

**FOR LEASE** in Prince Frederick Town Center

**Old Town District**



# The VALLARIO BUILDING

## For Lease in Prince Frederick Town Center Office Space

Professional Office only steps to Calvert County government offices!

**\$2,000./month**

- 180 Main Street
- 1,200 +/- sq. ft.
- Reception area, Waiting area, and 4 private offices

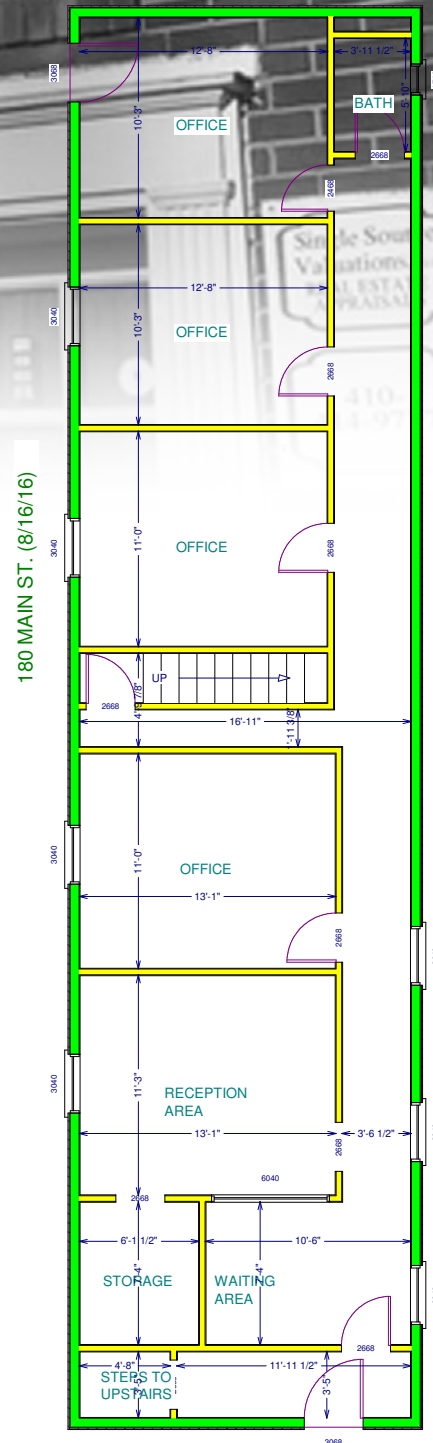
Have your own Main Street address in the heart of Prince Frederick's historic downtown district.

You will love your new office location with the Court House just across the street, the Post Office and other State & local government offices within walking distance and numerous dining & shopping opportunities just a short walk away.

**Could this be the right place for you?**



**Call to schedule a site visit 410 535 0022**



LIVING AREA  
1289 sq ft

**CALVERT COMMERCIAL REAL ESTATE, INC.**

 [CalvertCommercial.com](http://CalvertCommercial.com)

