

WOODYARD CROSSING

 8745-8913 BRANCH AVE
CLINTON, MD 20735

 CLINTON

 14,483 TOTAL RETAIL SF

RETAIL AVAILABLE ON HIGH TRAFFIC CORRIDOR | LOCATED WITHIN 2 MILES OF JOINT BASE ANDREWS



DELIVERY: Immediate

SPACE AVAILABLE

2,500 SF — Retail #8839

1,837 SF — Retail #8797

7,346 SF — Retail #8775A
Available September 2019

2,800 SF — Retail #8765
Available June 2019

DETAILS

- 540,000 SF Center
- Base Rent: \$30psf/NNN
- Anchors include: Walmart, Lowes, Safeway, Staples, Petco, CVS

DEMOGRAPHIC SNAPSHOT



POPULATION
1 mi — 9,049
3 mi — 48,236



EMPLOYEES
1 mi — 5,911
3 mi — 19,009



MEDIAN HHI
1 mi — \$97,499
3 mi — \$98,423



EDUCATION
(Bachelor's Degree+)
1 mi — 26.68%
3 mi — 27.65%



MEDIAN AGE
1 mi — 45.83
3 mi — 41.14



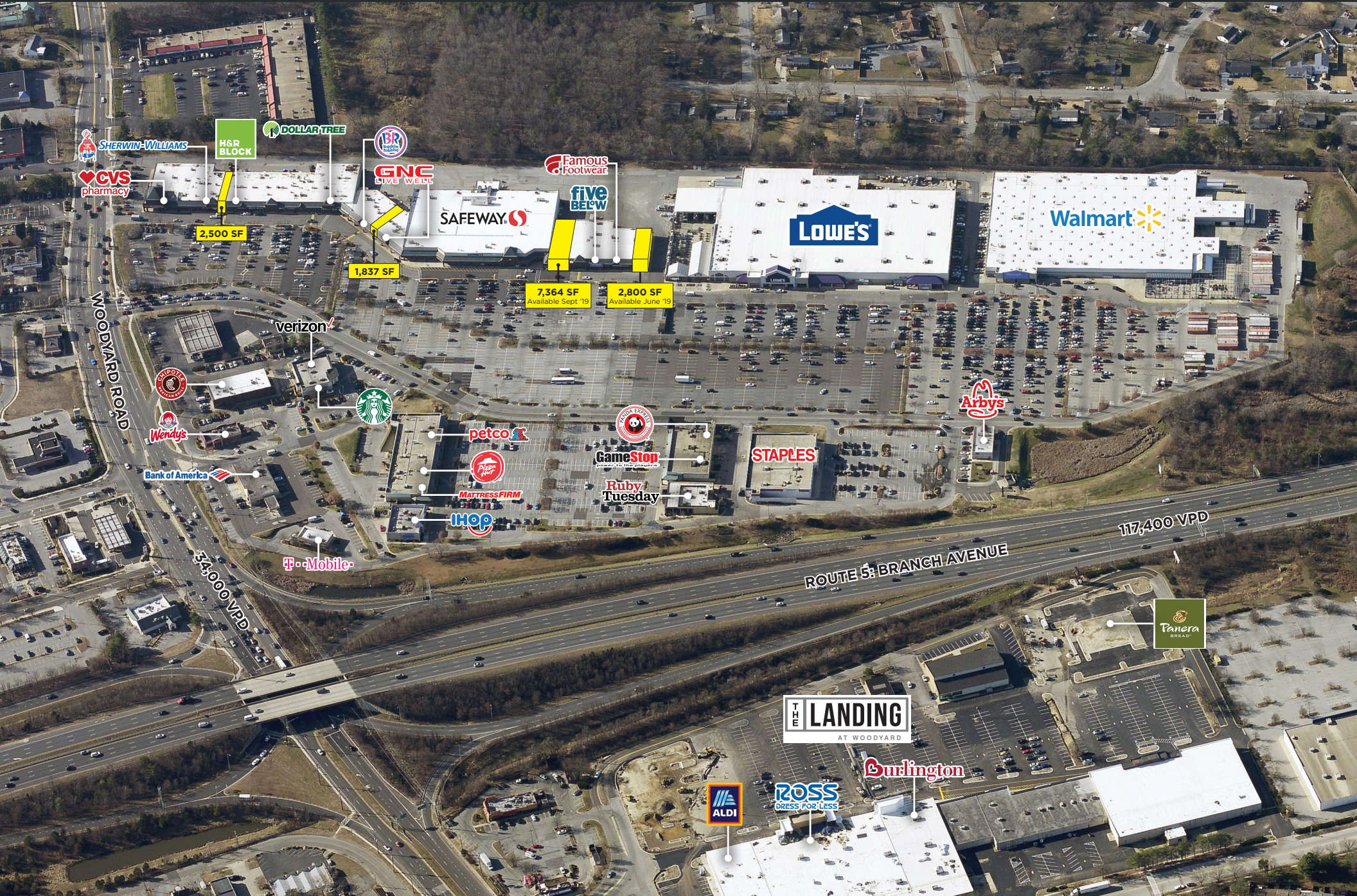
TRAFFIC COUNT
117,400 VPD on
Branch Avenue

CONTACT

RICH AMSELLEM
301-466-1717
rich.amsellem@cbre.com



WOODYARD CROSSING





TENANT #	TENANT NAME	SIZE	TENANT #	TENANT NAME	SIZE
8745	Wal-Mart	150,731 sf	8847	Sherwin Williams	3,000 sf
8755	Lowe's	145,948 sf	8849	Chicken Hut	1,900 sf
8765	Payless Shoes (Available 6/1/2019)	2,800 sf	8851	Ledo's Pizza	2,500 sf
8767	Famous Footwear	5,000 sf	8853	Chesapeake Liquors	1,740 sf
8775A	Dressbarn (Available 9/1/2019)	7,500 sf	8859	CVS Pharmacy	11,486 sf
8775B	Five Below	7,500 sf	8903	T-Mobile	1,722 sf
8785	Safeway	60,106 sf	8905	Wendy's	2,400 sf
8787	Parcel Plus	800 sf	8913 A	Chipotle	2,500 sf
8791	Eastern Carryout	1,200 sf	8913 B	Fenton Dental	3,932 sf
8793	GNC	1,890 sf	8914	Exxon	5,000 sf
8797	Available	1,837 sf	8919 B	Verizon	3,669 sf
8799	Hot Nails	1,000 sf	8919 A	Starbucks	1,818 sf
8813	Baskin Robins	1,200 sf	8909 E	Petco	13,033 sf
8823	Sally Beauty Supply	1,600 sf	8871 A	Beauty Max	5,160 sf
8825	America's Best Wings	3,250 sf	8871 C	Gamestop	1,966 sf
8827	Dollar Tree	9,360 sf	8871 C	Christol's	2,464 sf
8833	Pam's Hallmark	4,664 sf	8871 E	Panda Express	2,208 sf
8835	Festival Cleaners	4,000 sf	8881	Ruby Tuesday	6,578 sf
8837	AT&T	2,000 sf	8905	IHOP	5,000 sf
8839	Available	2,500 sf	8909 C	Pizza Hut	1,581 sf
8841	H&R Block	1,580 sf	8909 A	Mattress Discounters	4,000 sf
8843	Least Out	2,000 sf	8861	Staples	20,296 sf
8845	Chevy Chase Bank	2,500 sf			