



A WRS Inc. Redevelopment



Situated on approximately 100 acres, WRS Inc. is planning to completely redevelop the Lakeforest property into multi-use employment, retail, residential and entertainment destination. Located in Gaithersburg, MD, the site is part of the Washington DC MSA which is widely considered to be among the most highly educated and affluent markets in the United States. Bounded by 4 major roadways, just off Interstate 270, the property presents the unique opportunity to accommodate a wide variety of users, including those not presently operating in the market as well as those wishing to relocate from older generation facilities currently in the market.



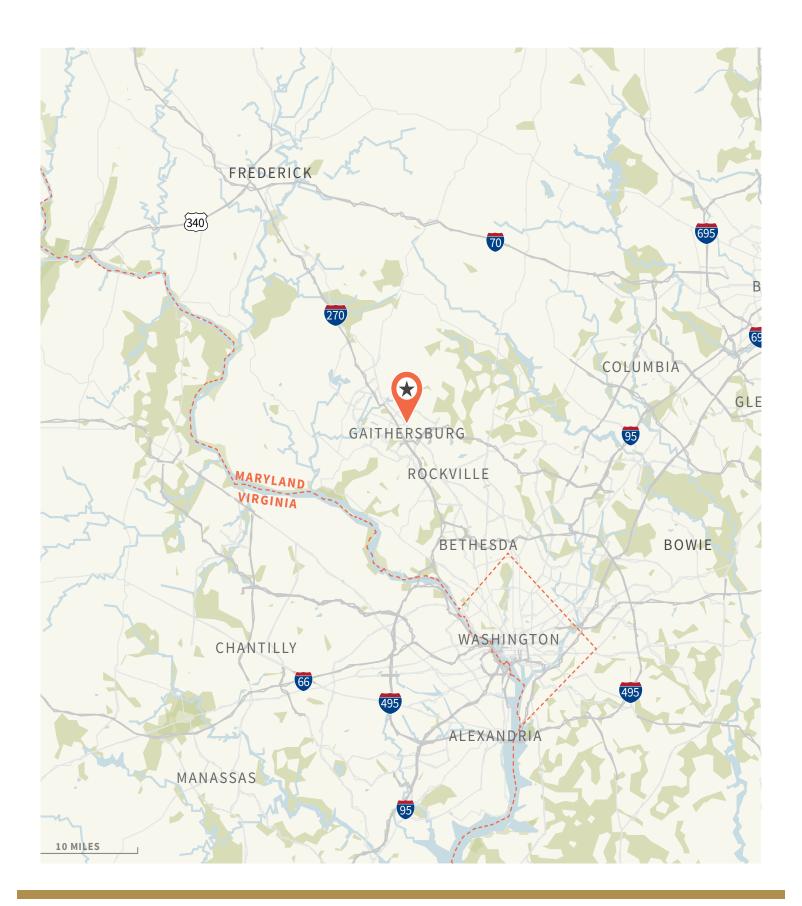






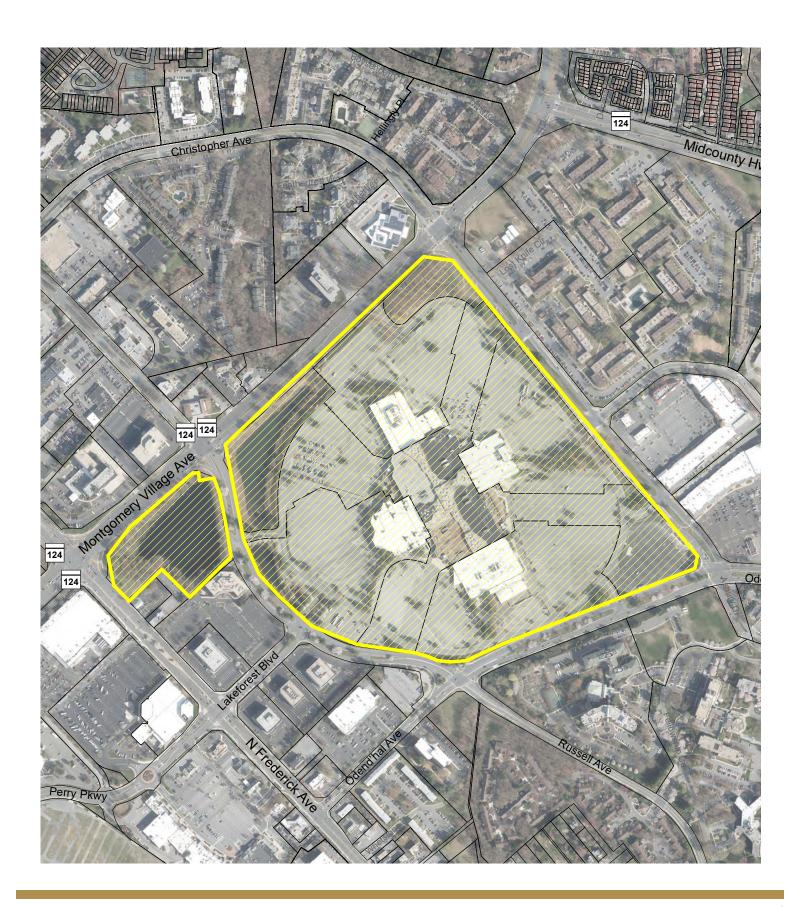
LAKEFOREST REDEVELOPMENT SITE





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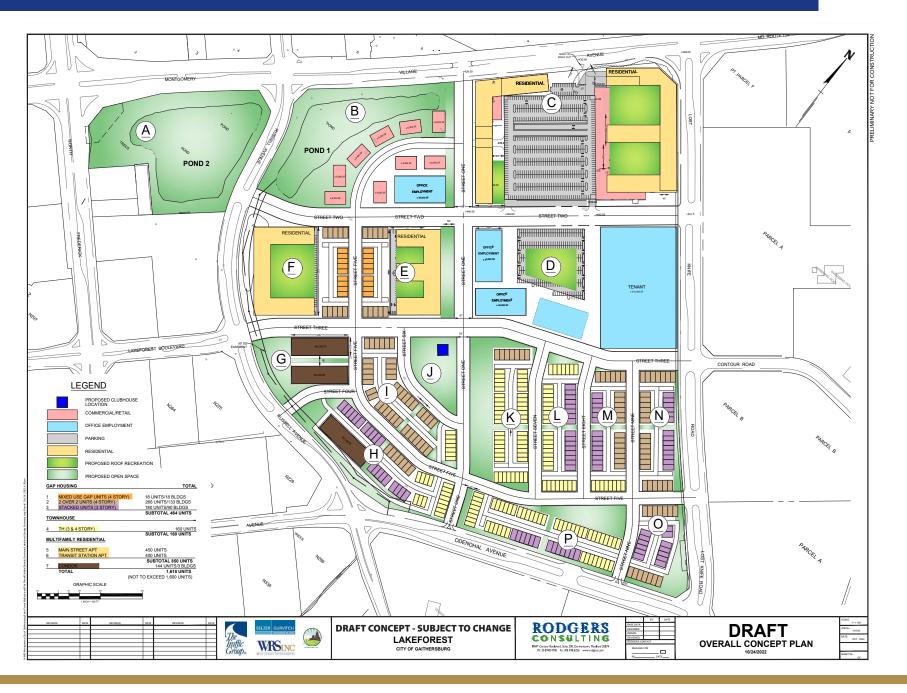