*We will find the perfect place for your business!*

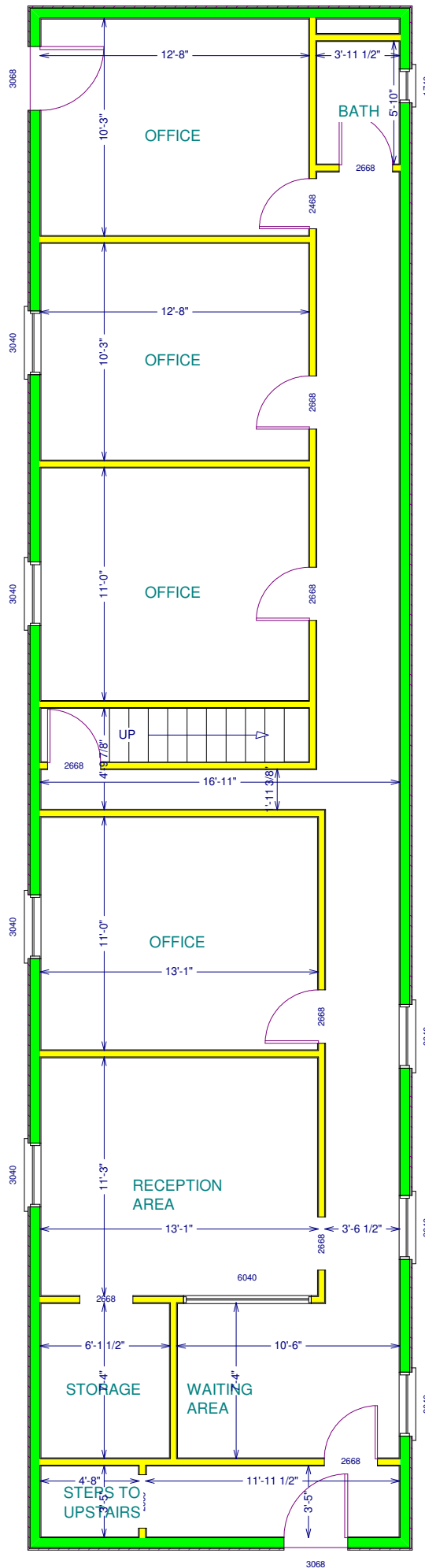


# Vallario Building

180 Main Street  
Prince Frederick, MD 20678



180 MAIN ST. (8/16/16)



LIVING AREA  
1,289± sq. ft.



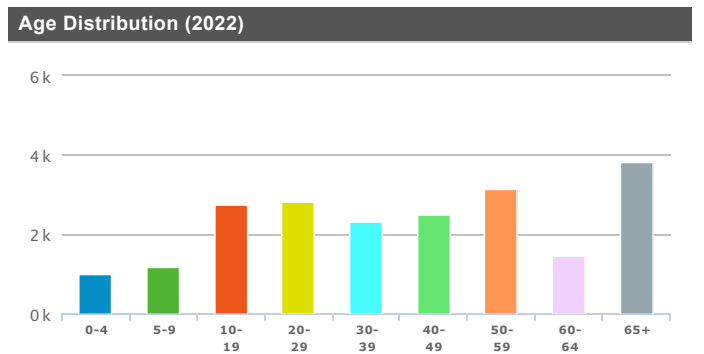
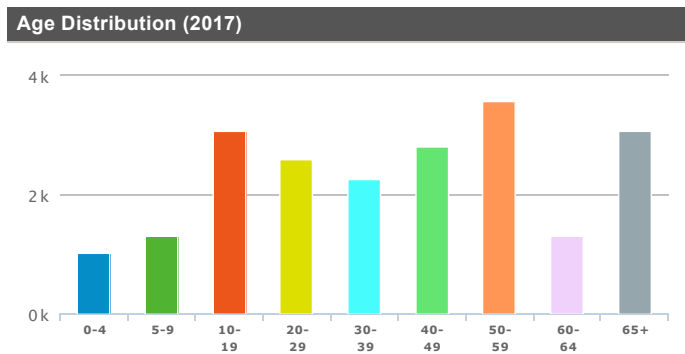
**CALVERT COUNTY**  
ECONOMIC DEVELOPMENT  
*Maryland*

## Main Street Office

Demographics Report (5 mile radius around 180 Main Street)

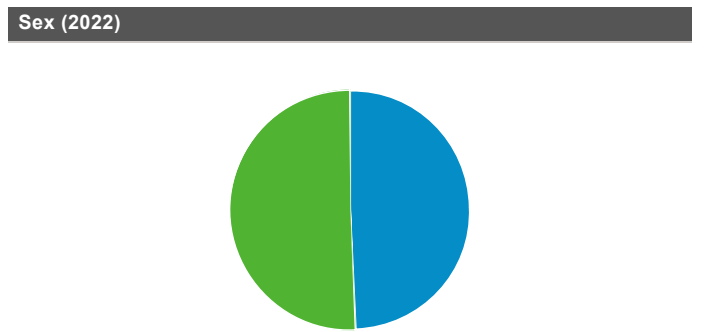
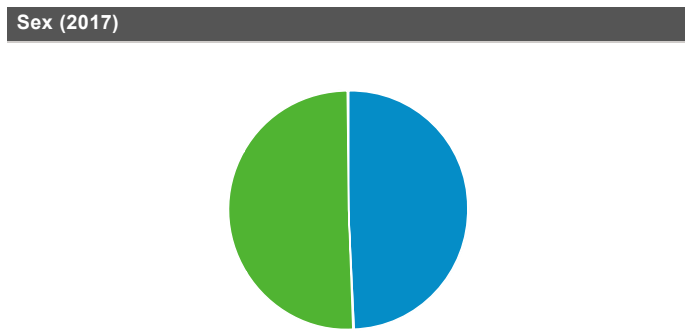
Population (2017)	
<b>TOTAL</b>	
<b>21,053</b>	

