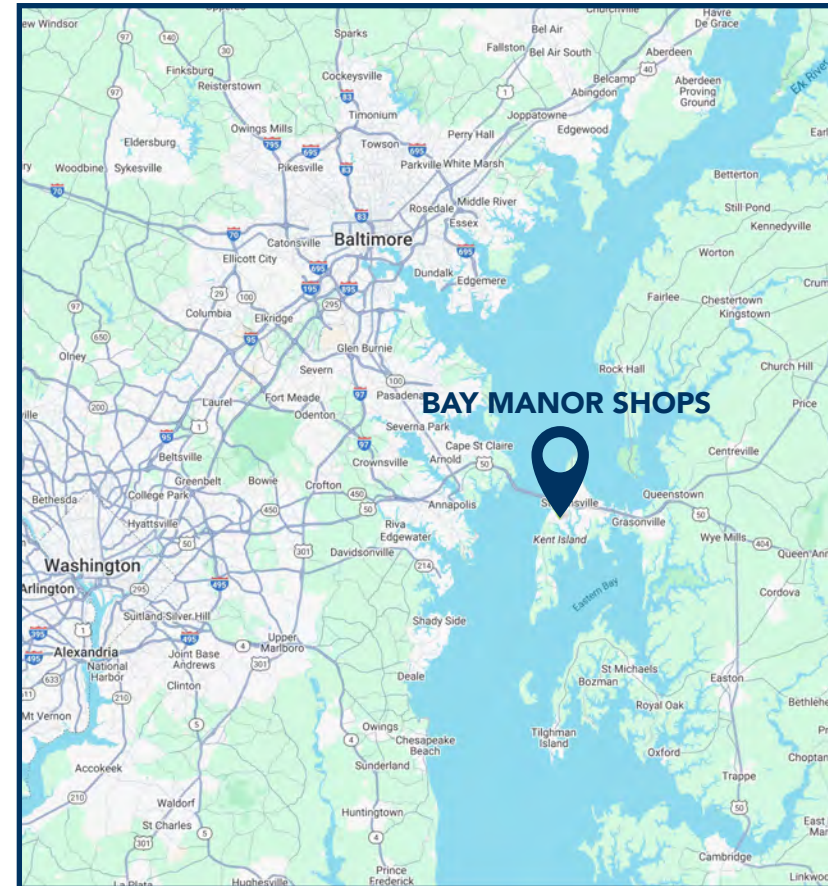


BAY MANOR SHOPS

214 Pier One Rd, Stevensville, MD 21666



PROPERTY HIGHLIGHTS

- Available: from 1,400 SF up to 2,080 SF
- Unparalleled access and visibility from the Bay Bridge
- Easy and quick access to Annapolis, Baltimore and Washington DC
- 16,000 SF of Retail and Office underneath 60 upscale apartments

POPULATION



15 Min 25,939
30 Min 127,941
45 Min 541,673

CARS PER DAY



Blue Star Mem Hwy: 77,752
Pier One Rd: 2,638

AV. HH INCOME



15 Min \$162,524
30 Min \$173,786
45 Min \$159,316

EMPLOYEES



15 Min 10,526
30 Min 83,608
45 Min 231,837



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last updated: 05/30/25 P. 1

BAY MANOR SHOPS

214 Pier One Rd, Stevensville, MD 21666



last updated: 05/30/25 P. 2



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BAY MANOR SHOPS

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last updated: 05/30/25 P. 4



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last updated: 05/30/25 P. 5



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BAY MANOR SHOPS

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last updated: 05/30/25 P. 6



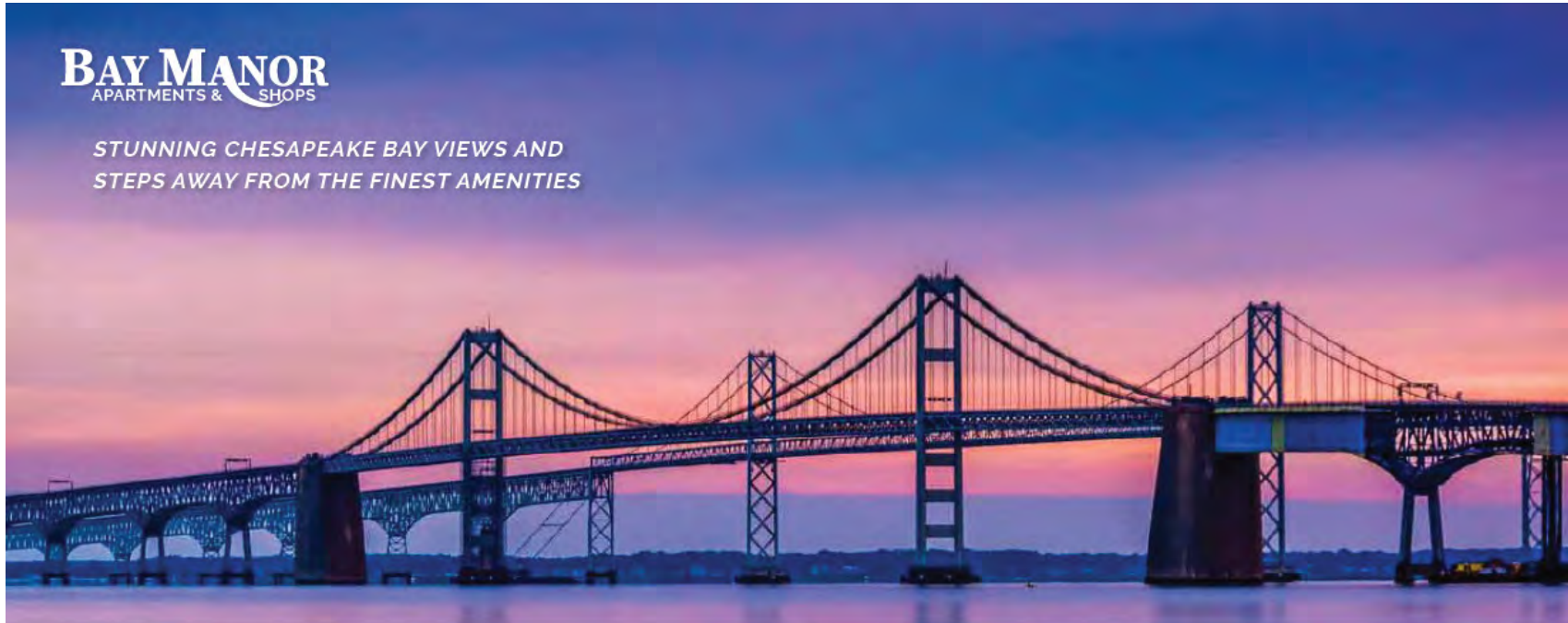
BAY MANOR SHOPS

214 Pier One Rd, Stevensville, MD 21666



BAY MANOR
APARTMENTS & SHOPS

*STUNNING CHESAPEAKE BAY VIEWS AND
STEPS AWAY FROM THE FINEST AMENITIES*



CASCIA VINEYARDS & WINERY



TERRAPIN NATURE PARK



HISTORIC STEVENSVILLE



last updated: 05/30/25 P. 7



BAY MANOR SHOPS

214 Pier One Rd, Stevensville, MD 21666



Sunset Wharf at Bay Bridge Marina

This is an exclusive duplex complex nestled in the serene Bay Bridge Marina. Embrace waterside living at its finest with stunning views, modern amenities, and the charm of a close-knit community. Each duplex at Sunset Wharf offers spacious layouts, contemporary designs, and premium finishes, ensuring your comfort and luxury. Enjoy easy access to marina facilities, scenic walking trails, and vibrant local dining. At Sunset Wharf, experience the perfect blend of tranquility and convenience, making it the ideal place to call home. Discover your paradise by the bay today!

Homes are selling between \$2,000,000 and \$3,000,000.



