
FINKSBURG PLAZA DEMOGRAPHICS

6/17/2016

PREPARED BY:

Tomarchio Enterprises, LLC

3000 Gamber Rd, Suite 100
Finksburg, MD 21048

Judy Walters

Associate Broker
(410) 861-8320 (phone)
tomarchioLLC@hotmail.com

Finksburg Plaza
3000 Gamber Rd, Finksburg, MD 21048

Building Type: **General Retail** Total Available: **5,649 SF**
 Secondary: **Storefront** % Leased: **93.25%**
 GLA: **83,635 SF** Rent/SF/Mo: **Negotiable**
 Year Built: **1985**



Prepared for: **TOMARCHIO ENTERPRISES, LLC**

Description	2010		2015		2020	
Population	10,645		10,645		10,694	
Age 0 - 4	485	4.56%	461	4.33%	529	4.95%
Age 5 - 9	668	6.28%	530	4.98%	509	4.76%
Age 10 - 14	854	8.02%	689	6.47%	571	5.34%
Age 15 - 19	816	7.67%	782	7.35%	675	6.31%
Age 20 - 24	478	4.49%	691	6.49%	724	6.77%
Age 25 - 29	340	3.19%	513	4.82%	653	6.11%
Age 30 - 34	368	3.46%	414	3.89%	535	5.00%
Age 35 - 39	530	4.98%	419	3.94%	455	4.25%
Age 40 - 44	864	8.12%	593	5.57%	482	4.51%
Age 45 - 49	1,077	10.12%	833	7.83%	620	5.80%
Age 50 - 54	1,055	9.91%	1,002	9.41%	800	7.48%
Age 55 - 59	913	8.58%	983	9.23%	913	8.54%
Age 60 - 64	757	7.11%	836	7.85%	892	8.34%
Age 65 - 69	527	4.95%	682	6.41%	773	7.23%
Age 70 - 74	321	3.02%	491	4.61%	609	5.69%
Age 75 - 79	261	2.45%	314	2.95%	425	3.97%
Age 80 - 84	201	1.89%	212	1.99%	268	2.51%
Age 85+	129	1.21%	201	1.89%	264	2.47%
Age 15+	8,637	81.14%	8,966	84.23%	9,088	84.98%
Age 20+	7,821	73.47%	8,184	76.88%	8,413	78.67%
Age 65+	1,439	13.52%	1,900	17.85%	2,339	21.87%
Median Age	45		46		47	
Average Age	40.20		42.10		43.20	

Population By Race	10,645		10,645		10,694	
White	10,018	94.11%	9,951	93.48%	9,997	93.48%
Black	321	3.02%	346	3.25%	345	3.23%
Am. Indian & Alaskan	21	0.20%	25	0.23%	25	0.23%
Asian	167	1.57%	188	1.77%	193	1.80%
Hawaiian & Pacific Islander	2	0.02%	7	0.07%	7	0.07%
Other	114	1.07%	129	1.21%	128	1.20%

Finksburg Plaza						
3000 Gamber Rd, Finksburg, MD 21048						
Description	2010		2015		2020	
Population by Race (Hispanic)	158		179		180	
White	134	84.81%	147	82.12%	147	81.67%
Black	6	3.80%	8	4.47%	8	4.44%
Am. Indian & Alaskan	8	5.06%	10	5.59%	11	6.11%
Asian	2	1.27%	2	1.12%	2	1.11%
Hawaiian & Pacific Islander	2	1.27%	6	3.35%	6	3.33%
Other	6	3.80%	6	3.35%	6	3.33%
Household by Household Income	3,807		3,808		3,829	
<\$25,000	456	11.98%	339	8.90%	337	8.80%
\$25,000 - \$50,000	524	13.76%	586	15.39%	606	15.83%
\$50,000 - \$75,000	744	19.54%	544	14.29%	512	13.37%
\$75,000 - \$100,000	427	11.22%	489	12.84%	498	13.01%
\$100,000 - \$125,000	458	12.03%	410	10.77%	400	10.45%
\$125,000 - \$150,000	316	8.30%	367	9.64%	374	9.77%
\$150,000 - \$200,000	479	12.58%	441	11.58%	431	11.26%
\$200,000+	403	10.59%	632	16.60%	671	17.52%
Average Household Income	\$108,562		\$124,828		\$126,796	
Median Household Income	\$85,509		\$97,238		\$98,066	