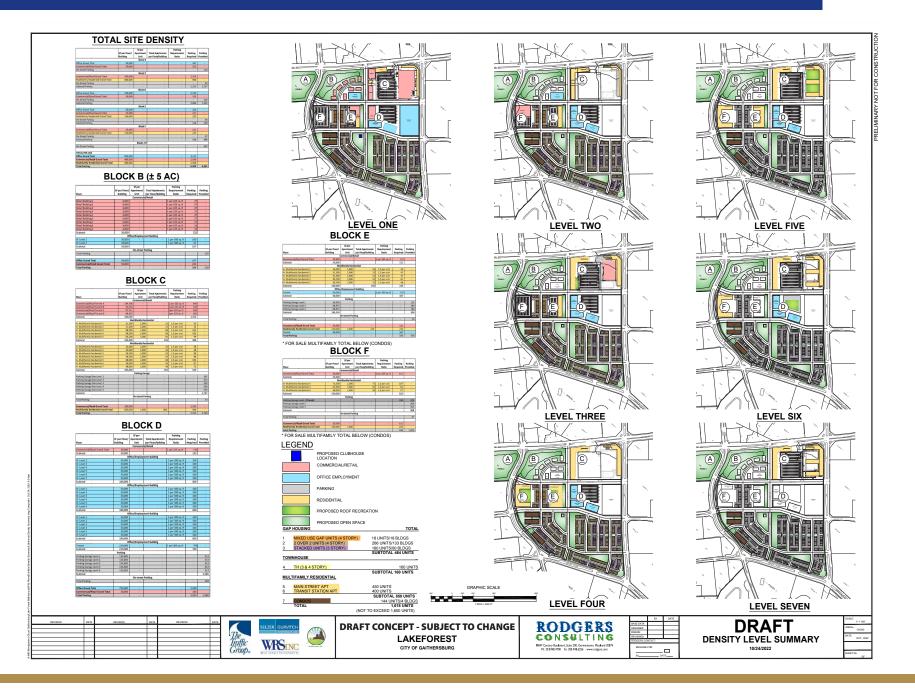






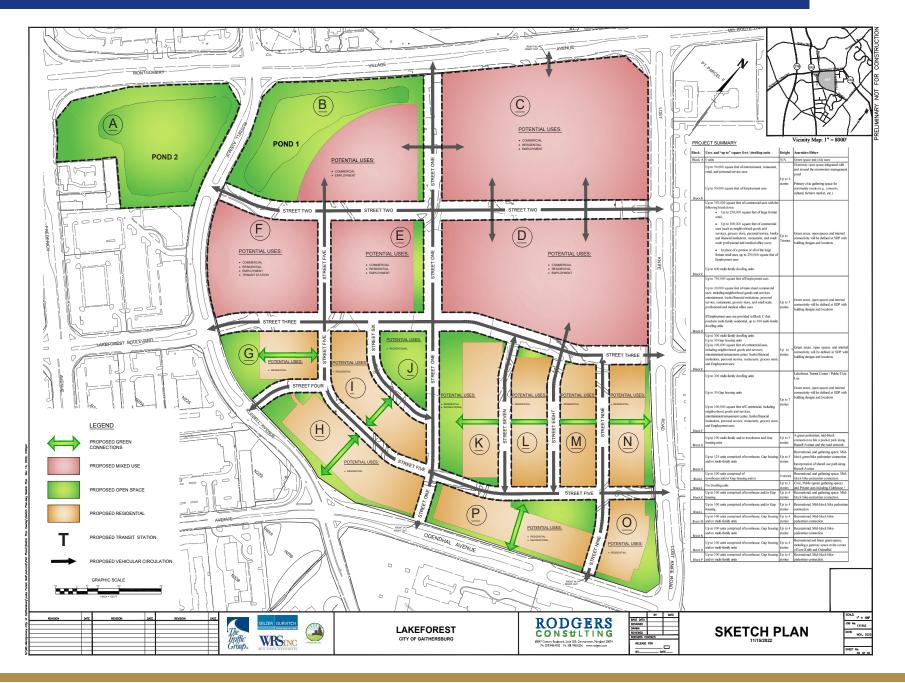






SKETCH PLAN • CONCEPTUAL & SUBJECT TO CHANGE





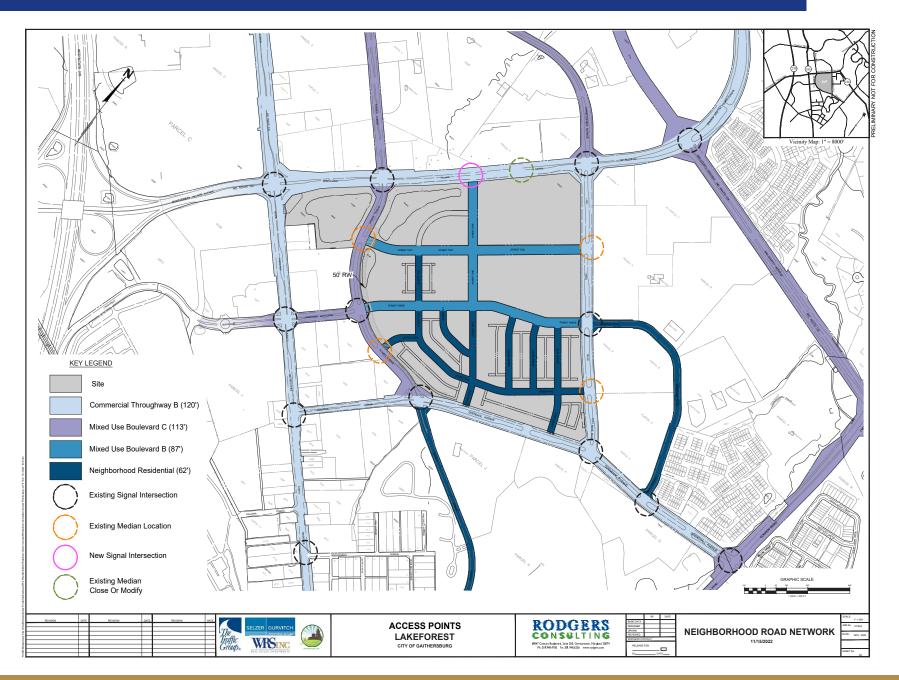
GREEN AREA • CONCEPTUAL & SUBJECT TO CHANGE