last updated: 05/30/25 P. 8



BAY MANOR SHOPS

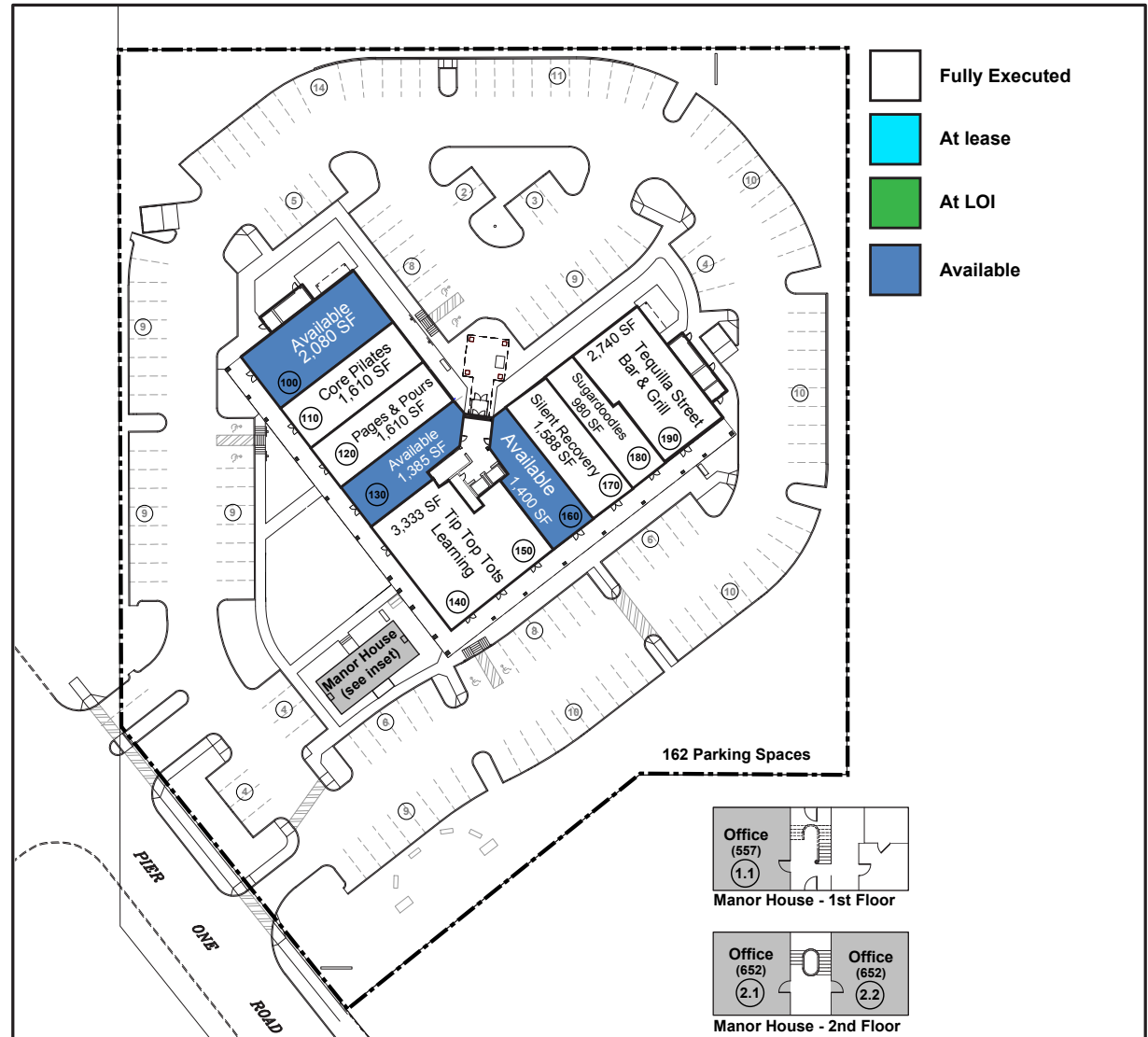
214 Pier One Rd, Stevensville, MD 21666



Bay Manor Shops

We are delighted to introduce you to Bay Manor Shops, a vibrant retail destination that redefines the shopping experience located at 214 Pier One Road. Spanning an impressive 16,000+ square feet on the ground floor, this space is now available for immediate delivery, inviting businesses to thrive in a bustling environment. Above, you'll find 60 exquisite upscale apartments, offering a perfect blend of luxury living and convenience.

Nestled near the picturesque Bay Bridge Marina Yacht Club, Bay Manor Shops boasts stunning sunset views and breathtaking panoramas of the iconic Bay Bridge. This prime location is within easy walking distance of beloved dining spots such as Libbey's Coastal Kitchen & Cocktails and Knoxie's Table, ensuring that residents and visitors alike can indulge in delightful culinary experiences. Additionally, the area is poised for growth with a 28-unit housing development set to debut in 2025, along with a nearby hotel, further enhancing the vibrant community atmosphere. Come explore Bay Manor Shops—where retail meets luxury in an unparalleled setting!



last updated: 05/30/25 P. 9



BAY MANOR SHOPS

214 Pier One Rd, Stevensville, MD 21666



TENANT LIST

	AVAILABLE
	LEASED
	At Lease

Suite	Tenant	Category/ Former use	SF
100	Available	Cold Dark Shell	2,080
110	Core Pilates	Pilates	1,610
120	Pages & Pours	Coffee & Book Shop	1,610
130	Available	Cold Dark Shell	1,385
140 & 150	Tip Top Tots Learning	Day Care	3,333
160	Available	Cold Dark Shell	1,400
170	Silent Recovery	Wellness	1,588
180	Sugardoodles Sweet Shop	Ice Cream	980
190	Tequilla Street Bar & Grill	Restaurant	2,740
		Retail GLA	16,638

last updated: 05/30/25 P. 10



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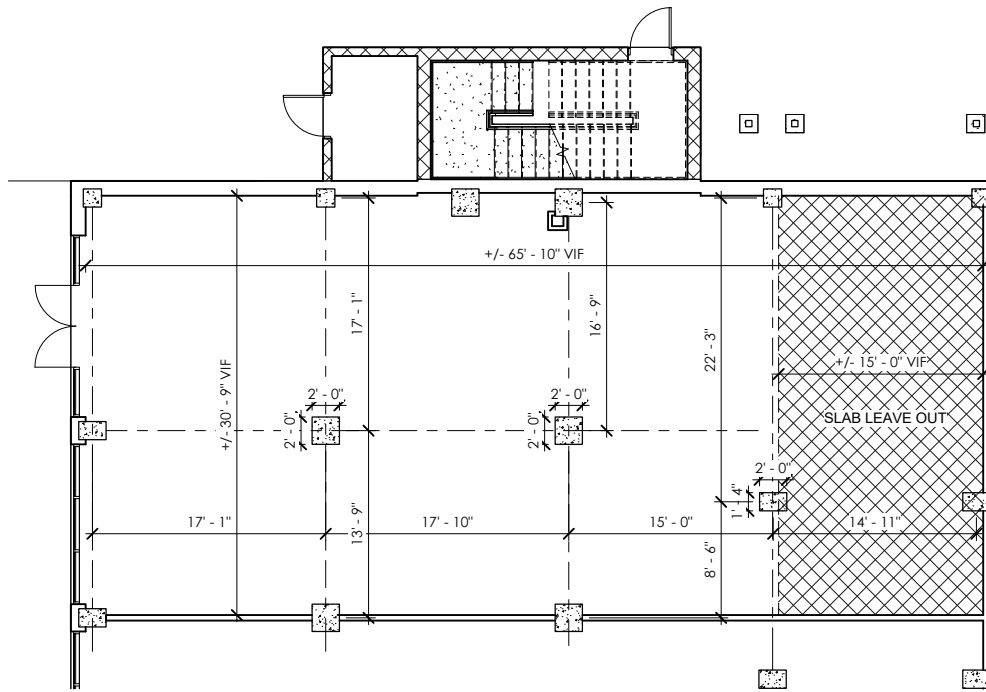
sthur@thurassociates.com

BAY MANOR SHOPS

214 Pier One Rd, Stevensville, MD 21666



PRELIMINARY



1 LEASING PLAN SUITE 100
1/8" = 1'-0"

SUITE 100

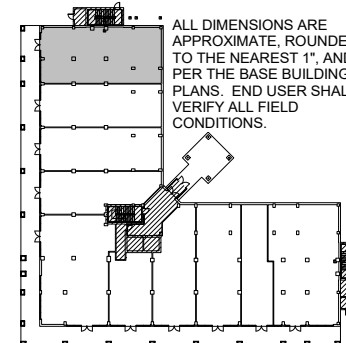
2,080 SF (PER LEASING PLAN LP-15 R1)

HVAC INCLUDED AT 1 TON PER 350 SF.

SUITE SHALL BE PROVIDED W/
200 AMPS AT 120V.

NOTE:
AREA CALCULATION IS
APPROXIMATE AND AS
PROVIDED BY THE BUILDING
OWNER. ALL AS BUILT
CONDITIONS ARE TO FIELD
VERIFIED BY THE END USER.

ALL DIMENSIONS ARE
APPROXIMATE, ROUNDED
TO THE NEAREST 1", AND AS
PER THE BASE BUILDING
PLANS. END USER SHALL
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CONDITIONS.



KEY PLAN - SUITE 100

NOT TO SCALE

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BAY MANOR
APARTMENTS & SHOPS

BAY MANOR - LEASING PLANS

LEASING PLAN -
SUITE 100

L-1.1

Date 2024.05.29 Scale As indicated

10/25/2024 4:01:24 PM

last updated: 05/30/25 P. 11



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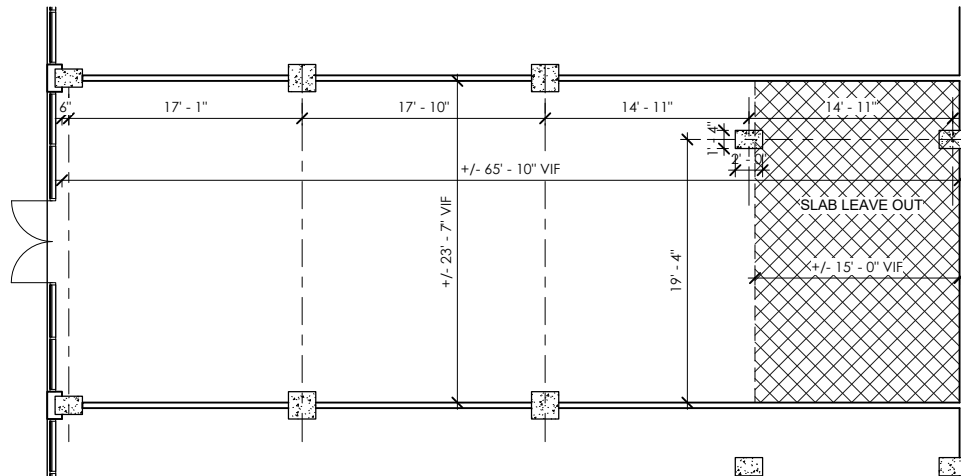
sthur@thurassociates.com

BAY MANOR SHOPS

214 Pier One Rd, Stevensville, MD 21666



PRELIMINARY



1 LEASING PLAN SUITE 110
1/8" = 1'-0"

SUITE 110

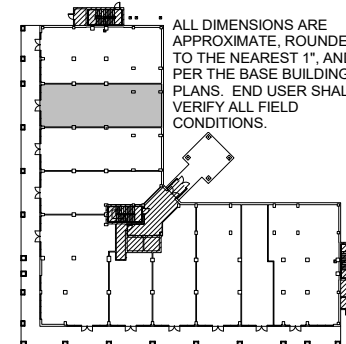
1,610 SF (PER LEASING PLAN LP-15 R1)

HVAC INCLUDED AT 1 TON PER 350 SF.

