

# THE LANDING AT WOODYARD

CLINTON, MD

# 2,000 - 12,000 SF RETAIL SPACE FOR LEASE

# THE LANDING

## AT WOODYARD



### PROPERTY HIGHLIGHTS

### DETAILS

- Pad Building available (1,600 - 12,000sf) plus inline/endcap spaces
- 221,000sf center anchored by Aldi, Ross, Burlington, Marshalls
- 117,000 cars pass daily
- 1100 parking spaces
- Availability on Pylon Sign facing Route 5

### MULTI-USE PAD BUILDING AVAILABLE

BRANCH AVENUE CORRIDOR  
WASHINGTON, DC

THE LANDING  
CLINTON, MD

2,000 - 12,000 SF  
TOTAL RETAIL

### PROUDLY REPRESENTED BY

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**POPULATION**  
1 MI 7,669

3 MI 44,884



**EDUCATION**  
1 MI 3,894

3 MI 22,757



**DAYTIME EMPLOYEES**  
1 MI 6,440

3 MI 18,486



**MEDIAN AGE**  
1 MI 45

3 MI 41



**MEDIAN HHI**  
1 MI \$111,469

3 MI \$108,167



**RIDERSHIP**  
BRANCH AVENUE STATION

# SITE PLAN

THE LANDING AT WOODYARD  
CLINTON, MD



### 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.



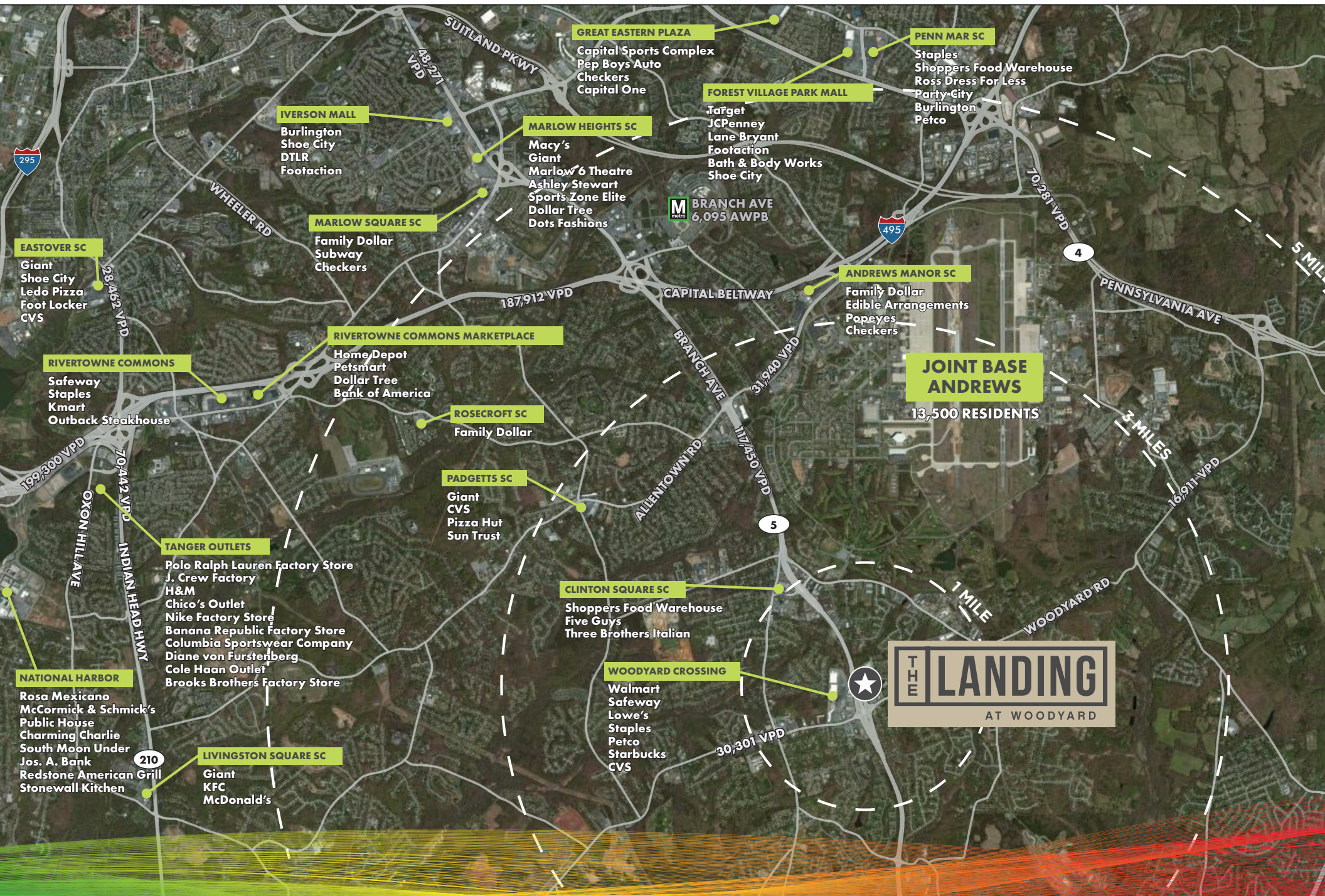
 **117,450**  
VEHICLES PER DAY  
ON RT 5-BRANCH AVE

 **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



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**2,000 - 12,000 SF**  
AVAILABLE RETAIL