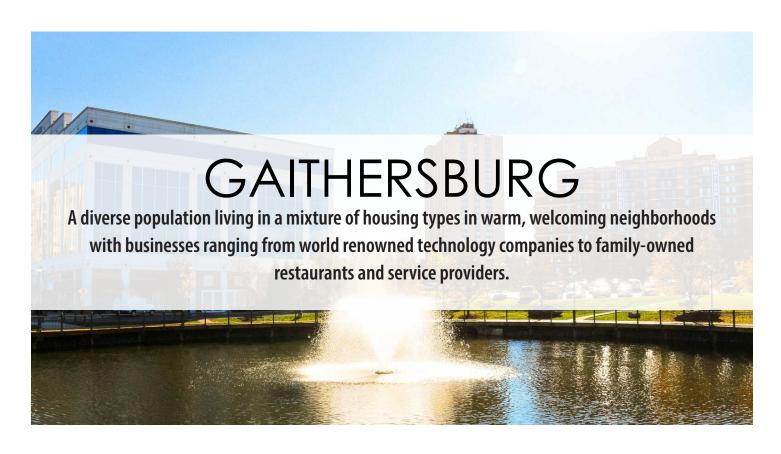
ROAD NETWORK • CONCEPTUAL & SUBJECT TO CHANGE





GAITHERSBURG, MARYLAND





LOCATED IN THE HEART OF MONTGOMERY COUNTY

Gaithersburg occupies approximately 10 square miles in the geographic center of Montgomery County, Maryland. The southeastern border of the City lies just 13 miles from the northwestern border of Washington, D.C.

With more than 70,000 residents located in the heart of Montgomery County, Gaithersburg is one of the largest cities in Maryland. Gaithersburg has an excitingly diverse population and combines a respect for its heritage, demonstrated by revitalization efforts in the Olde Towne residential and commercial district, with thoughtful planning for new communities.

Businesses in Gaithersburg range from world renowned technology companies to family-owned restaurants and service providers. And with indoor and outdoor aquatic facilities, a skate park, miniature golf course, and award-winning recreational and cultural enrichment programs, people of all ages enjoy an exceptional quality of life in Gaithersburg.

Home to more than 11,000 businesses in the heart of the Washington-Baltimore region, Gaithersburg is in the middle of the fourth largest retail market in the U.S., and is central to the Boston-Atlanta Corridor.

GAITHERSBURG, MARYLAND



ECONOMIC VITALITY

Gaithersburg is an internationally recognized center of biotechnology, capitalizing on the proximity to federal research facilities and regulatory agencies including the National Institute of Standards and Technology, the National Institutes of Health and the Food and Drug Administration.

Because of the proximity to the nation's capital and major global industries, the City plays host to many international and domestic visitors. Gaithersburg enjoys one of the highest educated labor pools in the country.

Maryland ranks fourth in percentage of the population with a bachelor's degree and second in the percentage with a graduate or professional degree. The City is within an hour's drive of dozens of colleges and universities, several located just beyond our borders.

Over the years, Gaithersburg has enjoyed local, regional and national recognition for its governance and quality of life. The City has placed in the top twenty-five on a number of "Best Places" lists and has earned a number one national ranking as a secure community.









The National Institute Of Standards & Technology

The National Institute of Standards and Technology (NIST) was founded in 1901 and is now part of the U.S. Department of Commerce. NIST is one of the nation's oldest physical science laboratories. Congress established the agency to remove a major challenge to U.S. industrial competitiveness at the time - a second-rate measurement infrastructure that lagged behind the capabilities of the United Kingdom, Germany, and other economic rivals.

From the smart electric power grid and electronic health records to atomic clocks, advanced

nanomaterials, and computer chips, innumerable products and services rely in some way on technology, measurement, and standards provided by the National Institute of Standards and Technology.

