

2,000-12,000 SF
MULTI-USE PAD
BUILDING AVAILABLE

THE LANDING

AT WOODYARD



JAPANESE HIBACHI



SITE PLAN

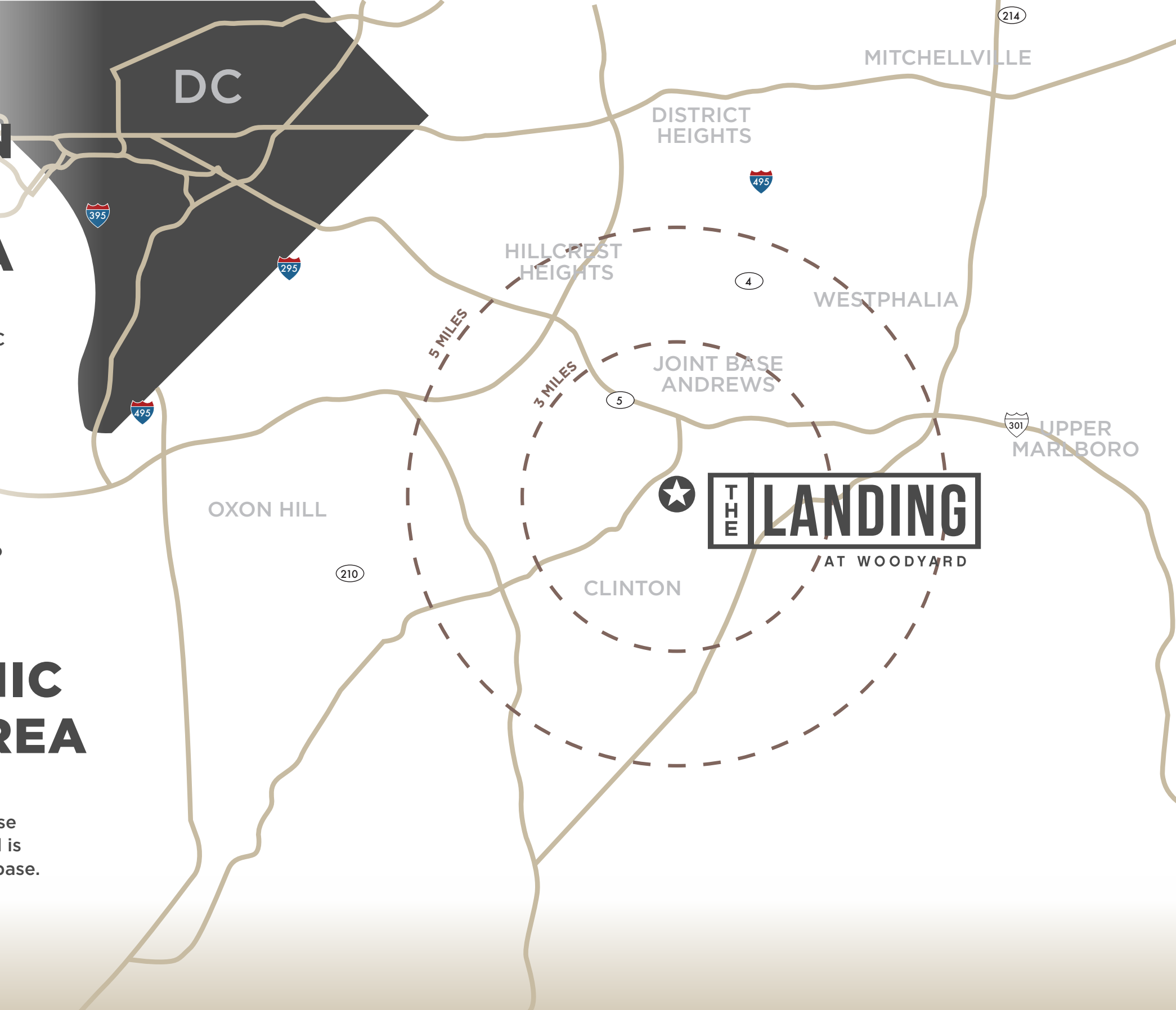


STRATEGIC LOCATION IN WASHINGTON DC METROPOLITAN AREA

Ideally situated just eight miles from downtown Washington, DC at the interchange of Branch Avenue (Route 5) and Woodyard Road, The Landing at Woodyard (formerly Clinton Plaza) is a 221,000 square foot mixed-use shopping center with 1,100 parking spaces and 5 points of ingress/egress. Just three miles south of Joint Base Andrews, the property is utilized by the base's 13,500 residents and trafficked by over 117,000 vehicles that pass by daily. Due for a holistic renovation - encompassing new landscaping, façade and signage updates, and refreshed tenanting - this high-access, high-visibility property is poised to enhance its market position.

