



15916 CRAIN HIGHWAY
BRANDYWINE, MARYLAND 20613




THE PROJECT



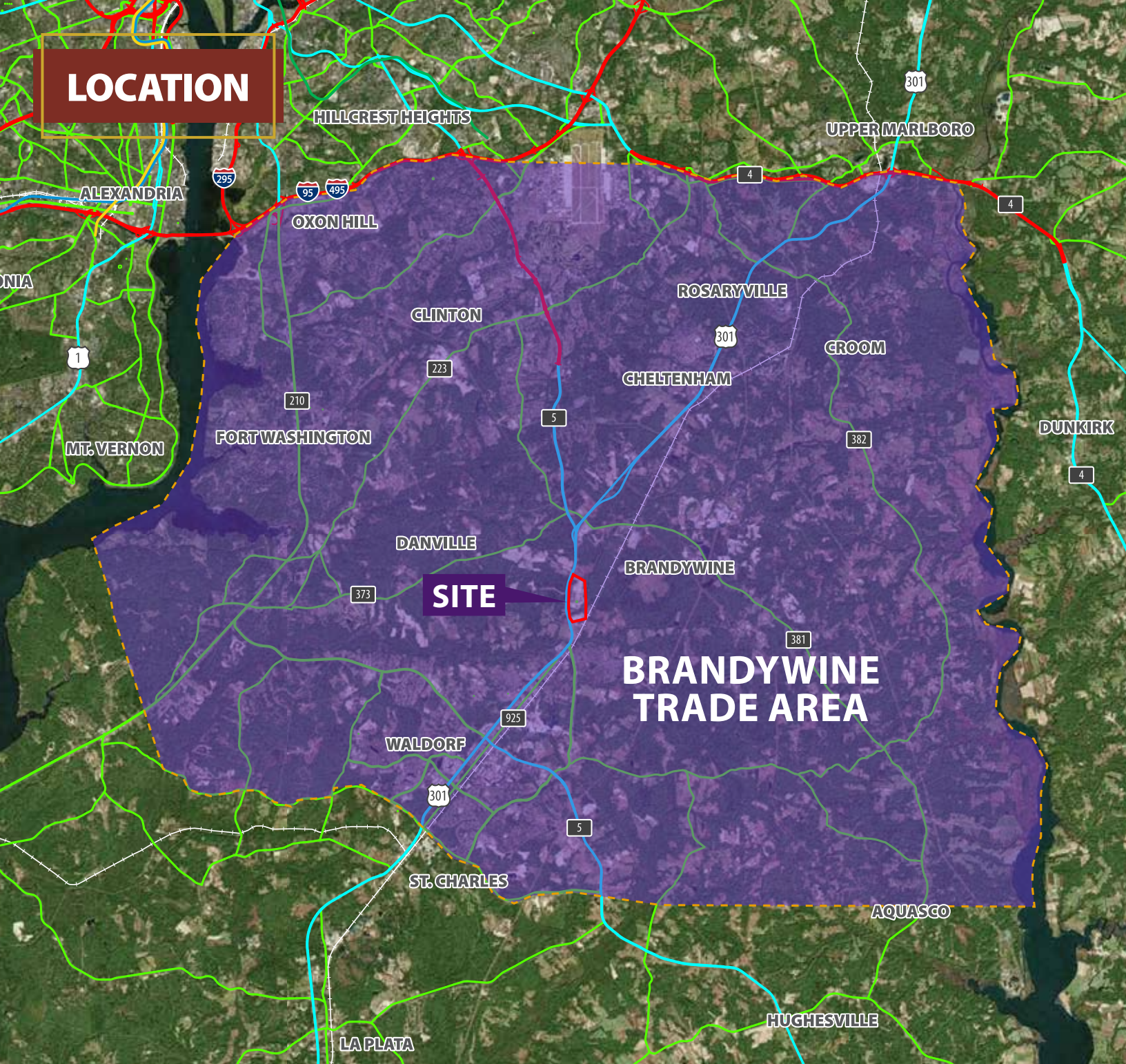
Brandywine Crossing

H&R Retail is proud to present Brandywine Crossing in Brandywine, Maryland. Located in Maryland's fastest growing region, the 800,000 square foot Brandywine Crossing serve as the regional power center for a major portion of southern Maryland.

