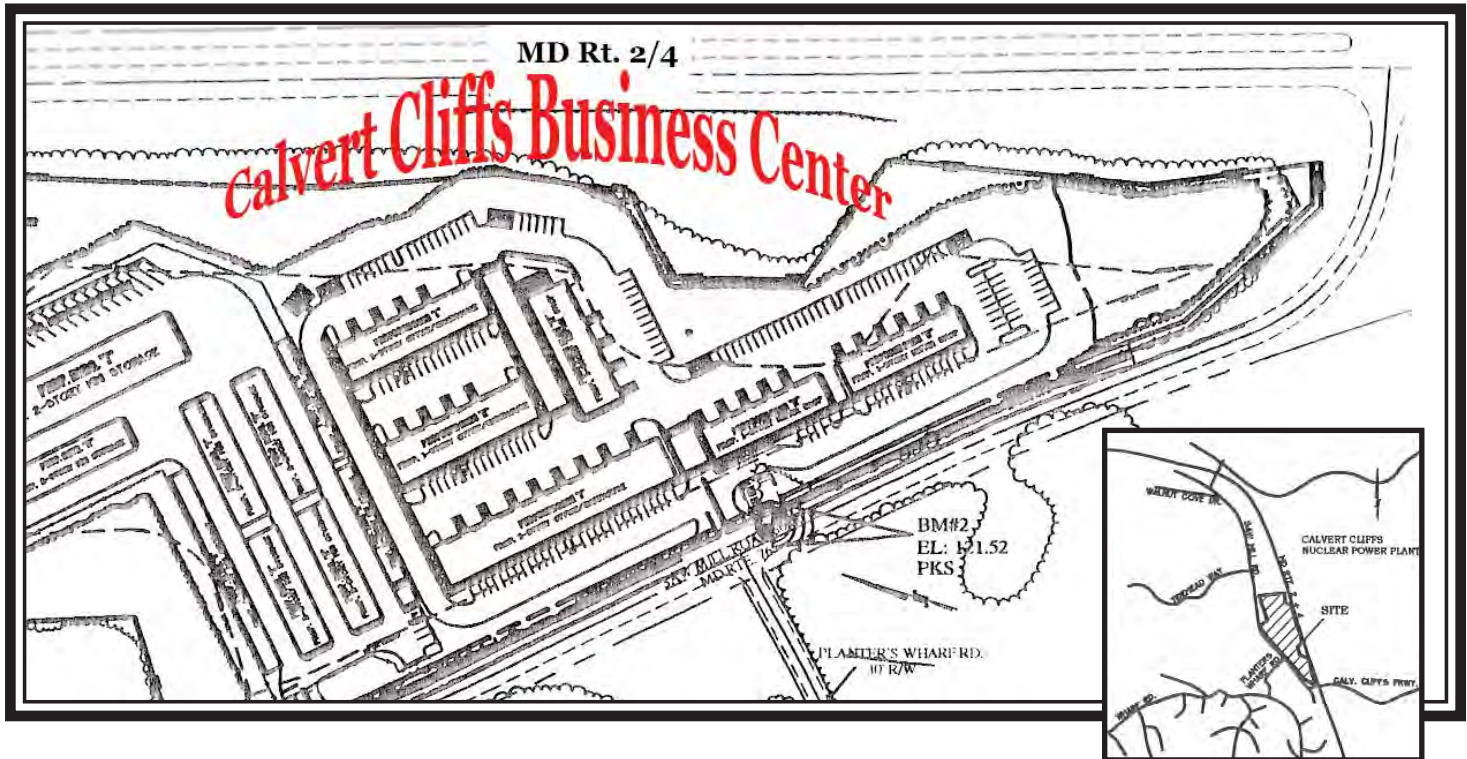


FOR SALE IN LUSBY Industrial Zoning on Rt. 2/4



Over 27,000 cars per day pass this 16+/- acres: Ready for Development!