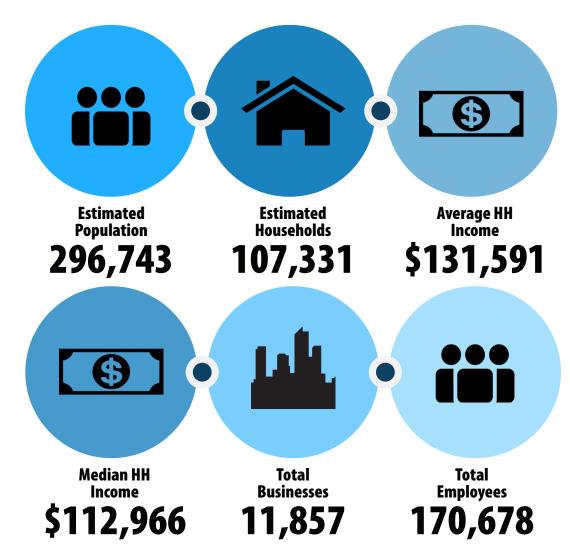
Today, NIST measurements support the smallest of technologies to the largest and most complex of human-made creations—from nanoscale devices so tiny that tens of thousands can fit on the end of a single human hair up to earthquake-resistant skyscrapers and global communication networks.



579 Acres3.6 Million GSF62 Permanent or Temporary Buildings4,000 Federal Staff & Associates

5 MILE DEMOGRAPHIC SNAPSHOT









Lat/Lon: 39.1535/-77.2042

701 Russell Ave	1 mi radius	3 mi radius	5 mi radius
Gaithersburg, MD 20877	I III Idalus	5 IIII Idalus	5 mi radias
Population			
2022 Estimated Population	22,541	151,367	296,74
2027 Projected Population	22,833	154,035	303,33
2020 Census Population	22,893	152,232	298,40
2010 Census Population	20,333	138,686	274,55
Projected Annual Growth 2022 to 2027	0.3%	0.4%	0.49
Historical Annual Growth 2010 to 2022	0.9%	0.8%	0.79
Households			
2022 Estimated Households	9,163	53,871	107,33
2027 Projected Households	9,345	55,230	110,57
2020 Census Households	9,220	53,752	106,95
2010 Census Households	8,399	49,362	97,84
Projected Annual Growth 2022 to 2027	0.4%	0.5%	0.6
Historical Annual Growth 2010 to 2022	0.8%	0.8%	0.8
Age			
2022 Est. Population Under 10 Years	13.2%	13.4%	12.8
2022 Est. Population 10 to 19 Years	10.5%	12.9%	13.3
2022 Est. Population 20 to 29 Years	14.9%	13.2%	12.4
2022 Est. Population 30 to 44 Years	23.7%	22.6%	22.3
2022 Est. Population 45 to 59 Years	18.3%	19.8%	20.7
2022 Est. Population 60 to 74 Years	11.3%	13.2%	13.8
2022 Est. Population 75 Years or Over	8.1%	4.9%	4.9
2022 Est. Median Age	37.4	36.3	37
Marital Status & Gender			
2022 Est. Male Population	48.5%	49.3%	48.9
2022 Est. Female Population	51.5%	50.7%	51.1
2022 Est. Never Married	41.9%	35.4%	33.3
2022 Est. Now Married	38.9%	45.6%	48.9
2022 Est. Separated or Divorced	14.0%	15.2%	13.8
2022 Est. Widowed	5.2%	3.8%	4.0
Income			
2022 Est. HH Income \$200,000 or More	6.6%	13.8%	18.7
2022 Est. HH Income \$150,000 to \$199,999	8.1%	10.3%	11.4
2022 Est. HH Income \$100,000 to \$149,999	17.9%	20.8%	21.9
2022 Est. HH Income \$75,000 to \$99,999	14.7%	14.2%	13.3
2022 Est. HH Income \$50,000 to \$74,999	18.0%	15.6%	14.1
2022 Est. HH Income \$35,000 to \$49,999	10.9%	8.3%	6.8
2022 Est. HH Income \$25,000 to \$34,999	7.6%	5.8%	4.8
2022 Est. HH Income \$15,000 to \$24,999	5.2%	3.8%	3.3
2022 Est. HH Income Under \$15,000	11.0%	7.4%	5.8
2022 Est. Average Household Income	\$96,837	\$116,142	\$131,5
2022 Est. Median Household Income	\$74,055	\$97,685	\$112,9
2022 Est. Per Capita Income	\$39,473	\$41,384	\$47,6
2022 Est. Total Businesses	1,252	6,028	11,8
2022 Est. Total Employees	22,323	81,846	170,6