- Brandywine Crossing provides a mix of big box retail anchors, movie theatre, grocery store, shop space and pad sites with ample parking.
- This portion of U.S. Route 301/MD Route 5 is a 2.5 mile key collection point for all traffic entering or leaving southern Maryland. This gateway ensures Brandywine Crossing has the most prominent exposure, access, and extended regional reach.
- The 85 acre Brandywine Crossing fronts completely on over 3,000 linear feet of U.S. Route 301/MD Route 5.
- Two full turn signalized entry/exit points allowing easy access to the over 108,000 vehicles per day that travel in front of the site.

- Phase I includes      additional anchors along with 75,000 square foot of specialty retail and several out parcels.
- Phase II includes a 71,000 square foot 14 screen  and specialty retail and restaurant spaces
- Includes an additional 18 acres of office space
- Over 2,000 dedicated retail parking spaces

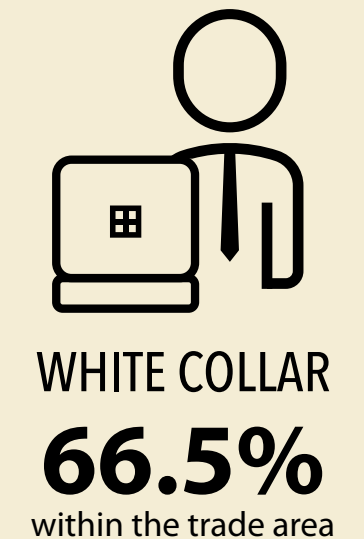
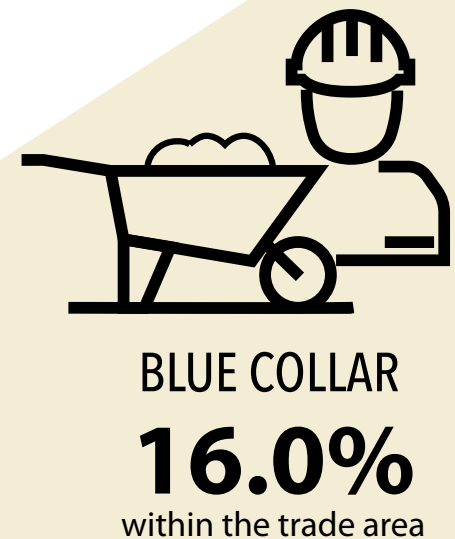
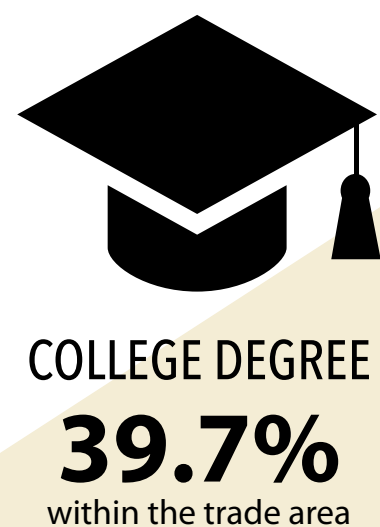
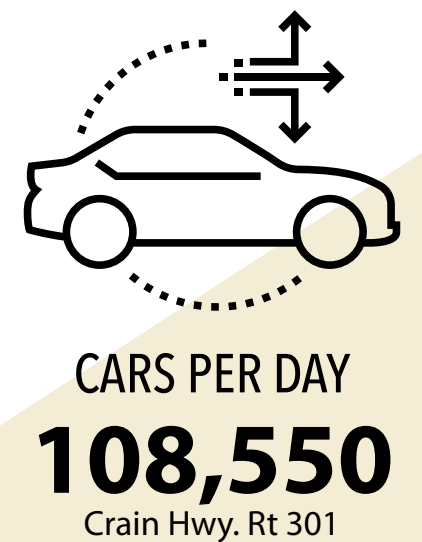
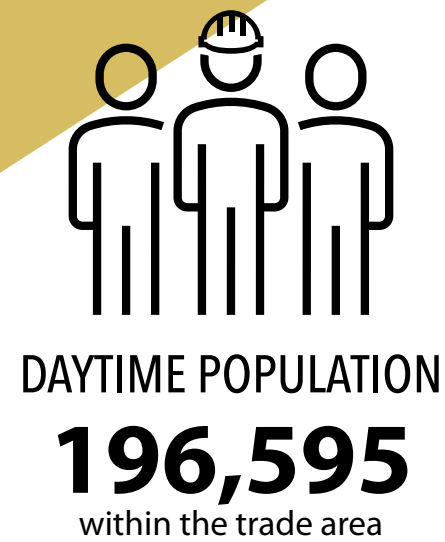
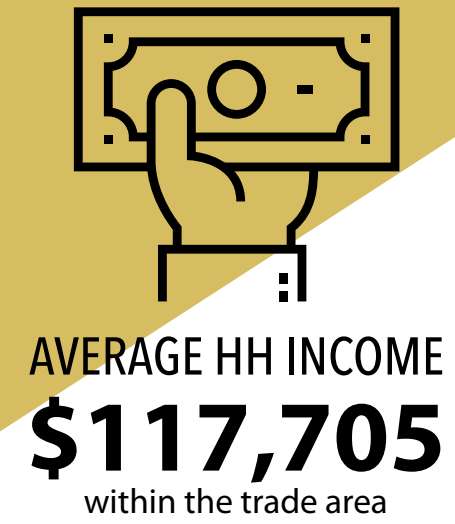
LOCATION