Population (2022)	
<b>TOTAL</b>	
<b>20,945</b>	



	TOTAL	%
0-4	1,034	4.91
5-9	1,318	6.26
10-19	3,077	14.62
20-29	2,603	12.36
30-39	2,251	10.69
40-49	2,803	13.31
50-59	3,582	17.01
60-64	1,307	6.21
65+	3,078	14.62

	TOTAL	%
0-4	1,012	4.83
5-9	1,189	5.68
10-19	2,742	13.09
20-29	2,805	13.39
30-39	2,304	11
40-49	2,491	11.89
50-59	3,132	14.95
60-64	1,448	6.91
65+	3,822	18.25

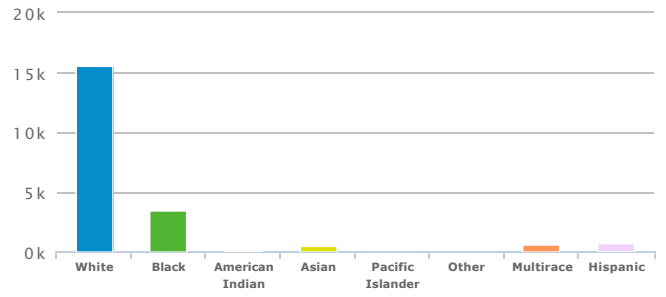
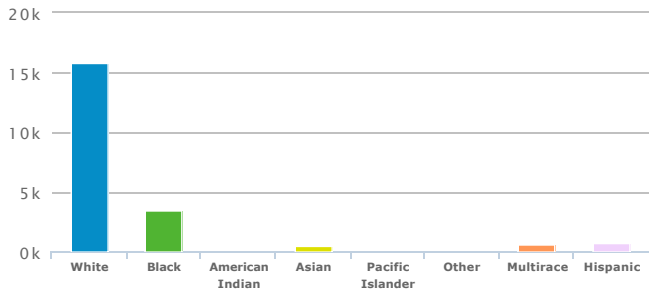


	TOTAL	%
Male	10,394	49.37
Female	10,659	50.63

	TOTAL	%
Male	10,328	49.31
Female	10,617	50.69

**Ethnicity Distribution (2017)**

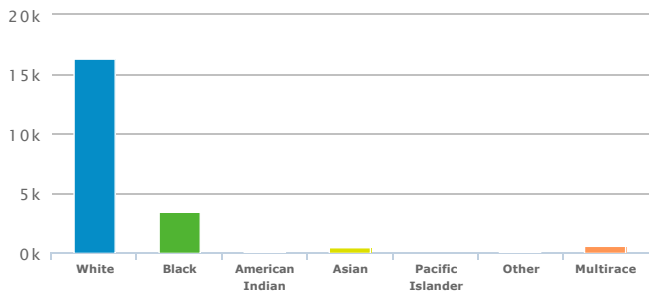
**Ethnicity Distribution (2022)**



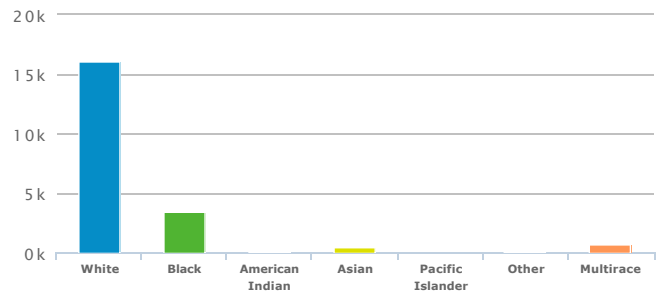
	TOTAL	%
White (non-hispanic)	15,865	75.36
Black (non-hispanic)	3,443	16.35
American Indian (non-hispanic)	57	.27
Asian (non-hispanic)	448	2.13
Pacific Islander (non-hispanic)	4	.02
Other (non-hispanic)	10	.05
Multirace (non-hispanic)	558	2.65
Hispanic (non-hispanic)	669	3.18

