



RETAIL PROPERTY FOR LEASE

HIGHLANDS AT CLARKSBURG

23203-23237 STRINGTOWN ROAD, CLARKSBURG, MD 20871



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PROPERTY OVERVIEW



OFFERING SUMMARY

Available SF:	1,058 SF
Lease Rate:	Negotiable
Building Size:	18,420 SF

PROPERTY OVERVIEW

The Highlands at Clarksburg is a three building, multi-tenant condominium strip center consisting of 18,420 square feet of net rentable area. It contains residential and office units above retail units with parking both in the front and back of the property. The retail has 2 access points for easy ingress and egress. Parking ratio is 6.4 per 1,000sf.

AVAILABLE SPACES

23207	1,058 SF
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SF

PROPERTY HIGHLIGHTS

- Prime location at the intersection of Rte 355 & Stringtown Road, with direct access to I-270.
- Only 1 mile from Clarksburg Premium Outlets.
- Little Bennett Park & Golf Course, Ovid Hazen Park & Sugarloaf Mountain nearby.
- Number of households within a 3 mile radius grew 15.3% over the past 5 years and is projected to continue growth at an above market rate.
- Join successful national brands, Subway, The UPS Store & Kumon Learning Center.

SITE PLAN

23203	CLARKSBURG BARBER	1,057 SF
23207	AVAILABLE	1,058 SF
23209	CHINA SPRING	1,295 SF
23211	ALLSTATE	830 SF
23213	EPIC PHARMACY	1,285 SF
23217	DEJA VU NAILS & SPA	1,534 SF
23219	UPS STORE	1,061 SF

23221	PIZZA 500	1,290 SF
23225	EDUCATION SYSTEMS	2,595 SF
23229	BEER & WINE	1,531 SF
23231	NEW YOU SALON	1,058 SF
23233	KUMON LEARNING	1,267 SF
23235	MY CLEANERS II	1,304 SF
23237	SUBWAY	1,549 SF