Located just 10 miles south east of the Capital Beltway (I-495) in southern Prince George's County, Maryland, along U.S. Route 301 and MD Route 5. Brandywine, Maryland is highly active, yet peaceful and historically significant area being developed to meet the needs of a growing population.

The Market

Prince George's County is an area rich in history yet connected to tomorrow's technology. Expanding firms are making the choice to reside here due to competitively priced land and buildings combined with the existing transportation system and close proximity to Washington, DC.



MARKET AERIAL



BRYANS ROAD S/C
SAFeway
DOLLAR GENERAL
FOOD LION

MANOKEEK V/C
Giant

LIVINGSTON SQUARE CENTER
Giant
dressbarn

OLDE FORTE VILLAGE
SAFeway
Advance Auto Parts
DOLLAR TREE

FOREST PLAZA S/C
DOLLAR GENERAL

ACCOKEEK VILLAGE S/C
weis

THE SHOPS AT WALDORF CENTER
MODELL'S SPORTING GOODS
SAFeway
Party City
MICHAEL'S
PETSMART
ROSS
BOB'S FURNITURE
Christmas Tree Shops
BOB'S FURNITURE OUTLET
ULTA
five BELOW
DOLLAR GENERAL

CHARLES COUNTY PLAZA
Giant
Planet Fitness
Pier 1 Imports

ST. CHARLES TOWN CENTER
macy's
JCPenney
KOHL'S
OLD NAVY
sears
H&M
DICK'S SPORTING GOODS

SAINT CHARLES TOWNE PLAZA
SHOPPERS
K&G FASHION SQUARE
BIG LOTS
VCF VALUE CITY FURNITURE

WOODYARD CROSSING S/C
LOWE'S
Walmart
SAFeway
STAPLES
petco
CVS

CLINTON GARDENS
Walgreens

THE LANDING AT WOODYARD
ALDI
ROSS DRESS FOR LESS
Durlington

MARLTON PLAZA S/C
FOOD LION

BRANDYWINE VILLAGE
301 COMMERCIAL CENTER
ALDI

BRANDYWINE CROSSING
TARGET
SAFeway
Marshall's
COSTCO WHOLESALE
XSCAPE THEATERS
JOANN
CARmax

PINEFIELD SOUTH S/C
DOLLAR GENERAL

LOWE'S

Walmart

BEST BUY

WALDORF SHOPPERS WORLD
Durlington
HARBOR FREIGHT TOOLS
BED BATH & BEYOND
ALDI
BAM!

WALDORF MARKETPLACE
CLOSING
AC MOORE ARTS & CRAFTS
SAFeway
HomeGoods
TJ-maxx
Office DEPOT
DSW
petco
KIRKLAND'S
WORLD GYM