SUITE SHALL BE PROVIDED W/
200 AMPS AT 120V.

NOTE:
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KEY PLAN - SUITE 110

NOT TO SCALE

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BAY MANOR
APARTMENTS & SHOPS

BAY MANOR - LEASING PLANS

LEASING PLAN -
SUITE 110

L-1.2

Date 2024.05.29 Scale As indicated

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last updated: 05/30/25 P. 12



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202-359-3469



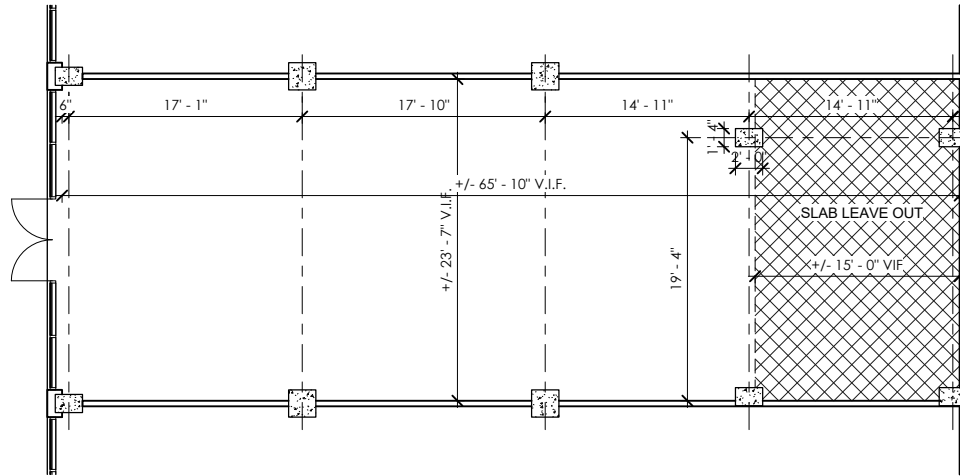
sthur@thurassociates.com

BAY MANOR SHOPS

214 Pier One Rd, Stevensville, MD 21666



PRELIMINARY



1 LEASING PLAN SUITE 120
1/8" = 1'-0"

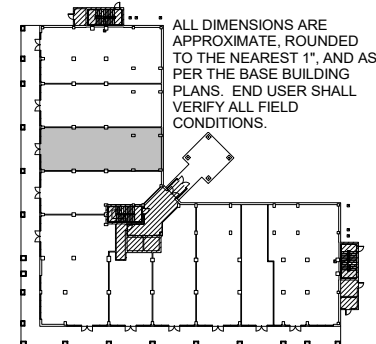
SUITE 120

1,610 SF (PER LEASING PLAN LP-15 R1)

HVAC INCLUDED AT 1 TON PER 350 SF.

SUITE SHALL BE PROVIDED W/
200 AMPS AT 120V.

NOTE:
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KEY PLAN - SUITE 120

NOT TO SCALE

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BAY MANOR
APARTMENTS & SHOPS

BAY MANOR - LEASING PLANS

LEASING PLAN -
SUITE 120

L-1.3

Date 2024.05.29 Scale As indicated

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202-359-3469



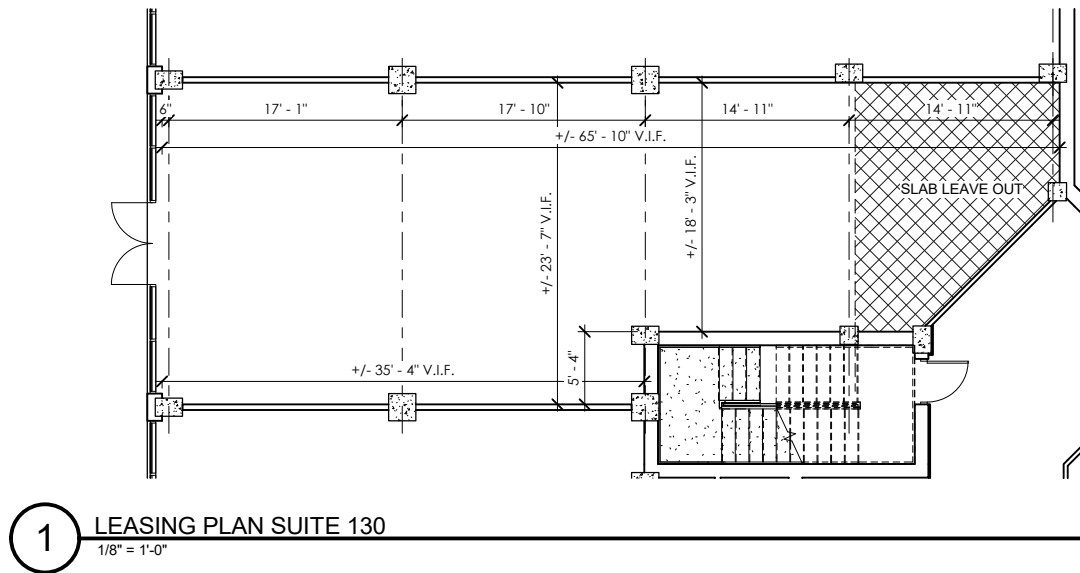
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BAY MANOR SHOPS

214 Pier One Rd, Stevensville, MD 21666



PRELIMINARY



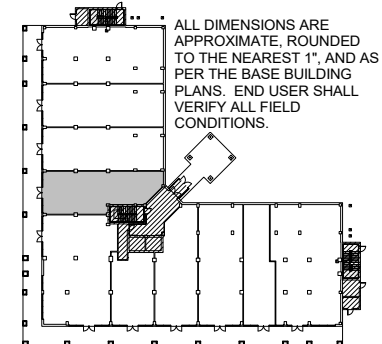
SUITE 130

1,385 SF (PER LEASING PLAN LP-15 R1)

HVAC INCLUDED AT 1 TON PER 350 SF.

SUITE SHALL BE PROVIDED W/
200 AMPS AT 120V.

NOTE:
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KEY PLAN - SUITE 130

NOT TO SCALE

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BAY MANOR
APARTMENTS & SHOPS

BAY MANOR - LEASING PLANS

LEASING PLAN -
SUITE 130

L-1.4

Date 2024.05.29 Scale As indicated

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last updated: 05/30/25 P. 14



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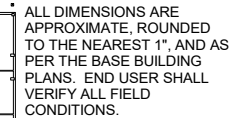
SUITES 140 & 150

3333 GROSS LEASABLE AREA
(BOMA RETAIL RSF)
NOTE- COMMS ROOM IS UNDER CONSTRUCTION AND MAY
ALTER THE FINAL AS-BUILT RSF NUMBER

HVAC INCLUDED AT 1 TON PER 350 SF.

SUITE SHALL BE PROVIDED W/
200 AMPS AT 120V.

NOTE:
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1

LEASING PLAN SUITES 140 & 150

$$1/8'' = 1'-0''$$

**BAY MANOR
APARTMENTS & SHOPS**

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BAY MANOR - LEASING PLANS

LEASING PLAN -
SUITE 140 & 150

L-1.5A

		Scale As indicated
Date	2024.05.29	

10/25/2024 4:01:24 PM



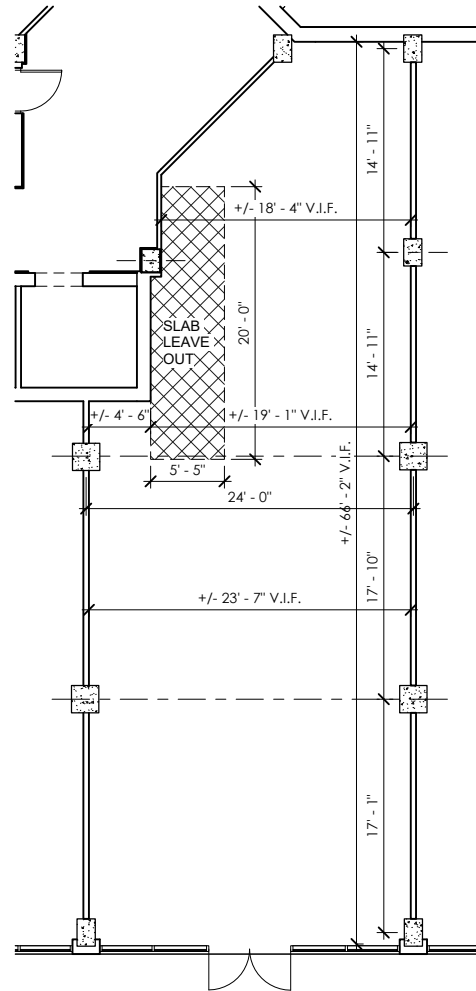
202-359-3469



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BAY MANOR SHOPS

214 Pier One Rd, Stevensville, MD 21666



1 LEASING PLAN SUITE 160
1/8" = 1'-0"

PRELIMINARY

SUITE 160

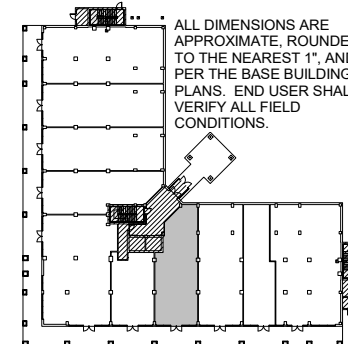
1,400 SF (PER LEASING PLAN LP-15 R1)

HVAC INCLUDED AT 1 TON PER 350 SF.