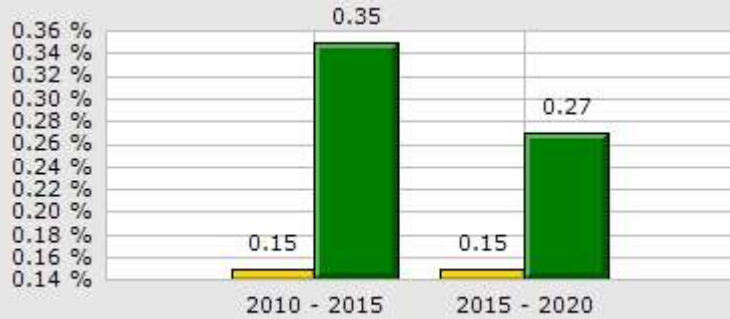
Finksburg Plaza

3000 Gamber Rd, Finksburg, MD 21048

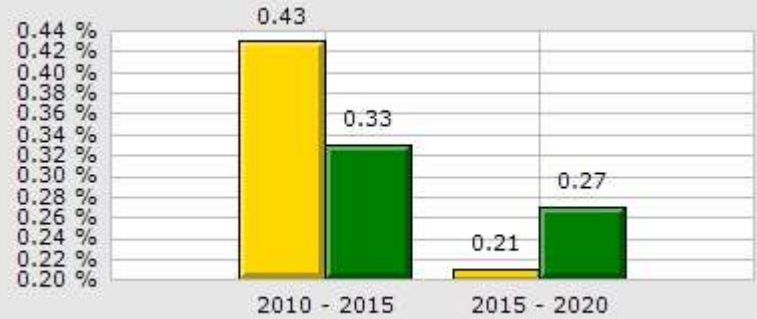
Type: **Retail/Storefront (Neighborhood Ctr)**
 County: **Carroll**