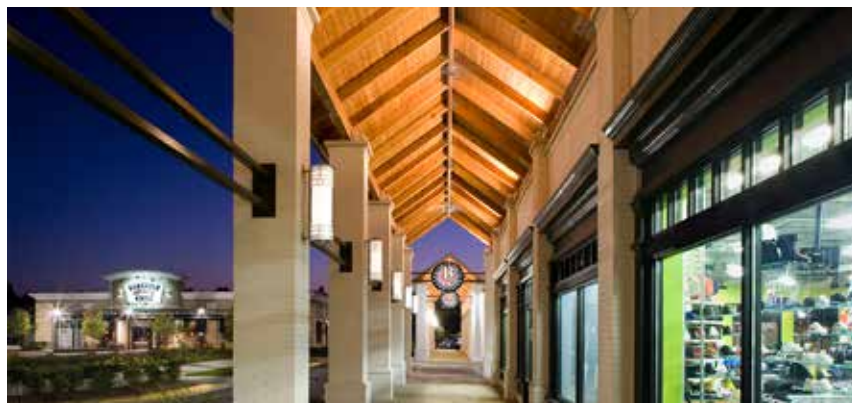
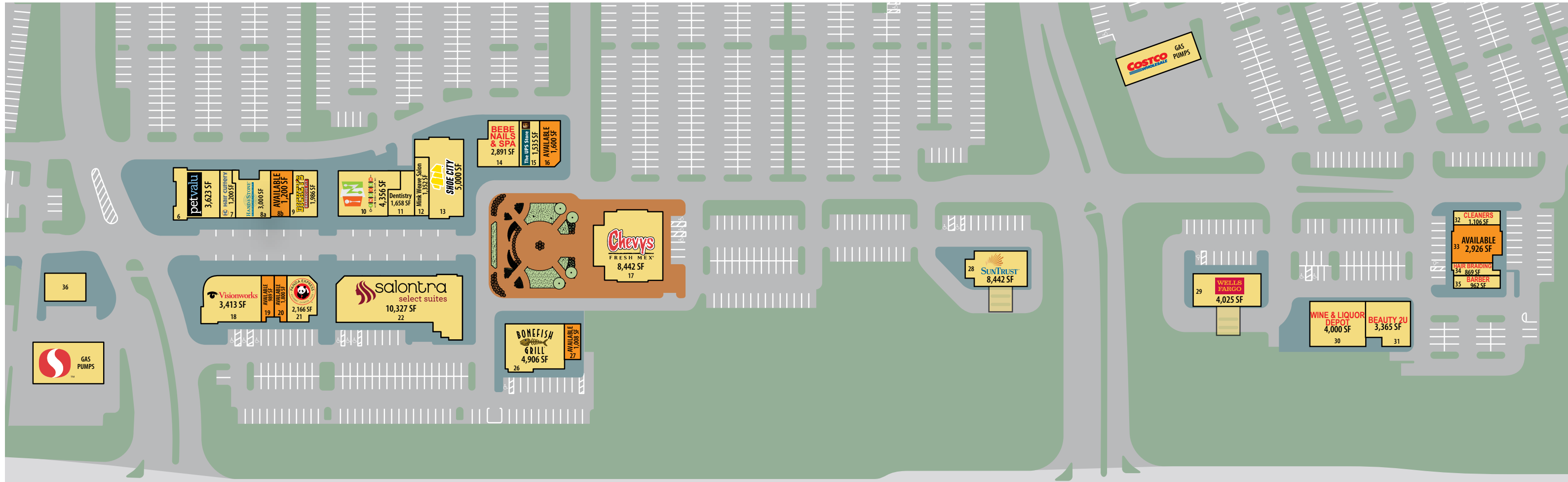
RETAIL PLAN



Site Plan Key

- AVAILABLE
- LEASED

#	TENANT	AREA (SF)	#	TENANT	AREA (SF)	#	TENANT	AREA (SF)	#	TENANT	AREA (SF)	#	TENANT	AREA (SF)
1	SAFEWAY	59,678	10	INDISH	4,356	20	AVAILABLE	1,800	33	AVAILABLE	2,926	43	MCDONALDS	6,400
2	MARSHALLS	29,907	11	DENTISTRY	1,658	21	PANDA EXPRESS	2,166	34	HAIR BRADING	869	44	CRAZY CRAB	3,995
3	JO-ANN	25,310	12	MINK WEAVE SALON	1,352	22	SALONTRA SELECT SUITES	10,327	35	BARBER	962	45	STARBUCKS	2,415
4	TARGET	125,000	13	SHOE CITY	5,000	26	BONEFISH GRILL	4,906	36	SAFEWAY GAS PUMP	-	46	WING HEAVEN	1,440
5	COSTCO	148,000	14	BEBE NAILS & SPA	2,891	27	AVAILABLE	1,008	37	XSCAPE THEATERS	60,000	47	AVAILABLE	4,800
6	PET VALU	3,623	15	THE UPS STORE	1,535	28	SUNTRUST	3,773	38	AVAILABLE	4,650	48	HANABI JAPANESE GRILL & BAR	6,600
7	HAIR CUTTERY	1,200	16	AVAILABLE	1,600	29	WELLS FARGO	4,025	39	THE CAROLINA KITCHEN	3,500	49	ADVANCED AUTO PARTS	6,500
8a	HAND & STONE	3,000	17	CHEVYS	8,442	30	WINE & LIQUOR DEPOT	4,000	40	AT&T	2,465	50	CARMAX	
8b	AVAILABLE	1,200	18	VISIONWORKS	3,413	31	BEAUTY 2U	3,365	41	AVAILABLE	940			
9	DICKEY'S BBQ PIT	1,986	19	AVAILABLE	989	32	CLEANERS	1,106	42	CHEDDAR'S	10,000			



Site Plan Key

- AVAILABLE (Orange square)
- LEASED (Yellow square)



Site Plan Key

- AVAILABLE
- LEASED



PLEASANTVILLE
34.0% of Households

PLEASANTVILLE: WHO ARE WE?