SUITE SHALL BE PROVIDED W/
200 AMPS AT 120V.

NOTE:
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KEY PLAN - SUITE 160
NOT TO SCALE

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BAY MANOR
APARTMENTS & SHOPS

BAY MANOR - LEASING PLANS

LEASING PLAN -
SUITE 160

L-1.7

Date 2024.05.29 Scale As indicated

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last updated: 05/30/25 P. 16



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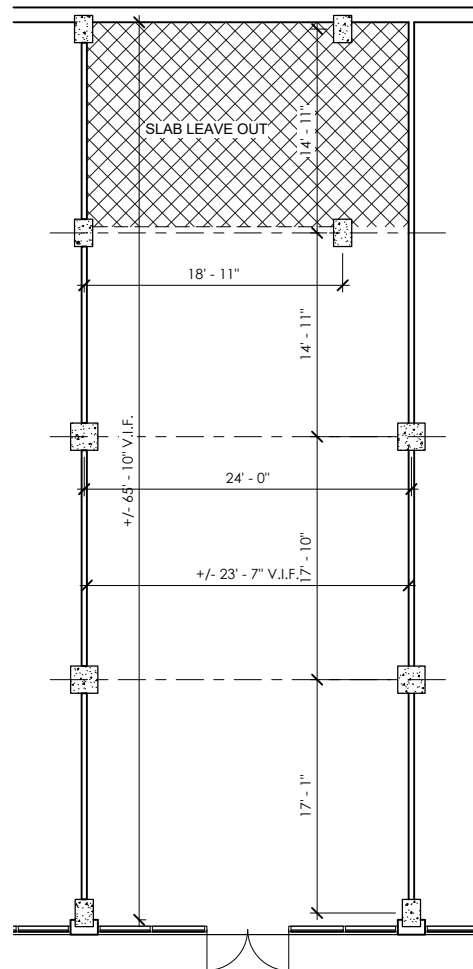
202-359-3469



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BAY MANOR SHOPS

214 Pier One Rd, Stevensville, MD 21666



1 LEASING PLAN SUITE 170
1/8" = 1'-0"

PRELIMINARY

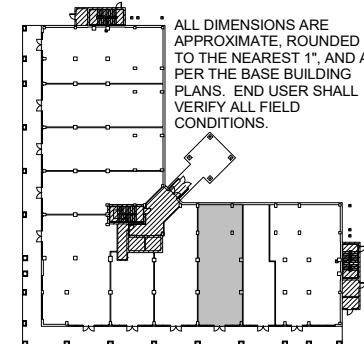
SUITE 170

1,628 SF (PER BOMA RETAIL CALCULATION)

HVAC INCLUDED AT 1 TON PER 350 SF.

SUITE SHALL BE PROVIDED W/
200 AMPS AT 120V.

NOTE:
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KEY PLAN - SUITE 170
NOT TO SCALE

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BAY MANOR - LEASING PLANS

LEASING PLAN -
SUITE 170

L-1.8

Date 2024.05.29 Scale As indicated

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last updated: 05/30/25 P. 17



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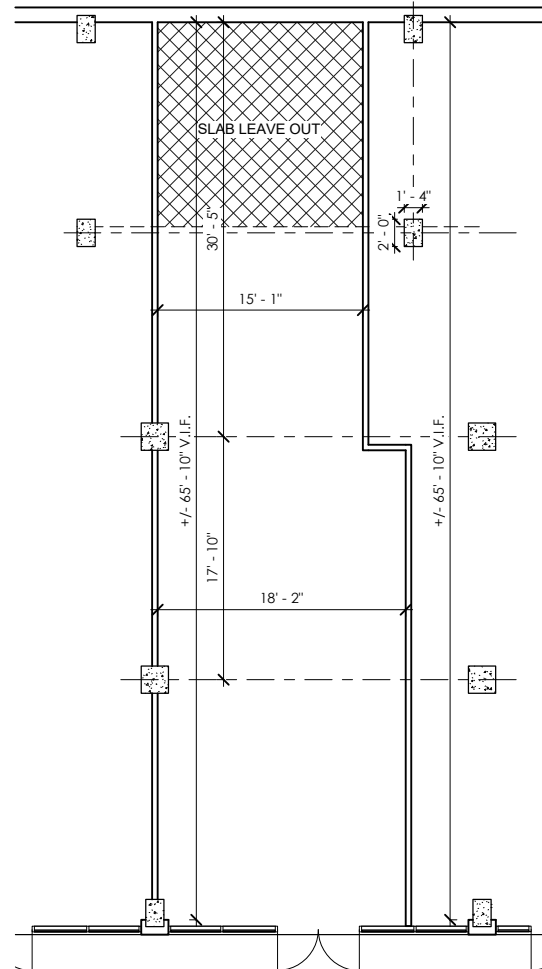
202-359-3469



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BAY MANOR SHOPS

214 Pier One Rd, Stevensville, MD 21666



1 LEASING PLAN SUITE 180
1/8" = 1'-0"

PRELIMINARY

SUITE 180

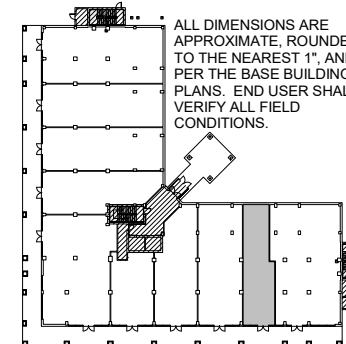
1,164 GSF per BOMA

HVAC INCLUDED AT 1 TON PER 350 SF.

SUITE SHALL BE PROVIDED W/
200 AMPS AT 120V.

NOTE:
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KEY PLAN - SUITE 180
NOT TO SCALE

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BAY MANOR - LEASING PLANS

LEASING PLAN -
SUITE 180

L-1.9

Date 2024.05.29 Scale As indicated

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BAY MANOR SHOPS

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PRELIMINARY

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Annapolis, MD 21401
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**BAY MANOR
APARTMENTS & SHOPS**

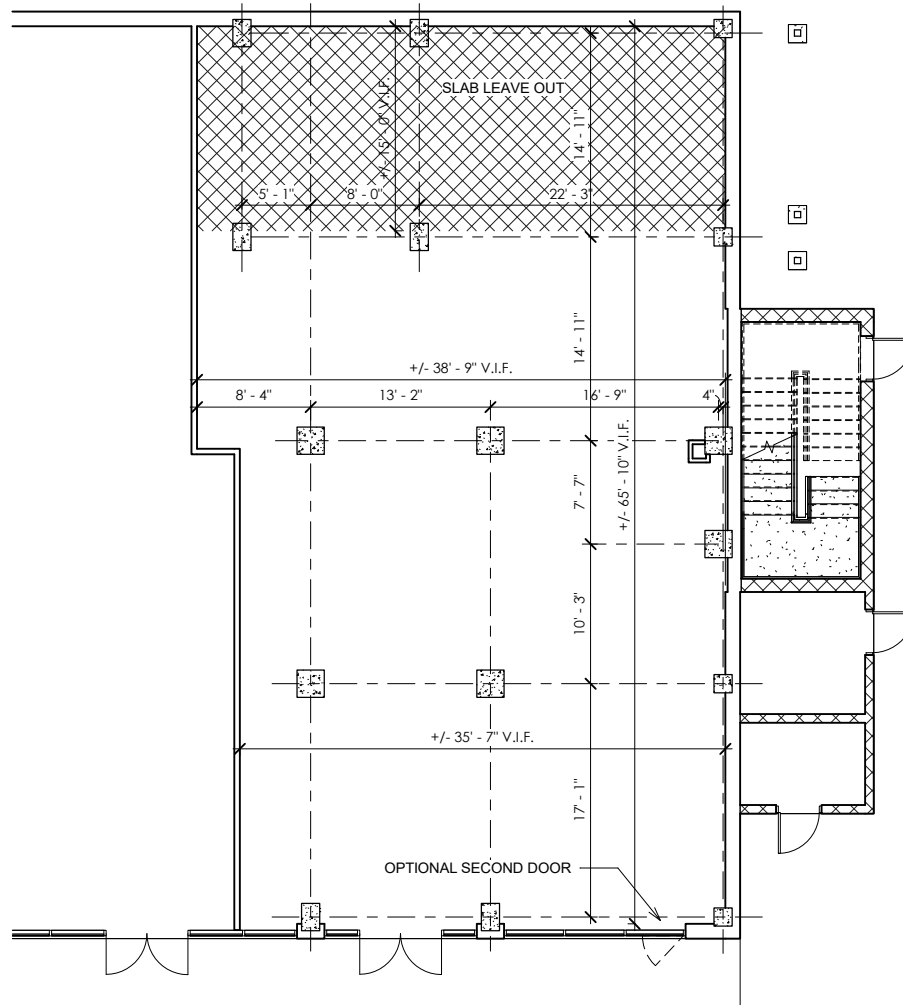
BAY MANOR - LEASING PLANS

**LEASING PLAN -
SUITE 190**

L-1.10

Date: 2024.05.29 Scale As indicated

10/25/2024 4:01:25 PM



1

LEASING PLAN SUITE 190

1/8" = 1'-0"