Stringtown Rd



Brewers Tavern Way



N-Frederick Rd

HIGHLANDS AT CLARKSBURG



Clarksburg Village Center



105 Units

392 Units

Clarksburg Premium Outlets



GREENRIDGE ACRES

67 Units

140 Units

Neelsville Village Center



Shops at Seneca Meadows



Milestone Center



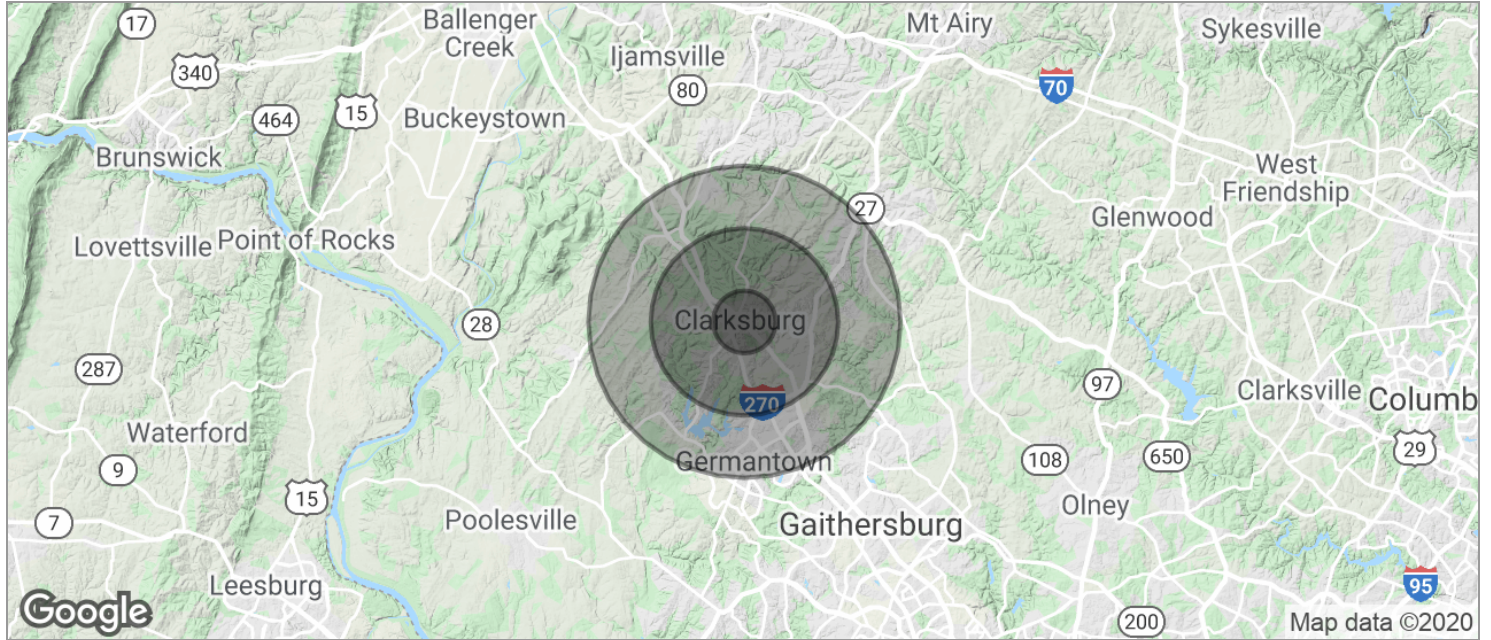
Future Residential

253 Units

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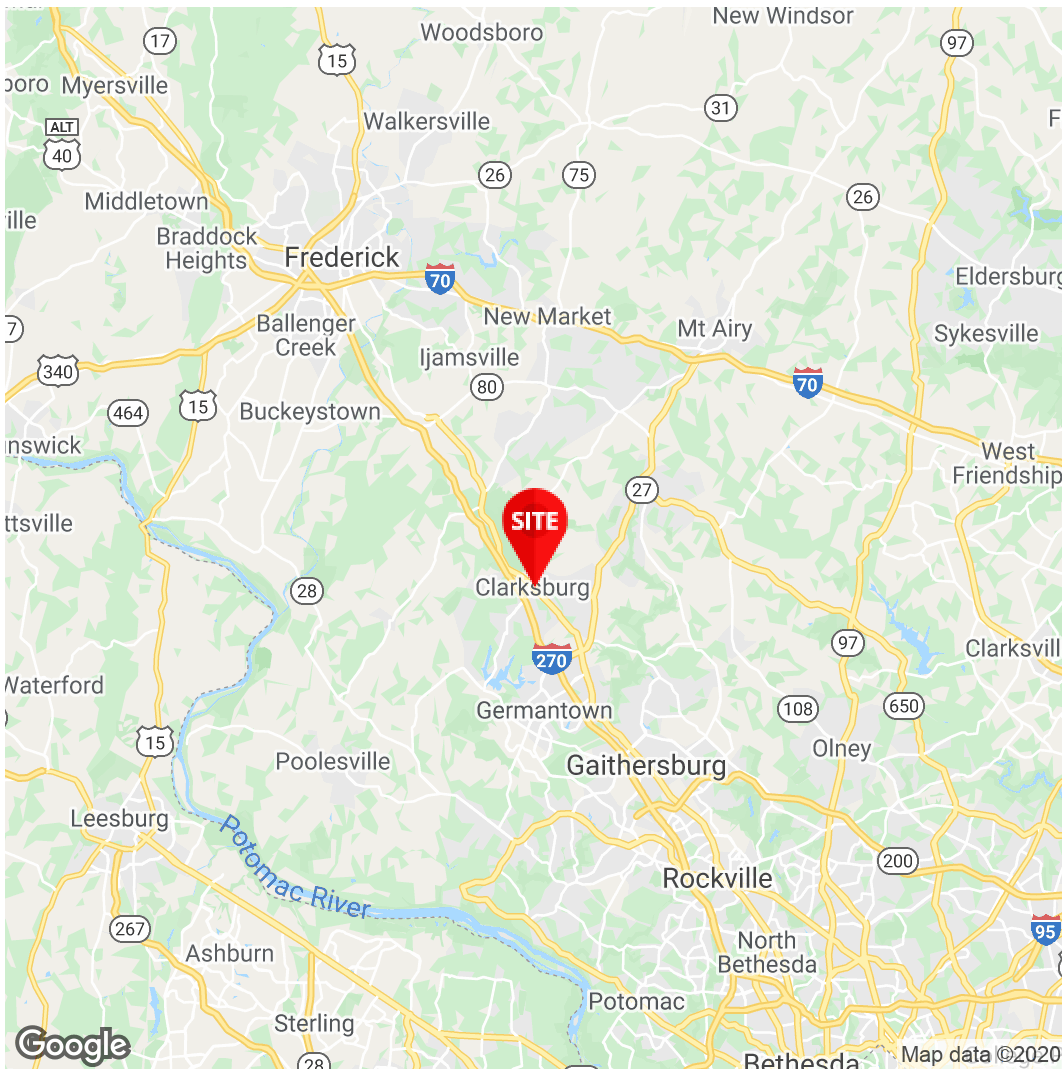
DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	9,103	37,078	105,902
MEDIAN AGE	35.5	34.7	33.8
MEDIAN AGE (MALE)	35.0	33.3	33.1
MEDIAN AGE (FEMALE)	36.4	36.1	34.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,477	11,356	35,436
# OF PERSONS PER HH	3.2	3.0	2.8
AVERAGE HH INCOME	\$159,676	\$152,388	\$126,572
AVERAGE HOUSE VALUE		\$493,881	\$437,104

* Demographic data derived from 2010 US Census



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