellings	1,863	15.05
Housing Units Occupied	12,382	94.71

Total Number of Housing (2023)		
	TOTAL	%
Total Dwellings	13,813	n/a
Owner-Occupied Dwellings	11,049	84.03
Renter-Occupied Dwellings	2,100	15.97
Housing Units Occupied	13,149	95.19

Education Attainment (2018)		
	TOTAL	%
< Grade 9	352	1.50
Grade 9-12	1,065	4.53
High School	7,214	30.69
Some College	5,777	24.58
Assoc Degree	1,695	7.21
Bach Degree	4,024	17.12
Grad Degree	3,378	14.37

Education Attainment (2023)		
	TOTAL	%
< Grade 9	371	1.49
Grade 9-12	1,129	4.53
High School	7,654	30.69
Some College	6,132	24.59
Assoc Degree	1,799	7.21
Bach Degree	4,271	17.13
Grad Degree	3,584	14.37

Size of Household (2018)		
	TOTAL	%
1 Person	2,264	18.28
2 Person	4,401	35.54

Size of Household (2023)		
	TOTAL	%
1 Person	2,551	19.40
2 Person	4,847	36.86



Demographics Report Continued (5 mile radius around 7640 Investment Ct.)



3 Person	2,265	18.29
4 Person	2,019	16.31
5 Person	911	7.36
6+ Person	335	2.71

3 Person	2,297	17.47
4 Person	2,018	15.35
5 Person	915	6.96
6+ Person	334	2.54

Source: Applied Geographic Solutions, 2018