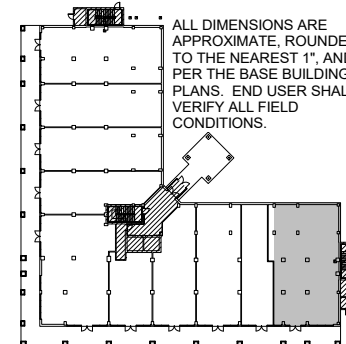
SUITE 190

HVAC INCLUDED AT 1 TON PER 350 SF.

SUITE SHALL BE PROVIDED W/
200 AMPS AT 120V.

NOTE:
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KEY PLAN - SUITE 190

NOT TO SCALE



BAY MANOR SHOPS

214 Pier One Rd, Stevensville, MD 21666



LEASING CONTACT

SHARY THUR
Cell: 202-359-3469
Direct 202-823-4445
sthur@thurassociates.com

OFFICE LOCATIONS

DC OFFICE
2 Wisconsin Circle - Suite 660
Chevy Chase, MD 20815
202-823-4444

BOCA RATON
327 Mizner Park, Suite 301
Boca Raton, FL 33432
561-395-2441

last updated: 05/30/25 P. 20



SHARY THUR



202-359-3469



sthur@thurassociates.com

Complete Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 38.9797/-76.3288

Bay Manor Shops			15 min drive		30 min drive		45 min drive	
Stevensville, MD 21666			time		time		time	
Population								
Estimated Population (2024)			25,939		127,941		541,673	
Projected Population (2029)			27,673		131,666		552,984	
Census Population (2020)			24,805		124,226		539,726	
Census Population (2010)			23,603		120,560		498,509	
Projected Annual Growth (2024-2029)			1,734	1.3%	3,725	0.6%	11,311	0.4%
Historical Annual Growth (2020-2024)			1,134	-	3,715	0.7%	1,948	-
Historical Annual Growth (2010-2020)			1,202	0.5%	3,667	0.3%	41,216	0.8%
Estimated Population Density (2024)			634	psm	852	psm	854	psm
Trade Area Size			40.9	sq mi	150.1	sq mi	634.5	sq mi
Households								
Estimated Households (2024)			10,273		52,107		206,937	
Projected Households (2029)			10,954		53,834		210,837	
Census Households (2020)			9,580		49,011		200,034	
Census Households (2010)			8,995		45,615		184,469	
Projected Annual Growth (2024-2029)			680	1.3%	1,728	0.7%	3,900	0.4%
Historical Annual Change (2010-2024)			1,278	1.0%	6,492	1.0%	22,468	0.9%
Average Household Income								
Estimated Average Household Income (2024)			\$162,524		\$173,786		\$159,316	
Projected Average Household Income (2029)			\$170,299		\$182,648		\$167,124	
Census Average Household Income (2010)			\$100,945		\$106,498		\$100,066	
Census Average Household Income (2000)			\$76,338		\$78,041		\$74,267	
Projected Annual Change (2024-2029)			\$7,775	1.0%	\$8,863	1.0%	\$7,808	1.0%
Historical Annual Change (2000-2024)			\$86,186	4.7%	\$95,744	5.1%	\$85,048	4.8%
Median Household Income								
Estimated Median Household Income (2024)			\$115,000		\$125,791		\$123,372	
Projected Median Household Income (2029)			\$118,103		\$129,747		\$127,388	
Census Median Household Income (2010)			\$85,671		\$86,424		\$85,186	
Census Median Household Income (2000)			\$65,454		\$65,262		\$64,725	
Projected Annual Change (2024-2029)			\$3,103	0.5%	\$3,956	0.6%	\$4,016	0.7%
Historical Annual Change (2000-2024)			\$49,546	3.2%	\$60,529	3.9%	\$58,647	3.8%
Per Capita Income								
Estimated Per Capita Income (2024)			\$64,412		\$70,886		\$60,970	
Projected Per Capita Income (2029)			\$67,447		\$74,784		\$63,824	
Census Per Capita Income (2010)			\$38,477		\$40,291		\$37,030	
Census Per Capita Income (2000)			\$28,223		\$29,146		\$27,343	
Projected Annual Change (2024-2029)			\$3,035	0.9%	\$3,899	1.1%	\$2,853	0.9%
Historical Annual Change (2000-2024)			\$36,189	5.3%	\$41,739	6.0%	\$33,628	5.1%
Estimated Average Household Net Worth (2024)			\$1.68 M		\$1.66 M		\$1.56 M	

Complete Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 38.9797/-76.3288

Bay Manor Shops		15 min drive		30 min drive		45 min drive	
Stevensville, MD 21666		time		time		time	
Race and Ethnicity							
Total Population (2024)	25,939		127,941		541,673		
White (2024)	22,016	84.9%	95,671	74.8%	316,415	58.4%	
Black or African American (2024)	1,622	6.3%	15,567	12.2%	145,618	26.9%	
American Indian or Alaska Native (2024)	47	0.2%	370	0.3%	1,750	0.3%	
Asian (2024)	571	2.2%	3,739	2.9%	21,152	3.9%	
Hawaiian or Pacific Islander (2024)	7	-	45	-	234	-	
Other Race (2024)	486	1.9%	5,730	4.5%	25,244	4.7%	
Two or More Races (2024)	1,189	4.6%	6,820	5.3%	31,260	5.8%	
Population < 18 (2024)	5,545	21.4%	26,657	20.8%	119,216	22.0%	
White Not Hispanic	4,256	76.7%	16,667	62.5%	57,215	48.0%	
Black or African American	342	6.2%	3,440	12.9%	32,398	27.2%	
Asian	122	2.2%	714	2.7%	4,350	3.6%	
Other Race Not Hispanic	329	5.9%	1,555	5.8%	7,044	5.9%	
Hispanic	497	9.0%	4,280	16.1%	18,209	15.3%	
Not Hispanic or Latino Population (2024)	24,540	94.6%	115,586	90.3%	487,127	89.9%	
Not Hispanic White	21,682	88.4%	93,157	80.6%	306,418	62.9%	
Not Hispanic Black or African American	1,584	6.5%	15,166	13.1%	143,351	29.4%	
Not Hispanic American Indian or Alaska Native	16	-	92	-	497	0.1%	
Not Hispanic Asian	565	2.3%	3,687	3.2%	20,883	4.3%	
Not Hispanic Hawaiian or Pacific Islander	6	-	41	-	174	-	
Not Hispanic Other Race	42	0.2%	212	0.2%	1,056	0.2%	
Not Hispanic Two or More Races	645	2.6%	3,231	2.8%	14,747	3.0%	
Hispanic or Latino Population (2024)	1,398	5.4%	12,356	9.7%	54,547	10.1%	
Hispanic White	334	23.9%	2,514	20.3%	9,998	18.3%	
Hispanic Black or African American	38	2.7%	401	3.2%	2,267	4.2%	
Hispanic American Indian or Alaska Native	31	2.2%	279	2.3%	1,253	2.3%	
Hispanic Asian	6	0.4%	52	0.4%	269	0.5%	
Hispanic Hawaiian or Pacific Islander	1	-	4	-	60	0.1%	
Hispanic Other Race	444	31.7%	5,518	44.7%	24,188	44.3%	
Hispanic Two or More Races	544	38.9%	3,589	29.0%	16,513	30.3%	
Not Hispanic or Latino Population (2020)	23,292	93.9%	109,968	88.5%	479,663	88.9%	
Hispanic or Latino Population (2020)	1,512	6.1%	14,259	11.5%	60,063	11.1%	
Not Hispanic or Latino Population (2010)	22,695	96.2%	111,167	92.2%	462,364	92.7%	
Hispanic or Latino Population (2010)	907	3.8%	9,393	7.8%	36,145	7.3%	
Not Hispanic or Latino Population (2029)	25,725	93.0%	117,914	89.6%	490,671	88.7%	
Hispanic or Latino Population (2029)	1,948	7.0%	13,752	10.4%	62,313	11.3%	
Projected Annual Growth (2024-2029)	550	7.9%	1,396	2.3%	7,766	2.8%	
Historical Annual Growth (2010-2020)	605	6.7%	4,866	5.2%	23,918	6.6%	