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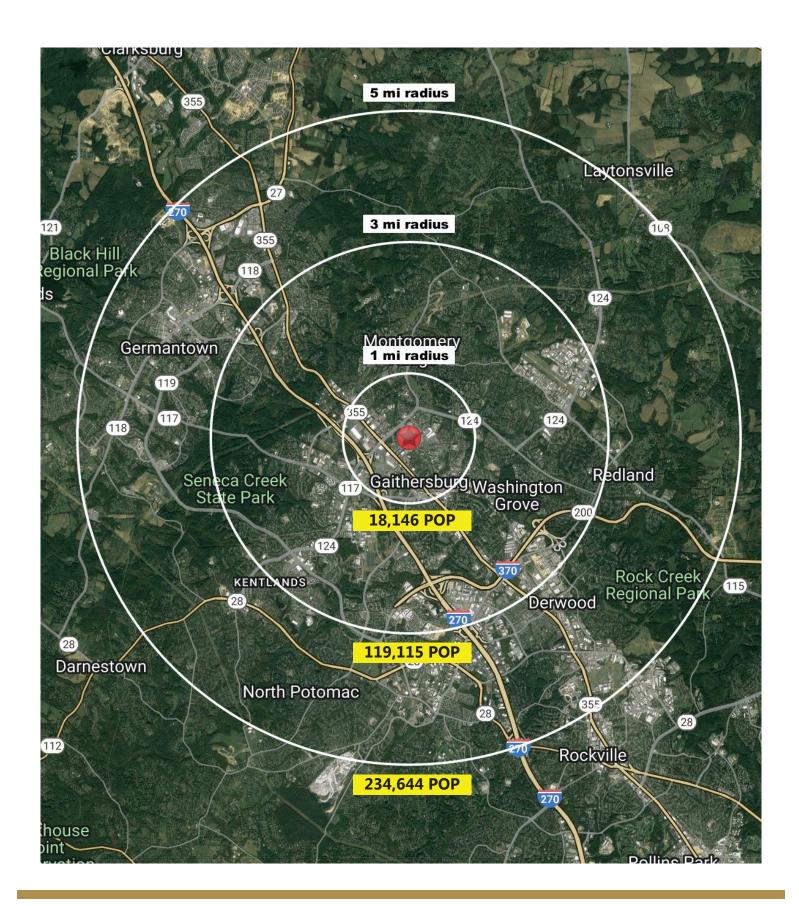
701 Russell Ave			
Gaithersburg, MD 20877	1 mi radius	3 mi radius	5 mi radius
Race	_		
2022 Est. White	29.8%	34.0%	37.9%
2022 Est. Black	24.3%	22.0%	21.3%
2022 Est. Asian or Pacific Islander	13.2%	16.9%	19.5%
2022 Est. American Indian or Alaska Native	1.4%	0.9%	0.6%
2022 Est. Other Races	31.4%	26.2%	20.7%
Hispanic			
2022 Est. Hispanic Population	8,019	44,072	66,068
2022 Est. Hispanic Population	35.6%	29.1%	22.3%
2027 Proj. Hispanic Population	35.6%	29.1%	22.1%
2020 Hispanic Population	46.4%	36.3%	26.7%
Education (Adults 25 & Older)			
2022 Est. Adult Population (25 Years or Over)	15,700	102,157	201,987
2022 Est. Elementary (Grade Level 0 to 8)	9.2%	7.4%	5.7%
2022 Est. Some High School (Grade Level 9 to 11)	4.1%	4.6%	3.7%
2022 Est. High School Graduate	17.9%	17.1%	14.2%
2022 Est. Some College	15.1%	13.8%	13.5%
2022 Est. Associate Degree Only	7.8%	6.8%	6.7%
2022 Est. Bachelor Degree Only	23.7%	26.7%	28.5%
2022 Est. Graduate Degree	22.2%	23.5%	27.7%
Housing			
2022 Est. Total Housing Units	9,696	56,618	112,337
2022 Est. Owner-Occupied	32.4%	56.2%	60.1%
2022 Est. Renter-Occupied	62.1%	39.0%	35.4%
2022 Est. Vacant Housing	5.5%	4.9%	4.5%
Homes Built by Year			
2022 Homes Built 2010 or later	17.3%	11.0%	9.7%
2022 Homes Built 2000 to 2009	10.3%	8.8%	10.9%
2022 Homes Built 1990 to 1999	8.8%	10.9%	14.2%
2022 Homes Built 1980 to 1989	24.2%	26.3%	24.7%
2022 Homes Built 1970 to 1979	14.4%	17.4%	15.0%
2022 Homes Built 1960 to 1969	9.6%	10.1%	10.3%
2022 Homes Built 1950 to 1959	4.8%	5.2%	5.5%
2022 Homes Built Before 1949	5.2%	5.3%	5.2%
Home Values			
2022 Home Value \$1,000,000 or More	5.5%	6.4%	7.4%
2022 Home Value \$500,000 to \$999,999	25.4%	30.9%	41.7%
2022 Home Value \$400,000 to \$499,999	13.6%	16.7%	13.7%
2022 Home Value \$300,000 to \$399,999	16.1%	18.9%	16.6%
2022 Home Value \$200,000 to \$299,999	16.5%	14.8%	12.1%
2022 Home Value \$150,000 to \$199,999	10.7%	5.2%	3.7%
2022 Home Value \$100,000 to \$149,999	6.7%	2.9%	1.9%
2022 Home Value \$50,000 to \$99,999	2.4%	2.5%	1.4%
2022 Home Value \$25,000 to \$49,999	0.8%	0.6%	0.5%
2022 Home Value Under \$25,000	2.3%	1.0%	1.0%
2022 Median Home Value	\$346,049	\$417,410	\$488,746
2022 Median Rent	\$1,654	\$1,662	\$1,703



