



### STATISTICAL SNAPSHOT

3-MILE RADIUS, 2014 ESTIMATES

TRADE AREA POPULATION:

- **Affluent residential population**
- **75% residents w/some college or higher education**
- **Well established family-oriented community**

AREA ATTRACTIONS

- **BOWIE BAY SOX BASEBALL AA MINOR LEAGUE TEAM**
- **SIX FLAGS AMERICA (24 MILLION VISITORS)**
- **JUST NORTH OF KARRINGTON (1,400 HOMES, 5,000-200,000 SF OFFICE)**



POPULATION  
**30,294**

AVG HH INCOME  
**\$124,550**

DAYTIME POPULATION  
**15,121 EMPLOYEES**

### AMBER RIDGE FACTS-AT-A-GLANCE

- Fantastic pad site opportunities fronting busy Crain Highway (60,000 cpd)
- Site 1 pad includes +/- 1.3 acres
- Site 2 & Site 3 pads include +/- .8 acres each (can be combined)
- Great access from approved signalized intersection
- Surrounded by dense residential area, including future multi-family units immediately behind the pads

#### DEMOGRAPHICS

DEMOGRAPHICS (2014)	3 MILES	5 MILES	10 MILES
POPULATION	30,294	75,471	387,284
AVG HH INCOME	\$124,550	\$131,188	\$108,773
EMPLOYEES	15,121	30,193	180,717

**CONTACT:**

**Will Collins**  
wcollins@rappaportco.com  
(T) 571.382.1225