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Complete Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 38.9797/-76.3288

Bay Manor Shops			15 min drive		30 min drive		45 min drive	
Stevensville, MD 21666			time		time		time	
Total Age Distribution (2024)								
Total Population			25,939		127,941		541,673	
Age Under 5 Years			1,360	5.2%	6,880	5.4%	30,971	5.7%
Age 5 to 9 Years			1,485	5.7%	7,340	5.7%	33,032	6.1%
Age 10 to 14 Years			1,676	6.5%	7,678	6.0%	34,655	6.4%
Age 15 to 19 Years			1,552	6.0%	7,433	5.8%	32,717	6.0%
Age 20 to 24 Years			1,255	4.8%	6,764	5.3%	29,244	5.4%
Age 25 to 29 Years			1,222	4.7%	7,330	5.7%	31,391	5.8%
Age 30 to 34 Years			1,506	5.8%	8,329	6.5%	36,397	6.7%
Age 35 to 39 Years			1,672	6.4%	8,717	6.8%	37,564	6.9%
Age 40 to 44 Years			1,580	6.1%	8,068	6.3%	36,401	6.7%
Age 45 to 49 Years			1,442	5.6%	6,978	5.5%	32,166	5.9%
Age 50 to 54 Years			1,845	7.1%	8,136	6.4%	35,878	6.6%
Age 55 to 59 Years			2,036	7.8%	8,757	6.8%	37,459	6.9%
Age 60 to 64 Years			2,078	8.0%	8,984	7.0%	36,615	6.8%
Age 65 to 69 Years			1,678	6.5%	7,884	6.2%	30,942	5.7%
Age 70 to 74 Years			1,336	5.2%	6,812	5.3%	24,724	4.6%
Age 75 to 79 Years			1,097	4.2%	5,517	4.3%	19,132	3.5%
Age 80 to 84 Years			629	2.4%	3,447	2.7%	11,878	2.2%
Age 85 Years or Over			488	1.9%	2,887	2.3%	10,508	1.9%
Median Age			43.4		42.1		40.6	
Age 19 Years or Less			6,074	23.4%	29,331	22.9%	131,375	24.3%
Age 20 to 64 Years			14,635	56.4%	72,064	56.3%	313,114	57.8%
Age 65 Years or Over			5,230	20.2%	26,547	20.7%	97,184	17.9%
Female Age Distribution (2024)								
Female Population			13,137	50.6%	65,028	50.8%	276,834	51.1%
Age Under 5 Years			662	5.0%	3,368	5.2%	15,221	5.5%
Age 5 to 9 Years			715	5.4%	3,604	5.5%	16,080	5.8%
Age 10 to 14 Years			798	6.1%	3,702	5.7%	16,937	6.1%
Age 15 to 19 Years			744	5.7%	3,534	5.4%	15,563	5.6%
Age 20 to 24 Years			617	4.7%	3,245	5.0%	14,078	5.1%
Age 25 to 29 Years			601	4.6%	3,684	5.7%	15,764	5.7%
Age 30 to 34 Years			764	5.8%	4,281	6.6%	18,648	6.7%
Age 35 to 39 Years			828	6.3%	4,323	6.6%	19,171	6.9%
Age 40 to 44 Years			822	6.3%	4,054	6.2%	18,651	6.7%
Age 45 to 49 Years			730	5.6%	3,532	5.4%	16,574	6.0%
Age 50 to 54 Years			948	7.2%	4,170	6.4%	18,718	6.8%
Age 55 to 59 Years			1,038	7.9%	4,570	7.0%	19,537	7.1%
Age 60 to 64 Years			1,071	8.1%	4,675	7.2%	19,073	6.9%
Age 65 to 69 Years			880	6.7%	4,179	6.4%	16,459	5.9%
Age 70 to 74 Years			713	5.4%	3,656	5.6%	13,540	4.9%
Age 75 to 79 Years			574	4.4%	2,974	4.6%	10,527	3.8%
Age 80 to 84 Years			354	2.7%	1,892	2.9%	6,567	2.4%
Age 85 Years or Over			277	2.1%	1,582	2.4%	5,726	2.1%
Female Median Age			44.4		43.2		41.7	
Age 19 Years or Less			2,919	22.2%	14,208	21.8%	63,801	23.0%
Age 20 to 64 Years			7,419	56.5%	36,536	56.2%	160,214	57.9%
Age 65 Years or Over			2,799	21.3%	14,284	22.0%	52,818	19.1%

Complete Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 38.9797/-76.3288

Bay Manor Shops		15 min drive		30 min drive		45 min drive	
Stevensville, MD 21666		time		time		time	
Male Age Distribution (2024)							
Male Population	12,802	49.4%	62,913	49.2%	264,840	48.9%	
Age Under 5 Years	698	5.4%	3,512	5.6%	15,750	5.9%	
Age 5 to 9 Years	770	6.0%	3,737	5.9%	16,952	6.4%	
Age 10 to 14 Years	878	6.9%	3,976	6.3%	17,718	6.7%	
Age 15 to 19 Years	809	6.3%	3,899	6.2%	17,154	6.5%	
Age 20 to 24 Years	637	5.0%	3,519	5.6%	15,166	5.7%	
Age 25 to 29 Years	622	4.9%	3,646	5.8%	15,627	5.9%	
Age 30 to 34 Years	741	5.8%	4,048	6.4%	17,750	6.7%	
Age 35 to 39 Years	844	6.6%	4,394	7.0%	18,393	6.9%	
Age 40 to 44 Years	758	5.9%	4,014	6.4%	17,751	6.7%	
Age 45 to 49 Years	712	5.6%	3,445	5.5%	15,592	5.9%	
Age 50 to 54 Years	897	7.0%	3,965	6.3%	17,160	6.5%	
Age 55 to 59 Years	998	7.8%	4,187	6.7%	17,921	6.8%	
Age 60 to 64 Years	1,007	7.9%	4,309	6.8%	17,542	6.6%	
Age 65 to 69 Years	798	6.2%	3,705	5.9%	14,483	5.5%	
Age 70 to 74 Years	623	4.9%	3,156	5.0%	11,184	4.2%	
Age 75 to 79 Years	523	4.1%	2,543	4.0%	8,605	3.2%	
Age 80 to 84 Years	275	2.2%	1,554	2.5%	5,312	2.0%	
Age 85 Years or Over	211	1.7%	1,305	2.1%	4,782	1.8%	
Male Median Age	42.4		41.1		39.5		
Age 19 Years or Less	3,155	24.6%	15,123	24.0%	67,573	25.5%	
Age 20 to 64 Years	7,216	56.4%	35,527	56.5%	152,900	57.7%	
Age 65 Years or Over	2,431	19.0%	12,263	19.5%	44,366	16.8%	
Males per 100 Females (2024)							
Overall Comparison	97		97		96		
Age Under 5 Years	105	51.3%	104	51.0%	103	50.9%	
Age 5 to 9 Years	108	51.9%	104	50.9%	105	51.3%	
Age 10 to 14 Years	110	52.4%	107	51.8%	105	51.1%	
Age 15 to 19 Years	109	52.1%	110	52.5%	110	52.4%	
Age 20 to 24 Years	103	50.8%	108	52.0%	108	51.9%	
Age 25 to 29 Years	103	50.9%	99	49.7%	99	49.8%	
Age 30 to 34 Years	97	49.2%	95	48.6%	95	48.8%	
Age 35 to 39 Years	102	50.5%	102	50.4%	96	49.0%	
Age 40 to 44 Years	92	48.0%	99	49.7%	95	48.8%	
Age 45 to 49 Years	97	49.4%	98	49.4%	94	48.5%	
Age 50 to 54 Years	95	48.6%	95	48.7%	92	47.8%	
Age 55 to 59 Years	96	49.0%	92	47.8%	92	47.8%	
Age 60 to 64 Years	94	48.5%	92	48.0%	92	47.9%	
Age 65 to 69 Years	91	47.5%	89	47.0%	88	46.8%	
Age 70 to 74 Years	87	46.6%	86	46.3%	83	45.2%	
Age 75 to 79 Years	91	47.7%	86	46.1%	82	45.0%	
Age 80 to 84 Years	78	43.8%	82	45.1%	81	44.7%	
Age 85 Years or Over	76	43.3%	82	45.2%	84	45.5%	
Age 19 Years or Less	108	51.9%	106	51.6%	106	51.4%	
Age 20 to 39 Years	101	50.3%	100	50.1%	99	49.7%	
Age 40 to 64 Years	95	48.7%	95	48.7%	93	48.2%	
Age 65 Years or Over	87	46.5%	86	46.2%	84	45.7%	