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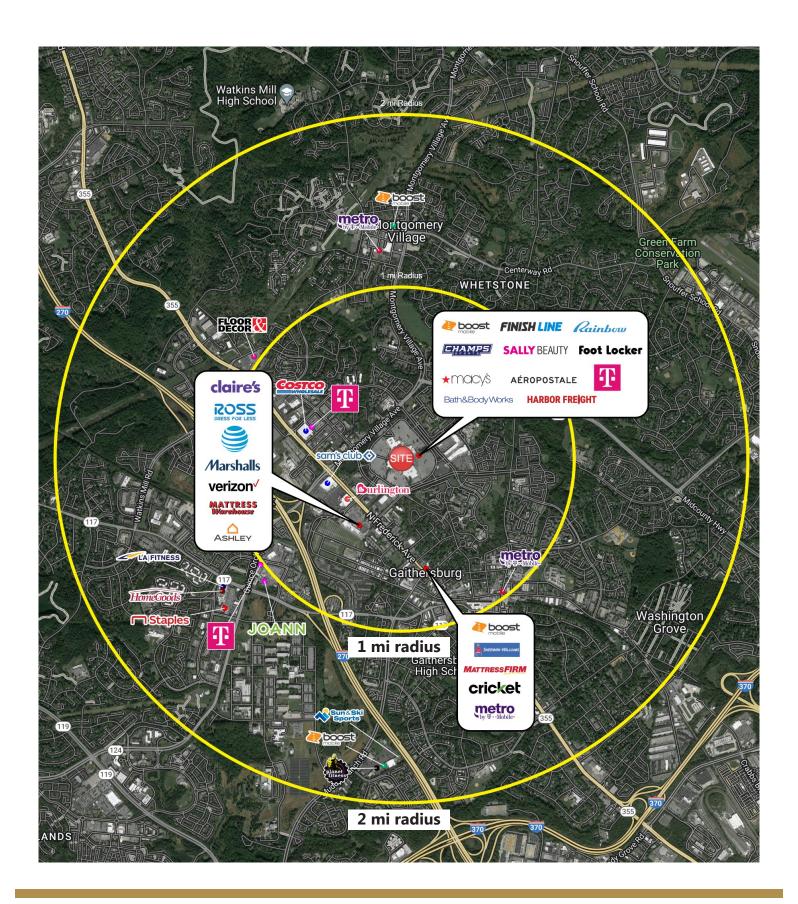
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Gaithersburg, MD 20877	1 mi radius	3 mi radius	5 mi radius
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Labor Force			
2022 Est. Labor Population Age 16 Years or Over	18,146	119,115	234,644
2022 Est. Civilian Employed	64.6%	67.6%	67.3%
2022 Est. Civilian Unemployed	4.8%	3.3%	2.8%
2022 Est. in Armed Forces	0.2%	0.2%	0.4%
2022 Est. not in Labor Force	30.3%	28.8%	29.5%
2022 Labor Force Males	48.1%	48.7%	48.3%
2022 Labor Force Females	51.9%	51.3%	51.7%
Occupation			
2022 Occupation: Population Age 16 Years or Over	11,725	80,551	158,016
2022 Mgmt, Business, & Financial Operations	15.1%	19.1%	21.7%
2022 Professional, Related	28.4%	31.5%	35.2%
2022 Service	24.5%	18.7%	15.2%
2022 Sales, Office	16.0%	16.1%	16.4%
2022 Farming, Fishing, Forestry	-	-	-
2022 Construction, Extraction, Maintenance	8.0%	6.7%	4.9%
2022 Production, Transport, Material Moving	8.0%	7.9%	6.5%
2022 White Collar Workers	59.5%	66.7%	73.4%
2022 Blue Collar Workers	40.5%	33.3%	26.6%
Transportation to Work			
2022 Drive to Work Alone	48.6%	51.2%	49.1%
2022 Drive to Work in Carpool	8.4%	8.9%	7.4%
2022 Travel to Work by Public Transportation	6.3%	4.6%	3.9%
2022 Drive to Work on Motorcycle	-	-	-
2022 Walk or Bicycle to Work	3.2%	1.4%	1.3%
2022 Other Means	1.8%	1.5%	1.8%
2022 Work at Home	31.7%	32.4%	36.4%
Travel Time			
2022 Travel to Work in 14 Minutes or Less	23.7%	19.9%	18.7%
2022 Travel to Work in 15 to 29 Minutes	36.3%	35.7%	35.8%
2022 Travel to Work in 30 to 59 Minutes	29.6%	34.2%	35.0%
2022 Travel to Work in 60 Minutes or More	10.4%	10.2%	10.5%
2022 Average Travel Time to Work	22.5	25.3	26.1
Consumer Expenditure			
2022 Est. Total Household Expenditure	\$628.7 M	\$4.23 B	\$9.2 B
2022 Est. Apparel	\$22.39 M	\$152.25 M	\$333.39 M
2022 Est. Contributions, Gifts	\$35.77 M	\$253.03 M	\$569.85 M
2022 Est. Education, Reading	\$20.66 M	\$149.35 M	\$339.12 M
2022 Est. Entertainment	\$35.42 M	\$243.49 M	\$535.45 M
2022 Est. Food, Beverages, Tobacco	\$96.75 M	\$640.4 M	\$1.38 B
2022 Est. Furnishings, Equipment	\$22.02 M	\$150.81 M	\$330.95 M
2022 Est. Health Care, Insurance	\$56.74 M	\$376.81 M	\$813.75 M
2022 Est. Household Operations, Shelter, Utilities	\$204.7 M	\$1.36 B	\$2.94 B
2022 Est. Miscellaneous Expenses	\$11.9 M	\$80.26 M	\$175.35 M
2022 Est. Personal Care	\$8.47 M	\$56.8 M	\$123.54 M
2022 Est. Transportation	\$113.9 M	\$766.23 M	\$1.66 B