Prosperous domesticity best describes the settled denizens of Pleasantville. Situated principally in older housing in suburban areas in the Northeast (especially in New York and New Jersey) and secondarily in the West (especially in California), these slightly older couples move less than any other market. Many couples have already transitioned to empty nesters; many are still home to adult children. Families own older, single-family homes and maintain their standard of living with dual incomes. These consumers have higher incomes and home values and much higher net worth. Older homes require upkeep; home improvement and remodeling projects are a priority—preferably done by contractors. Residents spend their spare time participating in a variety of sports or watching movies. They shop online and in a variety of stores, from upscale to discount, and use the Internet largely for financial purposes.

PLEASANTVILLE: SOCIOECONOMIC TRAITS

- Education: 66% college educated, 37% with a bachelor's degree or higher.
- Low unemployment at 4.6%; higher labor force participation rate at 67%; higher proportion of HHs with 2 or more workers.
- Many professionals in finance, information/technology, education, or management.
- Median household income denotes affluence, with income primarily from salaries, but also from investments (Index 130) or Social Security and retirement income.

SOCCER MOMS: WHO ARE WE?

Soccer Moms is an affluent, family-oriented market with a country flavor. Residents are partial to new housing away from the bustle of the city but close enough to commute to professional job centers. Life in this suburban wilderness offsets the hectic pace of two working parents with growing children. They favor time-saving devices, like banking online or housekeeping services, and family-oriented pursuits.



SOCCER MOMS
12.9% of Households

SOCCER MOMS: SOCIOECONOMICS

- Education: 40.5% college graduates; more than 72% with some college education.
- Low unemployment at 3.8%; high labor force participation rate at 71%; 2 out of 3 households include 2+ workers.
- Connected, with a host of wireless devices from iPods to tablets—anything that enables convenience, like banking, paying bills, or even shopping online.
- Well insured and invested in a range of funds, from savings accounts or bonds to stocks.



BRIGHT YOUNG PROFESSIONALS: WHO ARE WE?

Bright Young Professionals is a large market, primarily located in urban outskirts of large metropolitan areas. These communities are home to young, educated, working professionals. More than one out of three householders is under the age of 35. Slightly more diverse couples dominate this market, with more renters than homeowners. More than two-fifths of the households live in single-family homes; over a third live in 5+ unit buildings. Labor force participation is high, generally white-collar work, with a mix of food service and part-time jobs (among the college students). Median household income, median home value, and average rent are close to the US values. Residents of this segment are physically active and up on the latest technology.



BRIGHT YOUNG PROFESSIONALS: SOCIOECONOMIC TRAITS

- Education completed: 35% with some college or an associate's degree, 33% with a bachelor's degree or higher.
- Unemployment rate is lower at 4.7%, and labor force participation rate of 72% is higher than the US rate.
- These consumers are up on the latest technology.
- They get most of their information from the Internet.
- Concern about the environment, impacts their purchasing decisions.



HOME IMPROVEMENT: WHO ARE WE?

Married-couple families occupy well over half of these suburban households. Most Home Improvement residences are single-family homes that are owner-occupied, with only one-fifth of the households occupied by renters. Education and diversity levels are similar to the US as a whole. These families spend a lot of time on the go and therefore tend to eat out regularly. When at home, weekends are consumed with home improvement and remodeling projects.

HOME IMPROVEMENT: SOCIOECONOMIC TRAITS

- Higher participation in the labor force and lower unemployment than US levels; most households have 2+ workers.
- Cautious consumers that do their research before buying, they protect their investments.
- Typically spend 4–7 hours per week commuting, and, therefore, spend significant amounts on car maintenance (performed at a department store or auto repair chain store).



COSTCO
WHOLESALE



LEASED BY:



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Information herein has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. Independent confirmation of its accuracy and completeness is your responsibility, H&R Retail, Inc.

Source: pages 2, 8, 9 <https://www.mva-arch.com/work/brandywine/>; page 9 https://xscapetheatres.com/location/33470/MD-_-Brandywine-14