STRONG DEMOGRAPHIC MAKEUP IN TRADE AREA

Given the close proximity to both Washington, DC and Joint Base Andrews, the population surrounding The Landing at Woodyard is comprised primarily of a well-educated and affluent consumer base.



117,450

VEHICLES PER DAY
ON RT 5-BRANCH AVE



39,543

WORKERS WITHIN
5 MILES



128,386

RESIDENTS
IN 5 MILES



30,301

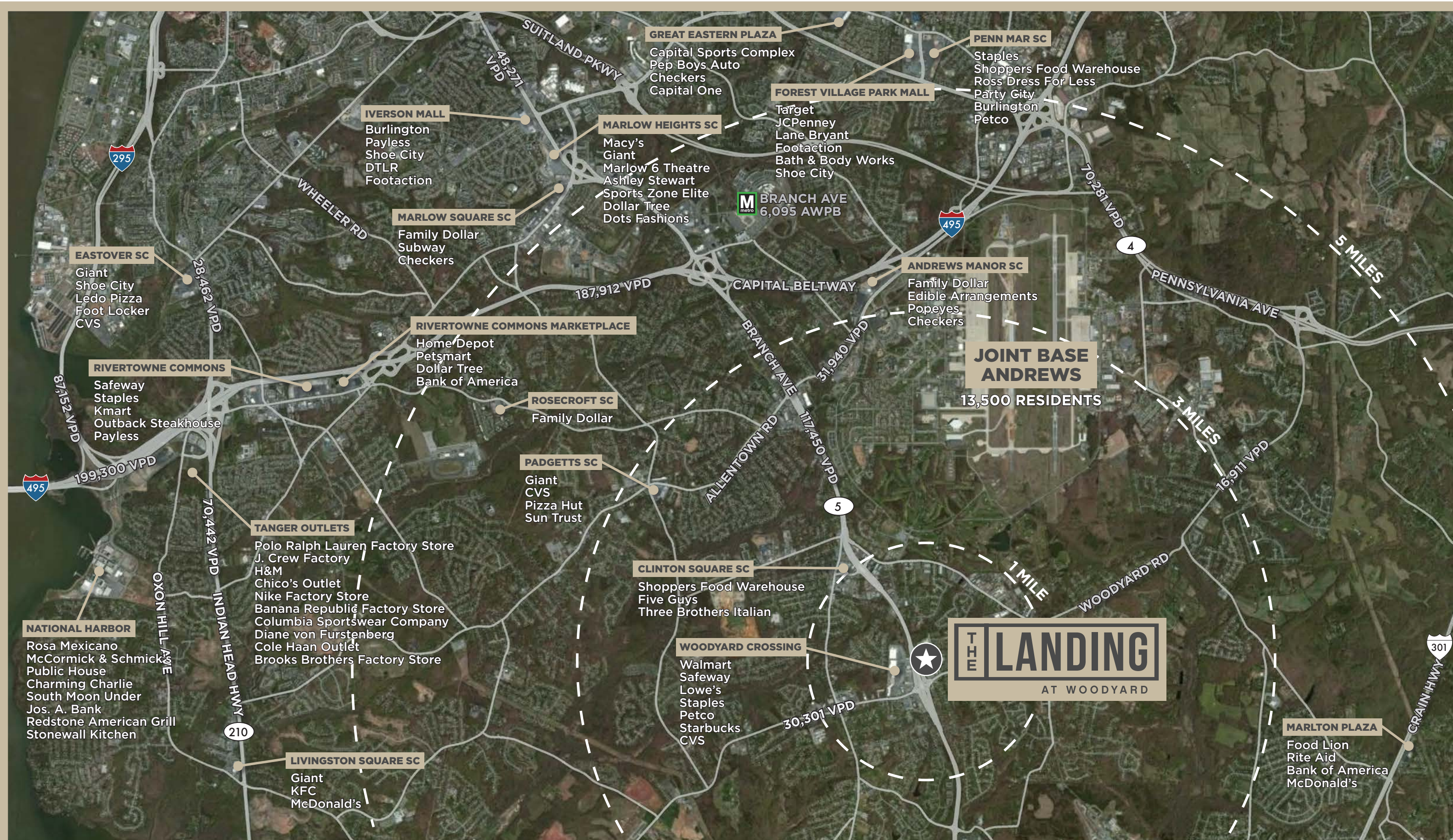
VEHICLES PER DAY
ON WOODYARD RD



\$110K

MEDIAN HOUSEHOLD
INCOME OF RESIDENTS
WITHIN 3 MILES

MARKET AERIAL



PROJECT IMAGES



JUST SIGNED

- Burlington
- Ross
- Aldi
- Panera Bread
- Chick-fil-A
- Firehouse Subs
- Tropical Smoothie
- Marcos Pizza
- Quickway

FOR LEASING INFORMATION, PLEASE CONTACT:

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