1 Mile
County

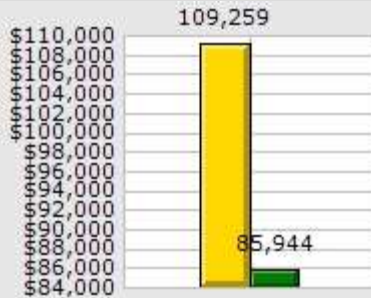
Population Growth



Household Growth



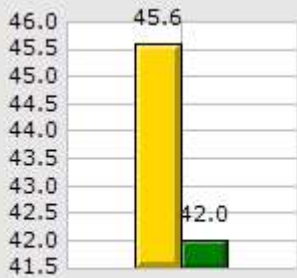
2015 Med Household Inc



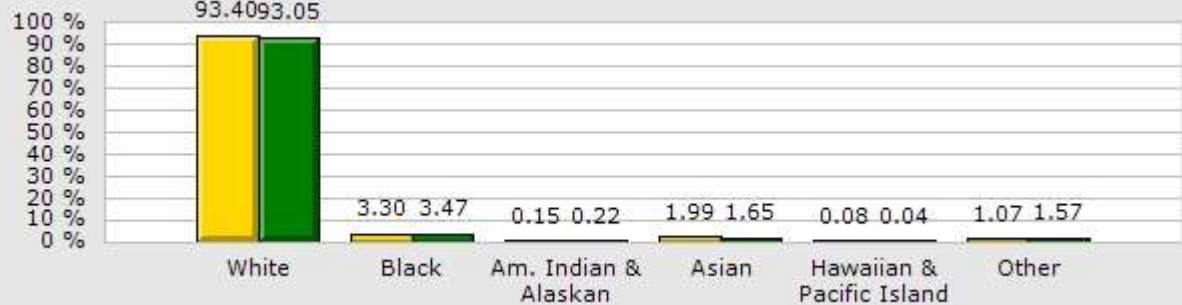
2015 Households by Household Income



2015 Median Age



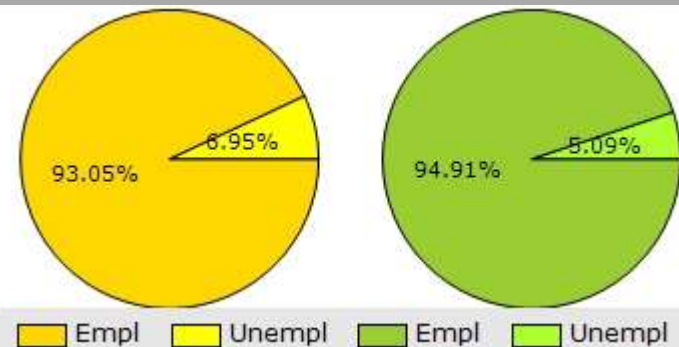
2015 Population by Race



2015 Renter vs. Owner



2015 Employed vs. Unemployed



Demographic Market Comparison Report

1 mile radius

Finksburg Plaza

3000 Gamber Rd, Finksburg, MD 21048

Type: **Retail/Storefront (Neighborhood Ctr)**
 County: **Carroll**

	1 Mile		County	
Population Growth				
Growth 2010 - 2015	0.15%		0.35%	
Growth 2015 - 2020	0.15%		0.27%	
Empl	710	93.05%	90,127	94.91%
Unempl	53	6.95%	4,833	5.09%
2015 Population by Race				
	1,304		167,724	
White	1,218	93.40%	156,072	93.05%
Black	43	3.30%	5,817	3.47%
Am. Indian & Alaskan	2	0.15%	372	0.22%
Asian	26	1.99%	2,762	1.65%
Hawaiian & Pacific Island	1	0.08%	71	0.04%
Other	14	1.07%	2,630	1.57%
Household Growth				
Growth 2010 - 2015	0.43%		0.33%	
Growth 2015 - 2020	0.21%		0.27%	
Renter Occupied	45	9.59%	10,799	18.00%
Owner Occupied	424	90.41%	49,187	82.00%
2015 Households by Household Income				
	468		59,986	
Income <\$25K	30	6.41%	7,818	13.03%
Income \$25K - \$50K	83	17.74%	8,927	14.88%
Income \$50K - \$75K	53	11.32%	9,305	15.51%
Income \$75K - \$100K	48	10.26%	9,007	15.02%
Income \$100K - \$125K	54	11.54%	7,489	12.48%
Income \$125K - \$150K	44	9.40%	5,618	9.37%
Income \$150K - \$200K	52	11.11%	6,614	11.03%
Income \$200K+	104	22.22%	5,208	8.68%
2015 Med Household Inc	\$109,259		\$85,944	
2015 Median Age	45.60		42.00	

Demographic Detail Report

Finksburg Plaza 3000 Gamber Rd, Finksburg, MD 21048

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Radius	3 Mile		5 Mile		10 Mile	
Population						
2020 Projection	10,694		33,625		223,324	
2015 Estimate	10,645		33,175		219,273	
2010 Census	10,645		32,896		214,400	
Growth 2015 - 2020	0.46%		1.36%		1.85%	
Growth 2010 - 2015	0.00%		0.85%		2.27%	
2015 Population by Age						
	10,645		33,175		219,273	
Age 0 - 4	461	4.33%	1,605	4.84%	12,891	5.88%
Age 5 - 9	530	4.98%	1,751	5.28%	13,107	5.98%
Age 10 - 14	689	6.47%	2,135	6.44%	14,247	6.50%
Age 15 - 19	782	7.35%	2,361	7.12%	15,074	6.87%
Age 20 - 24	691	6.49%	2,175	6.56%	14,665	6.69%
Age 25 - 29	513	4.82%	1,795	5.41%	13,916	6.35%
Age 30 - 34	414	3.89%	1,561	4.71%	13,373	6.10%
Age 35 - 39	419	3.94%	1,543	4.65%	12,911	5.89%
Age 40 - 44	593	5.57%	1,956	5.90%	14,328	6.53%
Age 45 - 49	833	7.83%	2,521	7.60%	16,261	7.42%
Age 50 - 54	1,002	9.41%	2,894	8.72%	17,335	7.91%
Age 55 - 59	983	9.23%	2,817	8.49%	16,267	7.42%
Age 60 - 64	836	7.85%	2,386	7.19%	13,594	6.20%
Age 65 - 69	682	6.41%	1,953	5.89%	10,819	4.93%
Age 70 - 74	491	4.61%	1,453	4.38%	7,760	3.54%
Age 75 - 79	314	2.95%	973	2.93%	5,115	2.33%
Age 80 - 84	212	1.99%	657	1.98%	3,567	1.63%
Age 85+	201	1.89%	639	1.93%	4,043	1.84%
Age 65+	1,900	17.85%	5,675	17.11%	31,304	14.28%
Median Age	46.40		44.20		39.80	
Average Age	42.10		41.20		38.90	

