

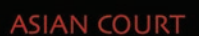
Your New Location Awaits



TURF VALLEY TOWNE SQUARE

11075 Resort Rd.
Ellicott City, MD 21042

- 108,000 SF neighborhood center, including 48,000 SF Harris Teeter
- Located in the heart of Howard County, MD, the 3rd wealthiest county in the United States
- Part of master planned community featuring over 100,000 SF of retail, 300,000 SF of Class A office and medical space and more than 1,800 residential units. Also includes 175-room resort hotel and spa and 36 holes of championship golf
- Easy access from Route 40 and I-70



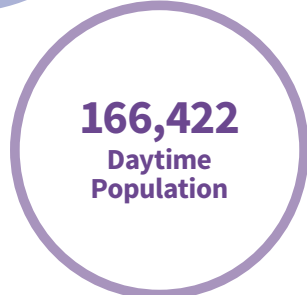
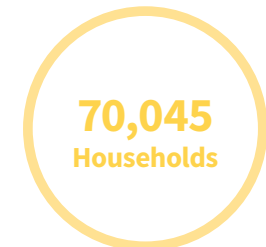
PROPERTY OVERVIEW

Daily Traffic Count

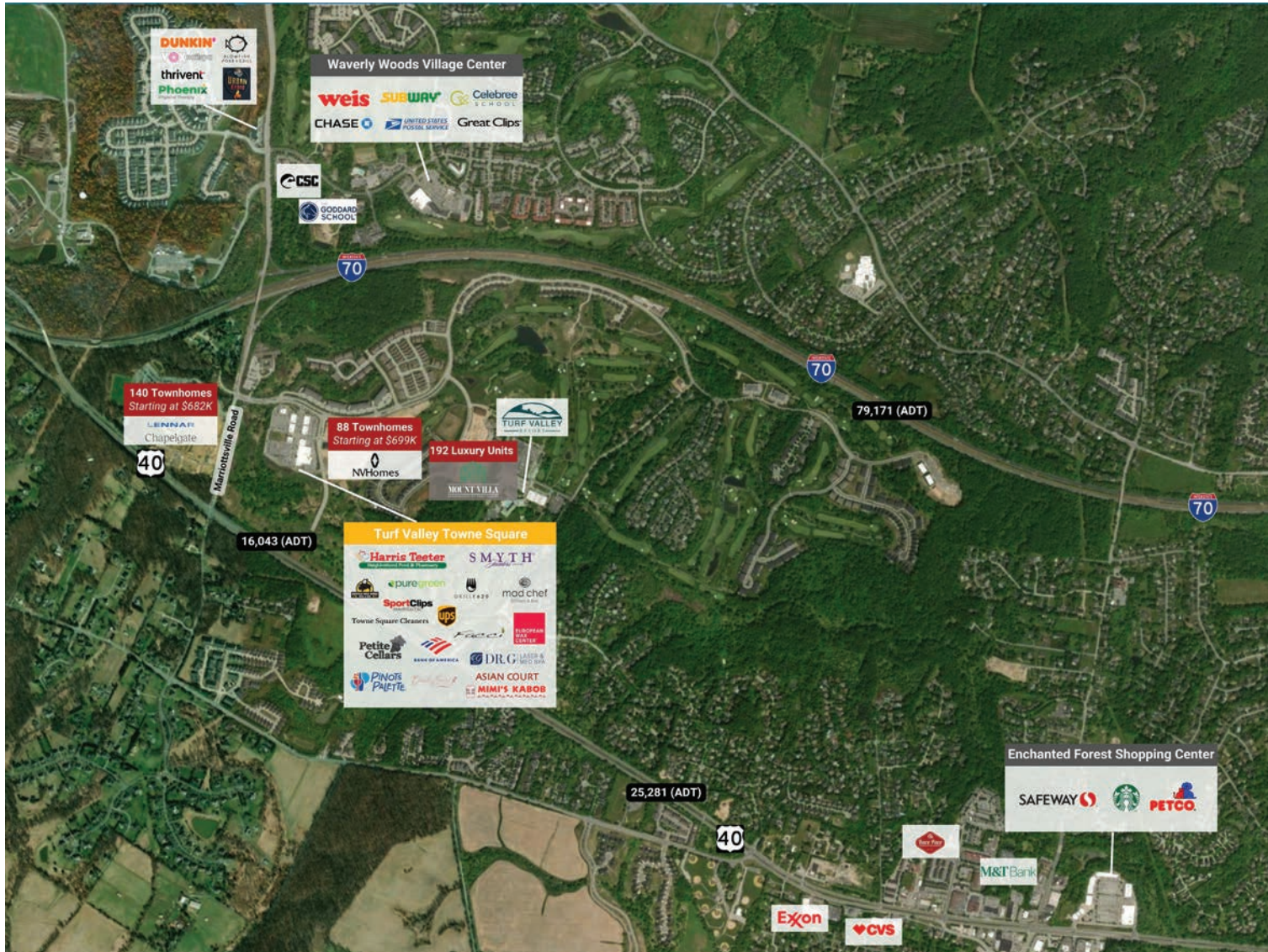
Interstate 70 at Marriottsville Road	77,912 AADT
US 40 at Marriottsville Road	13,000 AADT
Marriottsville Road at Resort Drive	12,000 AADT



7-Mile Radius



MARKET ANALYSIS



AVAILABILITY



Future Availability

Rental Unit	Space Available
A200-A&B	4,886 SF