- Engineering for over 146,000 sq. ft. plus RV and trailer storage.
- Access from Rt. 2/4 from cross-over at Saw Mill Rd. to the north and south.
 - Directly across from Exelon Power Plant at Calvert Cliffs.

An excellent investment for \$799,000.

CALVERT COMMERCIAL REAL ESTATE, INC.

Call today to schedule a site visit!

410 535-0022

www.CalvertCommercial.com

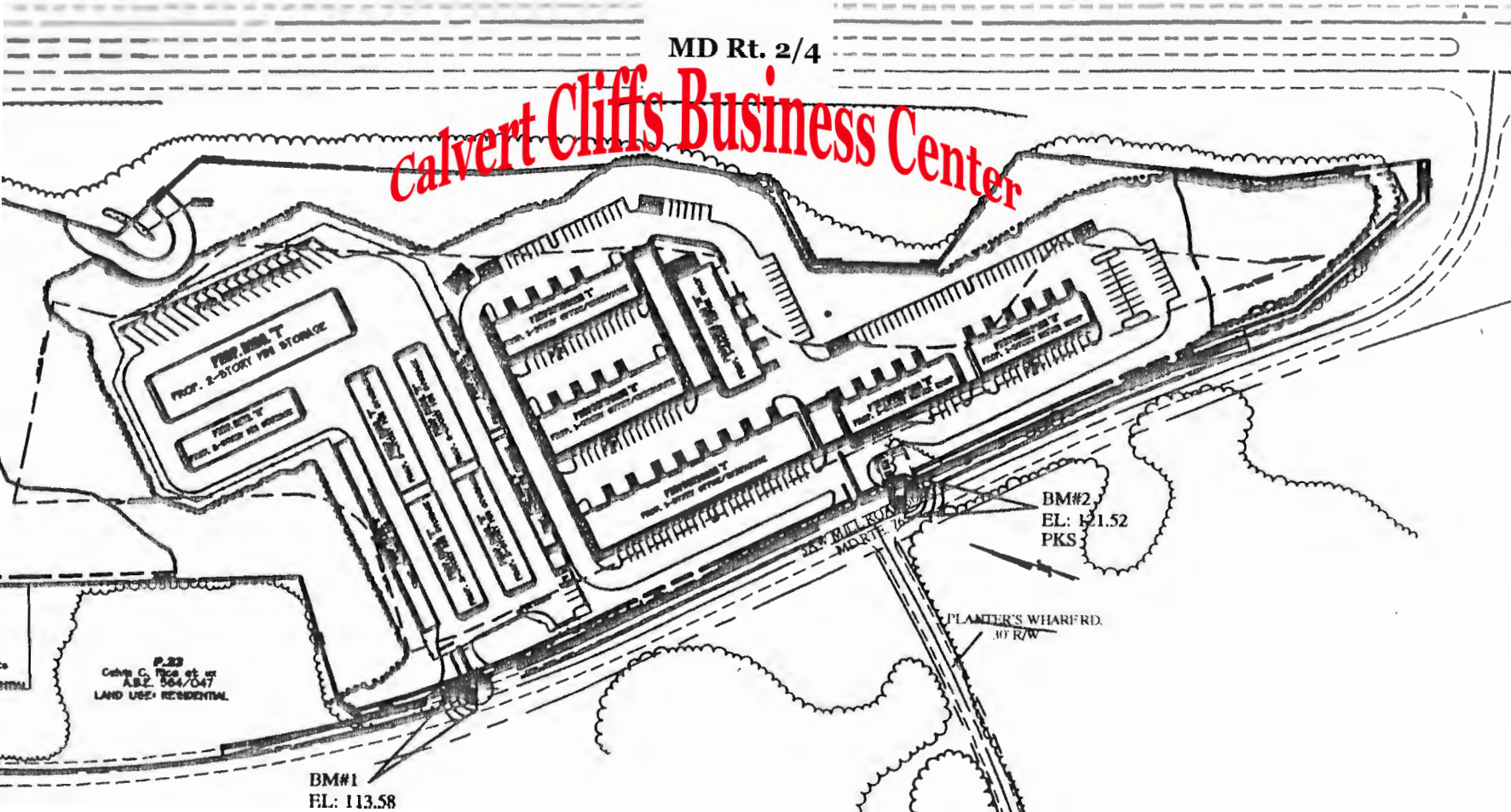
We will help you find the perfect place for your business!