	TOTAL	%
White (non-hispanic)	15,604	74.5
Black (non-hispanic)	3,432	16.39
American Indian (non-hispanic)	60	.29
Asian (non-hispanic)	482	2.3
Pacific Islander (non-hispanic)	4	.02
Other (non-hispanic)	9	.04
Multirace (non-hispanic)	592	2.83
Hispanic (non-hispanic)	764	3.65

**Race Distribution (2017)**



**Race Distribution (2022)**



	TOTAL	%
White	16,257	77.22
Black	3,478	16.52
American Indian	66	.31
Asian	454	2.16
Pacific Islander	5	.02
Other	153	.73
Multirace	640	3.04

	TOTAL	%
White	16,052	76.64
Black	3,479	16.61
American Indian	71	.34
Asian	490	2.34
Pacific Islander	5	.02
Other	164	.78
Multirace	684	3.27

**Total Households (2017)**

	TOTAL	%
Households	7,297	n/a
Families	5,630	77.15

**Total Households (2022)**

	TOTAL	%
Households	7,668	n/a
Families	5,708	74.44

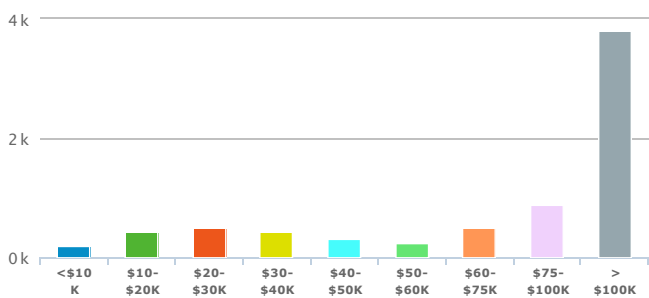
**Average Household Income (2017)**

TOTAL
116,817.5

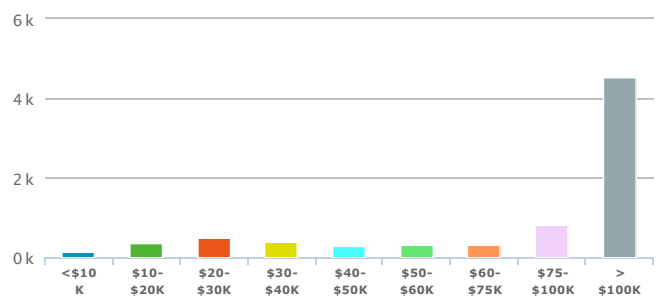
**Average Household Income (2022)**

TOTAL
150,725.57

**Household Income Distribution (2017)**



**Household Income Distribution (2022)**



TOTAL	%
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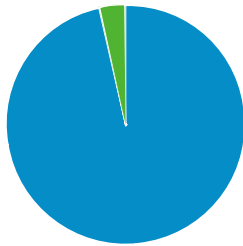
TOTAL	%
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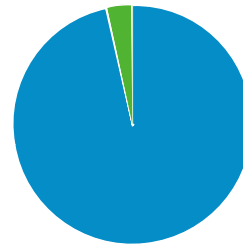
<\$10 K	185	2.54
\$10-\$20K	438	6
\$20-\$30K	503	6.89
\$30-\$40K	424	5.81
\$40-\$50K	320	4.39
\$50-\$60K	236	3.23
\$60-\$75K	495	6.78
\$75-\$100K	891	12.21
> \$100K	3,805	52.14

<\$10 K	151	1.97
\$10-\$20K	342	4.46
\$20-\$30K	499	6.51
\$30-\$40K	407	5.31
\$40-\$50K	301	3.93
\$50-\$60K	310	4.04
\$60-\$75K	317	4.13
\$75-\$100K	809	10.55
> \$100K	4,532	59.1

Labor Force Status (2017)



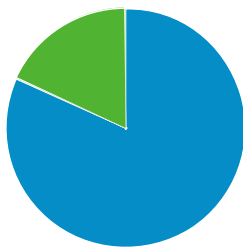
Labor Force Status (2022)



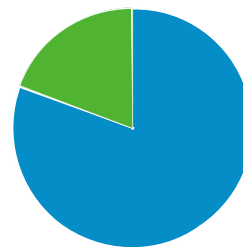
	TOTAL	%
Labor Force	11,453	n/a
Employed	10,775	94.08
Unemployed	392	3.42
In Armed Forces	286	n/a
Not In Labor Force	5,421	n/a