Demographic Detail Report

Finksburg Plaza						
3000 Gamber Rd, Finksburg, MD 21048						
Radius	3 Mile		5 Mile		10 Mile	
2015 Population By Race	10,645		33,175		219,273	
White	9,951	93.48%	28,114	84.74%	154,495	70.46%
Black	346	3.25%	3,340	10.07%	50,738	23.14%
Am. Indian & Alaskan	25	0.23%	86	0.26%	723	0.33%
Asian	188	1.77%	1,027	3.10%	8,561	3.90%
Hawaiian & Pacific Island	7	0.07%	29	0.09%	153	0.07%
Other	129	1.21%	578	1.74%	4,602	2.10%
Population by Hispanic Origin	10,645		33,175		219,273	
Non-Hispanic Origin	10,466	98.32%	31,968	96.36%	209,045	95.34%
Hispanic Origin	179	1.68%	1,207	3.64%	10,228	4.66%
2015 Median Age, Male	45.80		42.70		38.10	
2015 Average Age, Male	41.60		40.20		37.70	
2015 Median Age, Female	47.00		45.50		41.20	
2015 Average Age, Female	42.70		42.10		39.90	
2015 Population by Occupation Classification	8,812		27,213		176,007	
Civilian Employed	5,898	66.93%	18,317	67.31%	118,627	67.40%
Civilian Unemployed	419	4.75%	1,196	4.39%	6,408	3.64%
Civilian Non-Labor Force	2,481	28.15%	7,645	28.09%	50,649	28.78%
Armed Forces	14	0.16%	55	0.20%	323	0.18%
Households by Marital Status						
Married	2,650		7,567		44,041	
Married No Children	1,580		4,441		24,422	
Married w/Children	1,070		3,126		19,619	
2015 Population by Education	7,890		24,648		157,645	
Some High School, No Diploma	695	8.81%	1,944	7.89%	11,993	7.61%
High School Grad (Incl Equivalency)	2,329	29.52%	6,627	26.89%	36,569	23.20%
Some College, No Degree	1,905	24.14%	5,975	24.24%	40,959	25.98%
Associate Degree	398	5.04%	1,501	6.09%	8,357	5.30%
Bachelor Degree	1,587	20.11%	5,177	21.00%	35,926	22.79%
Advanced Degree	976	12.37%	3,424	13.89%	23,841	15.12%

Demographic Detail Report

Finksburg Plaza						
3000 Gamber Rd, Finksburg, MD 21048						
Radius	3 Mile		5 Mile		10 Mile	
2015 Population by Occupation	10,970		34,252		225,951	
Real Estate & Finance	257	2.34%	1,290	3.77%	10,269	4.54%
Professional & Management	3,278	29.88%	9,986	29.15%	71,083	31.46%
Public Administration	502	4.58%	1,511	4.41%	10,515	4.65%
Education & Health	1,250	11.39%	4,016	11.72%	29,705	13.15%
Services	874	7.97%	3,190	9.31%	17,688	7.83%
Information	145	1.32%	480	1.40%	2,778	1.23%
Sales	1,456	13.27%	4,526	13.21%	28,707	12.70%
Transportation	186	1.70%	712	2.08%	4,854	2.15%
Retail	650	5.93%	1,852	5.41%	12,117	5.36%
Wholesale	266	2.42%	582	1.70%	2,936	1.30%
Manufacturing	515	4.69%	1,232	3.60%	7,318	3.24%
Production	493	4.49%	1,248	3.64%	8,261	3.66%
Construction	534	4.87%	1,573	4.59%	8,425	3.73%
Utilities	173	1.58%	692	2.02%	4,570	2.02%
Agriculture & Mining	57	0.52%	111	0.32%	748	0.33%
Farming, Fishing, Forestry	0	0.00%	14	0.04%	271	0.12%
Other Services	334	3.04%	1,237	3.61%	5,706	2.53%
2015 Worker Travel Time to Job	5,745		17,663		114,128	
<30 Minutes	2,307	40.16%	7,388	41.83%	49,983	43.80%
30-60 Minutes	2,609	45.41%	7,441	42.13%	47,585	41.69%
60+ Minutes	829	14.43%	2,834	16.04%	16,560	14.51%
2010 Households by HH Size	3,804		12,078		80,091	
1-Person Households	602	15.83%	2,402	19.89%	19,480	24.32%
2-Person Households	1,383	36.36%	4,159	34.43%	25,725	32.12%
3-Person Households	692	18.19%	2,148	17.78%	14,156	17.67%
4-Person Households	679	17.85%	2,061	17.06%	12,530	15.64%
5-Person Households	305	8.02%	843	6.98%	5,350	6.68%
6-Person Households	90	2.37%	302	2.50%	1,868	2.33%
7 or more Person Households	53	1.39%	163	1.35%	982	1.23%
2015 Average Household Size	2.80		2.70		2.60	
Households						
2020 Projection	3,829		12,356		83,662	
2015 Estimate	3,809		12,182		82,055	
2010 Census	3,805		12,077		80,090	
Growth 2015 - 2020	0.53%		1.43%		1.96%	
Growth 2010 - 2015	0.11%		0.87%		2.45%	