Constellation Energy Nuclear Power Plant

MD Rt. 2/4

Calvert Cliffs Business Center



P.23
Calvert C. Rice et al
A.B.Z. 504/047
LAND USE: RESIDENTIAL

BM#1
EL: 113.58

BM#2
EL: 121.52
PKS

PLANTER'S WHARFRD.
30' R/W

Demographic Report

Calvert Commercial Real Estate (410) 535-0022

5 mile radius around 7470 Solomons Island

7470 Solomons Island Road S, Lusby, Maryland 20657 - Calvert County



| Population | 2020 | | 2025 | |
|------------|--------|--|--------|--|
| | TOTAL | | TOTAL | |
| Population | 18,545 | | 19,289 | |

| Age Distribution | 2020 | | 2025 | |
|--------------------|--------|-------|--------|-------|
| | TOTAL | % | TOTAL | % |
| 0-4 | 1,070 | 5.77 | 1,098 | 5.69 |
| 5-9 | 1,054 | 5.68 | 984 | 5.10 |
| 10-19 | 2,544 | 13.72 | 2,413 | 12.51 |
| 20-29 | 2,493 | 13.44 | 2,678 | 13.88 |
| 30-39 | 2,386 | 12.87 | 2,400 | 12.44 |
| 40-49 | 2,135 | 11.51 | 2,152 | 11.16 |
| 50-59 | 2,679 | 14.45 | 2,342 | 12.14 |
| 60-64 | 1,075 | 5.80 | 1,145 | 5.94 |
| 65+ | 3,109 | 16.76 | 4,077 | 21.14 |
| Average Median Age | 38.814 | n/a | 40.524 | n/a |

| Sex | 2020 | | 2025 | |
|--------|-------|-------|-------|-------|
| | TOTAL | % | TOTAL | % |
| Male | 9,138 | 49.27 | 9,468 | 49.08 |
| Female | 9,407 | 50.73 | 9,821 | 50.92 |

| Ethnicity Distribution | 2020 | | 2025 | |
|---------------------------------|--------|-------|--------|-------|
| | TOTAL | % | TOTAL | % |
| White (non-hispanic) | 13,785 | 74.33 | 14,296 | 74.11 |
| Black (non-hispanic) | 2,888 | 15.57 | 2,933 | 15.21 |
| American Indian (non-hispanic) | 64 | 0.35 | 70 | 0.36 |
| Asian (non-hispanic) | 255 | 1.38 | 279 | 1.45 |
| Pacific Islander (non-hispanic) | 19 | 0.10 | 20 | 0.10 |
| Other (non-hispanic) | 10 | 0.05 | 10 | 0.05 |
| Multirace (non-hispanic) | 601 | 3.24 | 660 | 3.42 |
| Hispanic | 929 | 5.01 | 1,019 | 5.28 |

| Race Distribution | 2020 | | 2025 | |
|-------------------|--------|-------|--------|-------|
| | TOTAL | % | TOTAL | % |
| White | 14,322 | 77.23 | 14,881 | 77.15 |
| Black | 2,959 | 15.96 | 3,010 | 15.60 |
| American Indian | 79 | 0.43 | 91 | 0.47 |
| Asian | 258 | 1.39 | 284 | 1.47 |
| Pacific Islander | 20 | 0.11 | 21 | 0.11 |
| Other | 221 | 1.19 | 243 | 1.26 |
| Multirace | 686 | 3.70 | 759 | 3.93 |