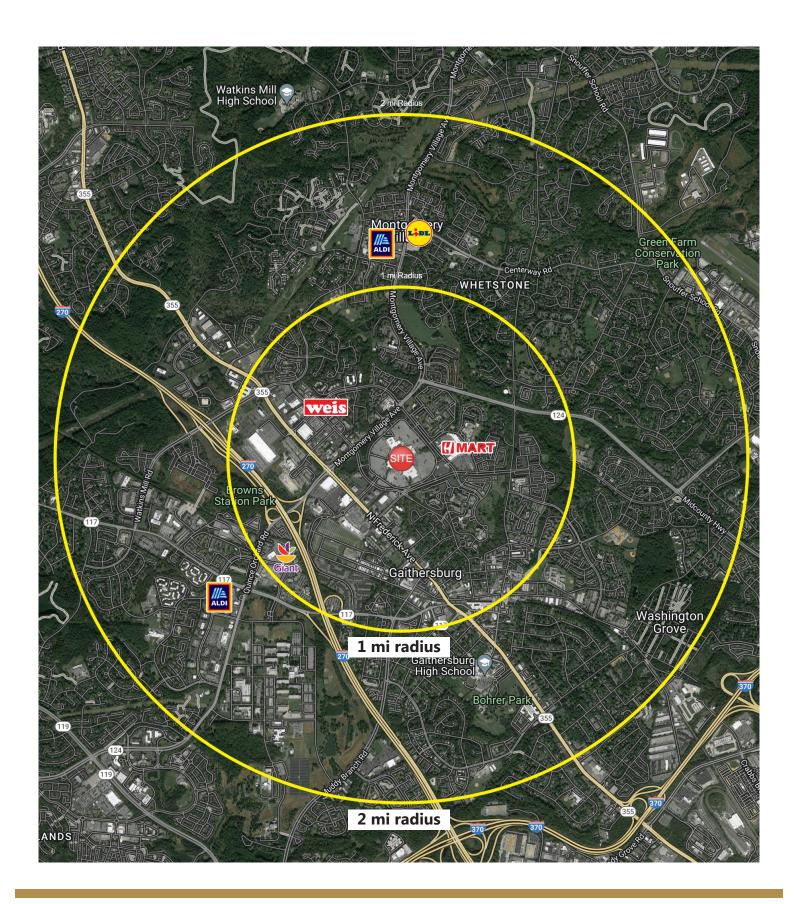
MAJOR RETAIL - 2 MILE RADIUS





GROCERY STORES - 2 MILE RADIUS









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