Demographic Detail Report

Finksburg Plaza						
3000 Gamber Rd, Finksburg, MD 21048						
Radius	3 Mile		5 Mile		10 Mile	
2015 Households by HH Income	3,808		12,183		82,055	
<\$25,000	339	8.90%	1,459	11.98%	10,242	12.48%
\$25,000 - \$50,000	586	15.39%	1,990	16.33%	13,627	16.61%
\$50,000 - \$75,000	544	14.29%	1,946	15.97%	13,197	16.08%
\$75,000 - \$100,000	489	12.84%	1,718	14.10%	12,701	15.48%
\$100,000 - \$125,000	410	10.77%	1,423	11.68%	9,645	11.75%
\$125,000 - \$150,000	367	9.64%	1,019	8.36%	6,964	8.49%
\$150,000 - \$200,000	441	11.58%	1,265	10.38%	8,368	10.20%
\$200,000+	632	16.60%	1,363	11.19%	7,311	8.91%
2015 Avg Household Income	\$124,828		\$107,918		\$102,115	
2015 Med Household Income	\$97,238		\$85,135		\$82,797	
2015 Occupied Housing	3,810		12,183		82,055	
Owner Occupied	3,481	91.36%	10,028	82.31%	59,010	71.92%
Renter Occupied	329	8.64%	2,155	17.69%	23,045	28.08%
2010 Housing Units	3,650		12,252		84,325	
1 Unit	3,505	96.03%	10,556	86.16%	62,583	74.22%
2 - 4 Units	115	3.15%	412	3.36%	2,831	3.36%
5 - 19 Units	0	0.00%	917	7.48%	14,183	16.82%
20+ Units	30	0.82%	367	3.00%	4,728	5.61%
2015 Housing Value	3,482		10,028		59,010	
<\$100,000	395	11.34%	603	6.01%	2,573	4.36%
\$100,000 - \$200,000	138	3.96%	749	7.47%	8,096	13.72%
\$200,000 - \$300,000	660	18.95%	2,643	26.36%	18,815	31.88%
\$300,000 - \$400,000	938	26.94%	2,594	25.87%	12,762	21.63%
\$400,000 - \$500,000	535	15.36%	1,510	15.06%	7,804	13.22%
\$500,000 - \$1,000,000	724	20.79%	1,720	17.15%	7,707	13.06%
\$1,000,000+	92	2.64%	209	2.08%	1,253	2.12%
2015 Median Home Value	\$358,422		\$339,283		\$300,165	
2015 Housing Units by Yr Built	3,931		12,569		84,900	
Built 2010+	27	0.69%	164	1.30%	2,567	3.02%
Built 2000 - 2010	365	9.29%	1,646	13.10%	12,156	14.32%
Built 1990 - 1999	812	20.66%	2,429	19.33%	20,451	24.09%
Built 1980 - 1989	853	21.70%	1,903	15.14%	13,892	16.36%
Built 1970 - 1979	814	20.71%	2,360	18.78%	14,249	16.78%
Built 1960 - 1969	335	8.52%	1,561	12.42%	8,885	10.47%
Built 1950 - 1959	240	6.11%	858	6.83%	5,082	5.99%
Built <1949	485	12.34%	1,648	13.11%	7,618	8.97%
2015 Median Year Built	1980		1978		1984	