| Total Households | 2020 | | 2025 | |
|------------------|-------|-------|-------|-------|
| | TOTAL | % | TOTAL | % |
| Households | 6,809 | n/a | 7,049 | n/a |
| Families | 4,927 | 72.36 | 5,033 | 71.40 |

| Average Household Income | 2020 | | 2025 | |
|--------------------------|------------|--|-------------|--|
| | TOTAL | | TOTAL | |
| Average Household Income | 122,794.76 | | 141,475.735 | |

| Household Income Distribution | 2020 | | 2025 | |
|-------------------------------|-------|-------|-------|-------|
| | TOTAL | % | TOTAL | % |
| <\$10 K | 295 | 4.33 | 284 | 4.03 |
| \$10-\$20K | 185 | 2.72 | 175 | 2.48 |
| \$20-\$30K | 277 | 4.07 | 205 | 2.91 |
| \$30-\$40K | 248 | 3.64 | 247 | 3.50 |
| \$40-\$50K | 352 | 5.17 | 274 | 3.89 |
| \$50-\$60K | 360 | 5.29 | 279 | 3.96 |
| \$60-\$75K | 681 | 10.00 | 543 | 7.70 |
| \$75-\$100K | 1,125 | 16.52 | 959 | 13.60 |
| > \$100K | 3,286 | 48.26 | 4,083 | 57.92 |

| Labor Force Status | 2020 | | 2025 | |
|--------------------|--------|-------|--------|-------|
| | TOTAL | % | TOTAL | % |
| Labor Force | 10,588 | n/a | 11,222 | n/a |
| Employed | 10,203 | 96.36 | 10,817 | 96.39 |
| Unemployed | 371 | 3.50 | 390 | 3.48 |
| In Armed Forces | 14 | n/a | 15 | n/a |
| Not In Labor Force | 4,327 | n/a | 4,589 | n/a |

| Total Number of Housing | 2020 | | 2025 | |
|---------------------------|-------|-------|-------|-------|
| | TOTAL | % | TOTAL | % |
| Total Dwellings | 7,340 | n/a | 7,619 | n/a |
| Owner-Occupied Dwellings | 5,596 | 82.19 | 5,702 | 80.89 |
| Renter-Occupied Dwellings | 1,213 | 17.81 | 1,347 | 19.11 |
| Housing Units Occupied | 6,809 | 92.77 | 7,049 | 92.52 |

| Education Attainment | 2020 | | 2025 | |
|----------------------|-------|-------|-------|-------|
| | TOTAL | % | TOTAL | % |
| < Grade 9 | 252 | 2.00 | 267 | 1.98 |
| Grade 9-12 | 520 | 4.12 | 553 | 4.11 |
| High School | 4,103 | 32.49 | 4,374 | 32.50 |
| Some College | 2,642 | 20.92 | 2,820 | 20.95 |
| Assoc Degree | 1,152 | 9.12 | 1,225 | 9.10 |
| Bach Degree | 2,360 | 18.69 | 2,513 | 18.67 |
| Grad Degree | 1,601 | 12.68 | 1,707 | 12.68 |

| Size of Household | 2020 | | 2025 | |
|-------------------|-------|-------|-------|-------|
| | TOTAL | % | TOTAL | % |
| 1 Person | 1,524 | 22.38 | 1,652 | 23.44 |
| 2 Person | 2,169 | 31.85 | 2,193 | 31.11 |
| 3 Person | 1,175 | 17.26 | 1,215 | 17.24 |
| 4 Person | 1,069 | 15.70 | 1,100 | 15.61 |
| 5 Person | 524 | 7.70 | 537 | 7.62 |
| 6+ Person | 192 | 2.82 | 199 | 2.82 |

Data Source: Applied Geographic Solutions 2020