	TOTAL	%
Labor Force	11,651	n/a
Employed	10,963	94.09
Unemployed	396	3.4
In Armed Forces	292	n/a
Not In Labor Force	5,498	n/a

Total Number of Housing (2017)



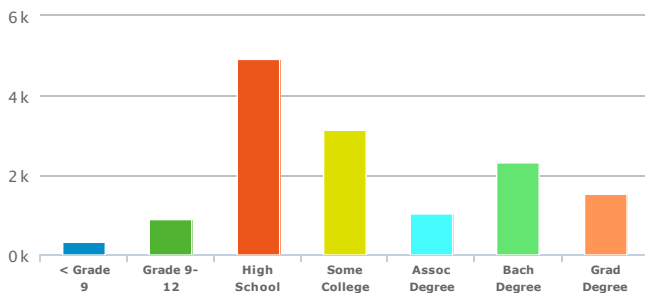
Total Number of Housing (2022)



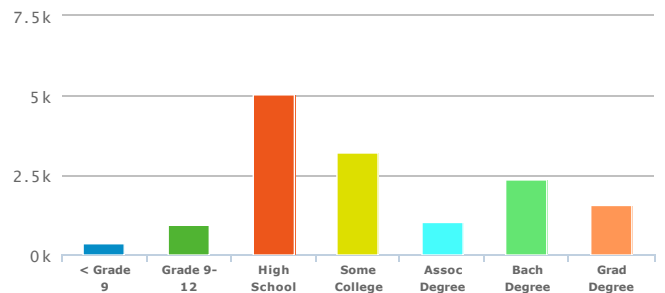
	TOTAL	%
Total Dwellings	7,677	n/a
Owner-Occupied Dwellings	5,971	81.83
Renter-Occupied Dwellings	1,326	18.17
Housing Units Occupied	7,297	95.05

	TOTAL	%
Total Dwellings	8,078	n/a
Owner-Occupied Dwellings	6,191	80.74
Renter-Occupied Dwellings	1,477	19.26
Housing Units Occupied	7,668	94.92

Education Attainment (2017)



Education Attainment (2022)



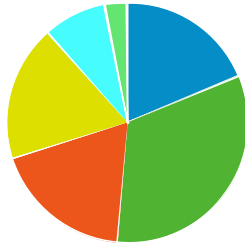
	TOTAL	%
< Grade 9	331	2.33
Grade 9-12	910	6.41
High School	4,927	34.7
Some College	3,150	22.18
Assoc Degree	1,023	7.2

	TOTAL	%
< Grade 9	337	2.32
Grade 9-12	928	6.4
High School	5,036	34.73
Some College	3,219	22.2
Assoc Degree	1,044	7.2

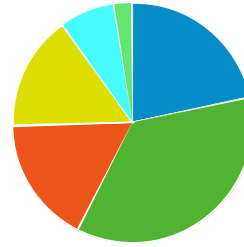
<span style="color: green;">■</span> Bach Degree	2,328	16.39
<span style="color: orange;">■</span> Grad Degree	1,531	10.78

<span style="color: green;">■</span> Bach Degree	2,375	16.38
<span style="color: orange;">■</span> Grad Degree	1,560	10.76

**Size of Household (2017)**



**Size of Household (2022)**



	TOTAL	%
<span style="color: blue;">■</span> 1 Person	1,341	18.38
<span style="color: green;">■</span> 2 Person	2,343	32.11
<span style="color: orange;">■</span> 3 Person	1,344	18.42
<span style="color: yellow;">■</span> 4 Person	1,307	17.91
<span style="color: cyan;">■</span> 5 Person	614	8.41
<span style="color: lightgreen;">■</span> 6+ Person	219	3

	TOTAL	%
<span style="color: blue;">■</span> 1 Person	1,639	21.37
<span style="color: green;">■</span> 2 Person	2,709	35.33
<span style="color: orange;">■</span> 3 Person	1,291	16.84
<span style="color: yellow;">■</span> 4 Person	1,164	15.18
<span style="color: cyan;">■</span> 5 Person	555	7.24
<span style="color: lightgreen;">■</span> 6+ Person	198	2.58

Source: Applied Geographic Solutions, 2017