3000 Gamber Rd

Building Type: **Retail/Storefront (Neighborhood Ctr)**

Status: **Built 1985, Renov 2002**

Total Avail: **5,649 SF**

Finksburg Plaza

Building Size: **83,635 SF**

Rent/SF/Yr: **Withheld**

Finksburg, MD 21048

Land Area: **11.46 AC**

% Leased: **93.3%**

Carroll County

NE Corner

Landlord Representative: Tomarchio Enterprises, LLC (410) 861-8320 / Judy Walters (410) 861-8320

Property Manager: --

True Owner: Tomarchio Enterprises, LLC (410) 861-8320 / Fredric A. Tomarchio (410) 861-8320

Recorded Owner: Finksburg Plaza Llc

Developer: --

Finksburg Plaza

3000 Gamber Rd, Finksburg, MD 21048

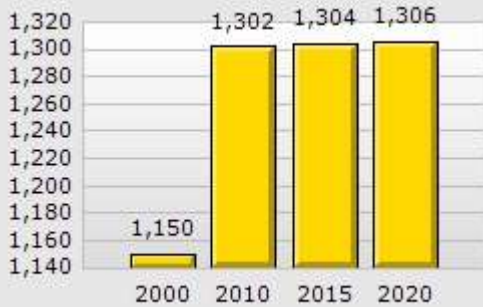


Property Description

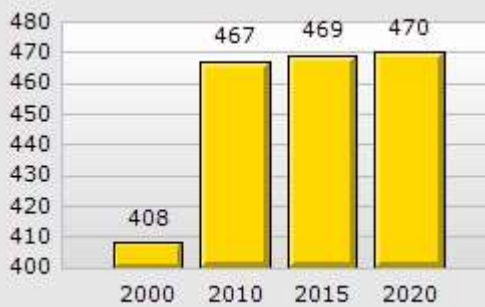
Total GLA: 83,635 SF Anchor GLA: 41,500 SF Number Of Stores: - Space Available: 5,649 SF % Leased: 93.3% Levels: 2 Acres: 11.46 AC Parking Spaces: 454 Bldg Status: Existing, Renovated 2002	Property Type: Retail Secondary Type: Storefront (Neighborhood Center) Market/Submarket: Baltimore/Carroll County CBSA: Baltimore-Columbia-Towson, MD DMA: Baltimore, MD County: Carroll Anchor Tenants: Food Lion, Rite Aid Features: Out Parcel
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Demographics - 1 Mile Radius