Complete Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 38.9797/-76.3288

Bay Manor Shops			15 min drive		30 min drive		45 min drive	
Stevensville, MD 21666			time		time		time	
Household Type (2024)								
Total Households			10,273		52,107		206,937	
Households with Children			2,923	28.5%	14,282	27.4%	62,442	30.2%
Average Household Size			2.5		2.4		2.6	
Household Density per Square Mile			251		347		326	
Population Family			21,204	81.7%	99,267	77.6%	435,720	80.4%
Population Non-Family			4,631	17.9%	26,810	21.0%	99,201	18.3%
Population Group Quarters			103	0.4%	1,863	1.5%	6,753	1.2%
Family Households			6,697	65.2%	31,258	60.0%	132,878	64.2%
Married Couple Households			5,304	79.2%	23,940	76.6%	96,499	72.6%
Other Family Households with Children			1,393	20.8%	7,317	23.4%	36,379	27.4%
Family Households with Children			2,920	43.6%	14,248	45.6%	62,335	46.9%
Married Couple with Children			2,247	77.0%	10,734	75.3%	44,861	72.0%
Other Family Households with Children			673	23.0%	3,514	24.7%	17,474	28.0%
Family Households No Children			3,777	56.4%	17,009	54.4%	70,543	53.1%
Married Couple No Children			3,057	80.9%	13,206	77.6%	51,638	73.2%
Other Family Households No Children			721	19.1%	3,803	22.4%	18,906	26.8%
Non-Family Households			3,576	34.8%	20,849	40.0%	74,059	35.8%
Non-Family Households with Children			3	-	33	0.2%	107	0.1%
Non-Family Households No Children			3,573	99.9%	20,816	99.8%	73,952	99.9%
Average Family Household Size			3.2		3.2		3.3	
Average Family Income			\$199,226		\$208,953		\$187,612	
Median Family Income			\$146,802		\$158,598		\$149,191	
Average Non-Family Household Size			1.3		1.3		1.3	
Marital Status (2024)								
Population Age 15 Years or Over			21,417		106,043		443,016	
Never Married			5,347	25.0%	29,762	28.1%	136,747	30.9%
Currently Married			11,792	55.1%	57,078	53.8%	223,024	50.3%
Previously Married			4,278	20.0%	19,203	18.1%	83,244	18.8%
Separated			578	13.5%	3,315	17.3%	16,082	19.3%
Widowed			1,107	25.9%	4,743	24.7%	21,962	26.4%
Divorced			2,593	60.6%	11,145	58.0%	45,200	54.3%
Educational Attainment (2024)								
Adult Population Age 25 Years or Over			18,610		91,846		381,055	
Elementary (Grade Level 0 to 8)			253	1.4%	2,243	2.4%	11,020	2.9%
Some High School (Grade Level 9 to 11)			757	4.1%	2,959	3.2%	16,303	4.3%
High School Graduate			4,290	23.1%	15,818	17.2%	82,189	21.6%
Some College			3,590	19.3%	15,647	17.0%	69,689	18.3%
Associate Degree Only			1,413	7.6%	5,998	6.5%	25,966	6.8%
Bachelor Degree Only			5,023	27.0%	26,903	29.3%	99,230	26.0%
Graduate Degree			3,284	17.6%	22,278	24.3%	76,658	20.1%
Any College (Some College or Higher)			13,310	71.5%	70,827	77.1%	271,543	71.3%
College Degree + (Bachelor Degree or Higher)			8,307	44.6%	49,181	53.5%	175,888	46.2%

Complete Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 38.9797/-76.3288

Bay Manor Shops			15 min drive		30 min drive		45 min drive	
Stevensville, MD 21666			time		time		time	
Housing								
Total Housing Units (2024)			10,891		54,991		217,113	
Total Housing Units (2020)			10,392		53,092		211,389	
Historical Annual Growth (2020-2024)			500 -		1,899 -		5,723 -	
Housing Units Occupied (2024)			10,273 94.3%		52,107 94.8%		206,937 95.3%	
Housing Units Owner-Occupied			8,542 83.2%		36,289 69.6%		148,897 72.0%	
Housing Units Renter-Occupied			1,731 16.8%		15,817 30.4%		58,040 28.0%	
Housing Units Vacant (2024)			618 5.7%		2,885 5.2%		10,176 4.7%	
Household Size (2024)								
Total Households			10,273		52,107		206,937	
1 Person Households			3,042 29.6%		17,824 34.2%		63,493 30.7%	
2 Person Households			4,149 40.4%		19,107 36.7%		82,047 39.6%	
3 Person Households			1,313 12.8%		6,627 12.7%		27,113 13.1%	
4 Person Households			1,059 10.3%		4,907 9.4%		19,289 9.3%	
5 Person Households			496 4.8%		2,265 4.3%		9,000 4.3%	
6 Person Households			155 1.5%		848 1.6%		3,698 1.8%	
7 or More Person Households			60 0.6%		528 1.0%		2,297 1.1%	
Household Income Distribution (2024)								
HH Income \$200,000 or More			2,317 22.6%		13,227 25.4%		47,094 22.8%	
HH Income \$150,000 to \$199,999			1,372 13.4%		6,920 13.3%		27,835 13.5%	
HH Income \$125,000 to \$149,999			960 9.3%		4,692 9.0%		19,577 9.5%	
HH Income \$100,000 to \$124,999			1,236 12.0%		5,691 10.9%		21,786 10.5%	
HH Income \$75,000 to \$99,999			1,379 13.4%		6,544 12.6%		25,793 12.5%	
HH Income \$50,000 to \$74,999			1,139 11.1%		5,737 11.0%		25,646 12.4%	
HH Income \$35,000 to \$49,999			452 4.4%		2,851 5.5%		12,434 6.0%	
HH Income \$25,000 to \$34,999			376 3.7%		1,845 3.5%		9,076 4.4%	
HH Income \$15,000 to \$24,999			431 4.2%		2,390 4.6%		7,956 3.8%	
HH Income \$10,000 to \$14,999			187 1.8%		607 1.2%		2,676 1.3%	
HH Income Under \$10,000			424 4.1%		1,602 3.1%		7,065 3.4%	
Household Vehicles (2024)								
Households 0 Vehicles Available			389 3.8%		3,108 6.0%		12,396 6.0%	
Households 1 Vehicle Available			2,525 24.6%		17,672 33.9%		66,783 32.3%	
Households 2 Vehicles Available			4,253 41.4%		20,326 39.0%		80,394 38.8%	
Households 3 or More Vehicles Available			3,106 30.2%		11,001 21.1%		47,364 22.9%	
Total Vehicles Available			21,278		95,064		388,099	
Average Vehicles per Household			2.1		1.8		1.9	
Owner-Occupied Household Vehicles			18,638 87.6%		73,975 77.8%		310,649 80.0%	
Average Vehicles per Owner-Occupied Household			2.2		2.0		2.1	
Renter-Occupied Household Vehicles			2,641 12.4%		21,089 22.2%		77,451 20.0%	
Average Vehicles per Renter-Occupied Household			1.5		1.3		1.3	
Travel Time (2024)								
Worker Base Age 16 years or Over			13,386		65,116		282,127	
Travel to Work in 14 Minutes or Less			2,709 20.2%		13,571 20.8%		44,116 15.6%	
Travel to Work in 15 to 29 Minutes			3,190 23.8%		14,270 21.9%		74,653 26.5%	
Travel to Work in 30 to 59 Minutes			3,542 26.5%		16,161 24.8%		79,466 28.2%	
Travel to Work in 60 Minutes or More			1,728 12.9%		6,541 10.0%		28,937 10.3%	
Work at Home			2,217 16.6%		14,572 22.4%		54,955 19.5%	
Average Minutes Travel to Work			26.6		24.9		27.2	

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Lat/Lon: 38.9797/-76.3288

Bay Manor Shops			15 min drive		30 min drive		45 min drive	
Stevensville, MD 21666			time		time		time	
Transportation To Work (2024)								
Worker Base Age 16 years or Over			13,386		65,116		282,127	
Drive to Work Alone			10,253	76.6%	44,086	67.7%	193,694	68.7%
Drive to Work in Carpool			675	5.0%	3,190	4.9%	18,329	6.5%
Travel to Work by Public Transportation			77	0.6%	1,124	1.7%	6,889	2.4%
Drive to Work on Motorcycle			-	-	27	-	114	-
Bicycle to Work			4	-	293	0.4%	626	0.2%
Walk to Work			118	0.9%	1,349	2.1%	4,381	1.6%
Other Means			42	0.3%	474	0.7%	3,140	1.1%
Work at Home			2,217	16.6%	14,572	22.4%	54,955	19.5%
Daytime Demographics (2024)								
Total Businesses			1,418		8,387		26,013	
Total Employees			10,526		83,608		231,837	
Company Headquarter Businesses			57	4.0%	345	4.1%	919	3.5%
Company Headquarter Employees			1,427	13.6%	13,047	15.6%	33,068	14.3%
Employee Population per Business			7.4	to 1	10.0	to 1	8.9	to 1
Residential Population per Business			18.3	to 1	15.3	to 1	20.8	to 1
Adj. Daytime Demographics Age 16 Years or Over			18,216		121,698		381,487	
Labor Force								
Labor Population Age 16 Years or Over (2024)			21,069		104,450		436,273	
Labor Force Total Males (2024)			10,271	48.7%	50,850	48.7%	210,956	48.4%
Male Civilian Employed			6,962	67.8%	34,248	67.4%	144,680	68.6%
Male Civilian Unemployed			180	1.8%	675	1.3%	3,550	1.7%
Males in Armed Forces			96	0.9%	1,098	2.2%	4,163	2.0%
Males Not in Labor Force			3,032	29.5%	14,829	29.2%	58,562	27.8%
Labor Force Total Females (2024)			10,798	51.3%	53,600	51.3%	225,318	51.6%
Female Civilian Employed			6,307	58.4%	30,754	57.4%	136,752	60.7%
Female Civilian Unemployed			128	1.2%	628	1.2%	3,171	1.4%
Females in Armed Forces			13	0.1%	259	0.5%	1,028	0.5%
Females Not in Labor Force			4,350	40.3%	21,958	41.0%	84,367	37.4%
Unemployment Rate			308	1.5%	1,304	1.2%	6,721	1.5%
Occupation (2024)								
Occupation Population Age 16 Years or Over			13,386		65,116		282,127	
Occupation Total Males			7,030	52.5%	34,315	52.7%	145,053	51.4%
Occupation Total Females			6,357	47.5%	30,801	47.3%	137,073	48.6%
Management, Business, Financial Operations			2,927	21.9%	17,451	26.8%	65,506	23.2%
Professional, Related			3,458	25.8%	19,169	29.4%	83,279	29.5%
Service			2,065	15.4%	8,920	13.7%	41,984	14.9%
Sales, Office			2,843	21.2%	11,012	16.9%	48,318	17.1%
Farming, Fishing, Forestry			29	0.2%	99	0.2%	323	0.1%
Construction, Extraction, Maintenance			1,147	8.6%	4,547	7.0%	21,287	7.5%
Production, Transport, Material Moving			918	6.9%	3,918	6.0%	21,431	7.6%
White Collar Workers			9,228	68.9%	47,632	73.2%	197,103	69.9%
Blue Collar Workers			4,158	31.1%	17,484	26.8%	85,024	30.1%

Complete Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 38.9797/-76.3288

Bay Manor Shops			15 min drive		30 min drive		45 min drive	
Stevensville, MD 21666			time		time		time	
Units In Structure (2024)								
Total Units			10,273		52,107		206,937	
1 Detached Unit			7,595	73.9%	30,450	58.4%	124,005	59.9%
1 Attached Unit			1,556	15.1%	9,208	17.7%	37,100	17.9%
2 Units			35	0.3%	534	1.0%	1,908	0.9%
3 to 4 Units			163	1.6%	967	1.9%	3,011	1.5%
5 to 9 Units			313	3.0%	2,111	4.1%	8,023	3.9%
10 to 19 Units			204	2.0%	3,826	7.3%	16,752	8.1%
20 to 49 Units			145	1.4%	1,165	2.2%	4,209	2.0%
50 or More Units			144	1.4%	3,389	6.5%	9,712	4.7%
Mobile Home or Trailer			117	1.1%	455	0.9%	2,182	1.1%
Other Structure			2	-	2	-	35	-
Homes Built By Year (2024)								
Homes Built 2020 or later			124	1.1%	739	1.3%	3,097	1.4%
Homes Built 2010 to 2019			880	8.1%	4,703	8.6%	19,220	8.9%
Homes Built 2000 to 2009			1,749	16.1%	6,861	12.5%	26,002	12.0%
Homes Built 1990 to 1999			1,493	13.7%	7,413	13.5%	31,879	14.7%
Homes Built 1980 to 1989			2,305	21.2%	9,026	16.4%	33,415	15.4%
Homes Built 1970 to 1979			1,824	16.8%	9,100	16.5%	30,858	14.2%
Homes Built 1960 to 1969			781	7.2%	4,666	8.5%	26,965	12.4%
Homes Built 1950 to 1959			506	4.6%	3,976	7.2%	16,644	7.7%
Homes Built 1940 to 1949			116	1.1%	1,383	2.5%	7,164	3.3%
Homes Built Before 1939			496	4.5%	4,238	7.7%	11,693	5.4%
Median Age of Homes			39.8	yrs	43.7	yrs	43.3	yrs
Home Values (2024)								
Owner Specified Housing Units			8,542		36,289		148,897	
Home Values \$1,000,000 or More			679	7.9%	3,423	9.4%	8,178	5.5%
Home Values \$750,000 to \$999,999			923	10.8%	3,976	11.0%	12,260	8.2%
Home Values \$500,000 to \$749,999			1,711	20.0%	10,373	28.6%	38,007	25.5%
Home Values \$400,000 to \$499,999			2,171	25.4%	7,949	21.9%	31,539	21.2%
Home Values \$300,000 to \$399,999			1,834	21.5%	6,332	17.4%	33,120	22.2%
Home Values \$250,000 to \$299,999			528	6.2%	1,738	4.8%	9,788	6.6%
Home Values \$200,000 to \$249,999			317	3.7%	858	2.4%	5,859	3.9%
Home Values \$175,000 to \$199,999			133	1.6%	299	0.8%	1,957	1.3%
Home Values \$150,000 to \$174,999			72	0.8%	297	0.8%	1,913	1.3%
Home Values \$125,000 to \$149,999			13	0.2%	77	0.2%	717	0.5%
Home Values \$100,000 to \$124,999			37	0.4%	138	0.4%	902	0.6%
Home Values \$90,000 to \$99,999			3	-	3	-	145	-
Home Values \$80,000 to \$89,999			7	-	63	0.2%	230	0.2%
Home Values \$70,000 to \$79,999			2	-	40	0.1%	292	0.2%
Home Values \$60,000 to \$69,999			32	0.4%	53	0.1%	149	-
Home Values \$50,000 to \$59,999			15	0.2%	88	0.2%	352	0.2%
Home Values \$35,000 to \$49,999			19	0.2%	84	0.2%	893	0.6%
Home Values \$25,000 to \$34,999			6	-	86	0.2%	892	0.6%
Home Values \$10,000 to \$24,999			7	-	83	0.2%	362	0.2%
Home Values Under \$10,000			34	0.4%	328	0.9%	1,344	0.9%
Owner-Occupied Median Home Value			\$486,595		\$535,459		\$476,776	
Renter-Occupied Median Rent			\$1,452		\$1,621		\$1,560	

Complete Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 38.9797/-76.3288

Bay Manor Shops Stevensville, MD 21666	15 min drive time	30 min drive time	45 min drive time
Total Annual Consumer Expenditure (2024)			
Total Household Expenditure	\$1.02 B	\$5.46 B	\$20.3 B
Total Non-Retail Expenditure	\$543.35 M	\$2.91 B	\$10.81 B
Total Retail Expenditure	\$478.72 M	\$2.55 B	\$9.49 B
Apparel	\$36.69 M	\$197.12 M	\$732.13 M
Contributions	\$36.86 M	\$199.56 M	\$735.2 M
Education	\$35.72 M	\$196.11 M	\$720.41 M
Entertainment	\$60 M	\$320.58 M	\$1.19 B
Food and Beverages	\$146.85 M	\$781.51 M	\$2.91 B
Furnishings and Equipment	\$37.05 M	\$197.82 M	\$735.85 M
Gifts	\$28.06 M	\$154.03 M	\$565.99 M
Health Care	\$83.47 M	\$440.71 M	\$1.65 B
Household Operations	\$41.47 M	\$222.55 M	\$825.12 M
Miscellaneous Expenses	\$19.61 M	\$104.92 M	\$389.72 M
Personal Care	\$13.71 M	\$73.21 M	\$272.4 M
Personal Insurance	\$7.92 M	\$42.45 M	\$157.3 M
Reading	\$2.29 M	\$12.25 M	\$45.41 M
Shelter	\$213.76 M	\$1.15 B	\$4.26 B
Tobacco	\$5.07 M	\$26.45 M	\$99.82 M
Transportation	\$183.59 M	\$974.24 M	\$3.64 B
Utilities	\$69.95 M	\$369.21 M	\$1.38 B
Monthly Household Consumer Expenditure (2024)			
Total Household Expenditure	\$8,291	\$8,730	\$8,177
Total Non-Retail Expenditure	\$4,407 53.2%	\$4,656 53.3%	\$4,354 53.3%
Total Retail Expenditures	\$3,883 46.8%	\$4,073 46.7%	\$3,822 46.7%
Apparel	\$298 3.6%	\$315 3.6%	\$295 3.6%
Contributions	\$299 3.6%	\$319 3.7%	\$296 3.6%
Education	\$290 3.5%	\$314 3.6%	\$290 3.5%
Entertainment	\$487 5.9%	\$513 5.9%	\$480 5.9%
Food and Beverages	\$1,191 14.4%	\$1,250 14.3%	\$1,173 14.3%
Furnishings and Equipment	\$301 3.6%	\$316 3.6%	\$296 3.6%
Gifts	\$228 2.7%	\$246 2.8%	\$228 2.8%
Health Care	\$677 8.2%	\$705 8.1%	\$663 8.1%
Household Operations	\$336 4.1%	\$356 4.1%	\$332 4.1%
Miscellaneous Expenses	\$159 1.9%	\$168 1.9%	\$157 1.9%
Personal Care	\$111 1.3%	\$117 1.3%	\$110 1.3%
Personal Insurance	\$64 0.8%	\$68 0.8%	\$63 0.8%
Reading	\$19 0.2%	\$20 0.2%	\$18 0.2%
Shelter	\$1,734 20.9%	\$1,833 21.0%	\$1,714 21.0%
Tobacco	\$41 0.5%	\$42 0.5%	\$40 0.5%
Transportation	\$1,489 18.0%	\$1,558 17.8%	\$1,464 17.9%
Utilities	\$567 6.8%	\$590 6.8%	\$556 6.8%