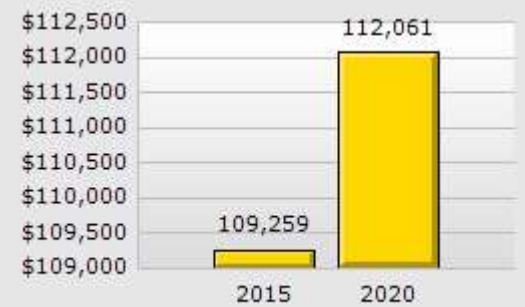
Residential Population



Households



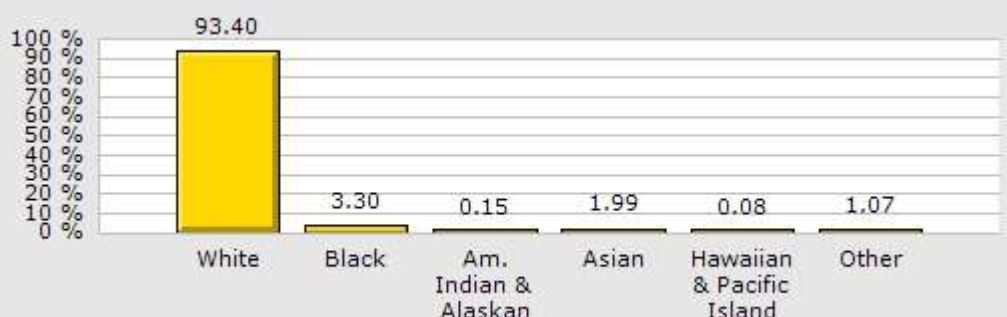
Median Household Income



Daytime Employment Population



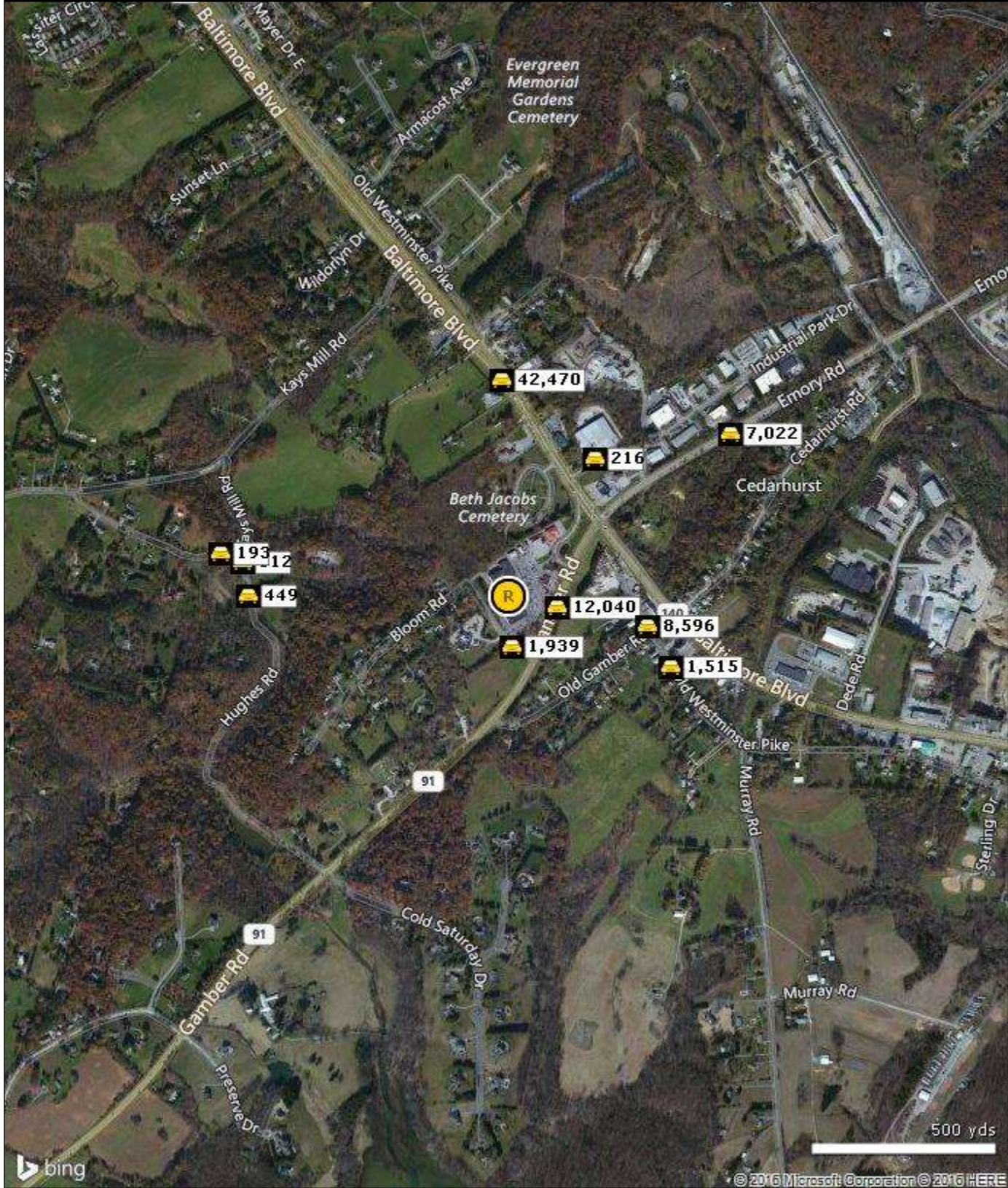
Population by Race



Finksburg Plaza

3000 Gamber Rd, Finksburg, MD 21048

Aerial - 1/2 Mile Proximity



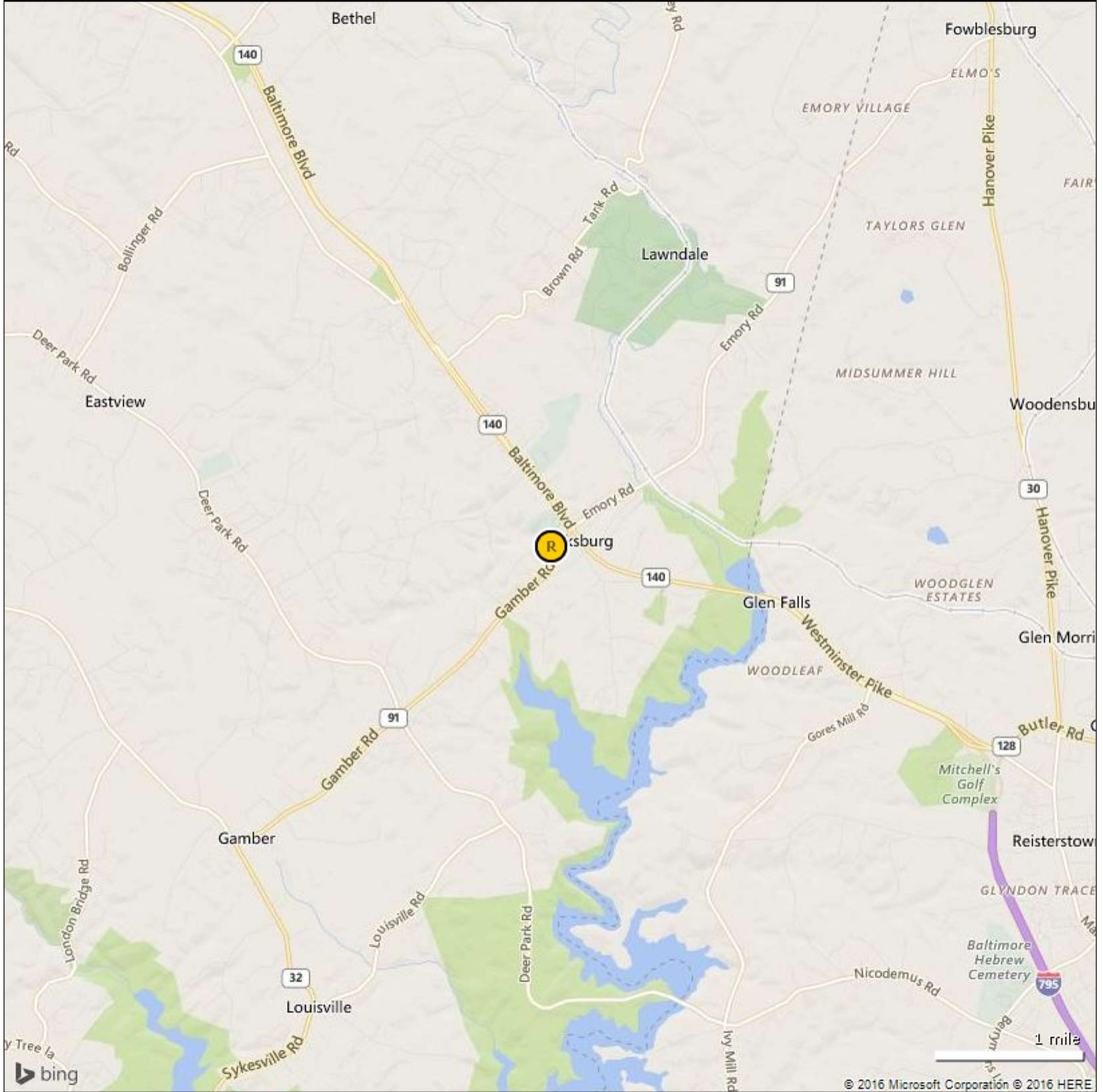
Traffic Counts

Aerial map displays up to the 10 closest Traffic Counts to the subject property

Finksburg Plaza

3000 Gamber Rd, Finksburg, MD 21048

Map - 3 Mile Proximity



Site Briefing Report

Finksburg Plaza 3000 Gamber Rd, Finksburg, MD 21048

Available Space

Available Space	Space Use	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 13	Retail	1,650	1,650	1,650	Withheld	Vacant	3-25 yrs	Direct
P 2nd / Suite 300	Office	2,689	2,689	2,689	Withheld	Vacant	Negotiable	Direct
P 2nd / Suite 600	Office	800	800	800	Withheld	Vacant	Negotiable	Direct
P 2nd / Suite 200	Office	510	510	510	Withheld	Vacant	Negotiable	Direct

Tenants

Tenant Name:	GLA:	Store Type:
BB&T	3,500	Bank
Branch Banking And Trust Company	500	-
Finksburg Liquors	3,000	Liquor
Food Lion	32,049	-
My Nails And Spa	1,050	-
Nationwide Insurance	250	Insurance
New York J & P Pizza	3,490	-
Prudential Financial	500	-
Rite Aid	9,451	Drug Store
Tami Gee's Studio Of Dance Inc	500	-