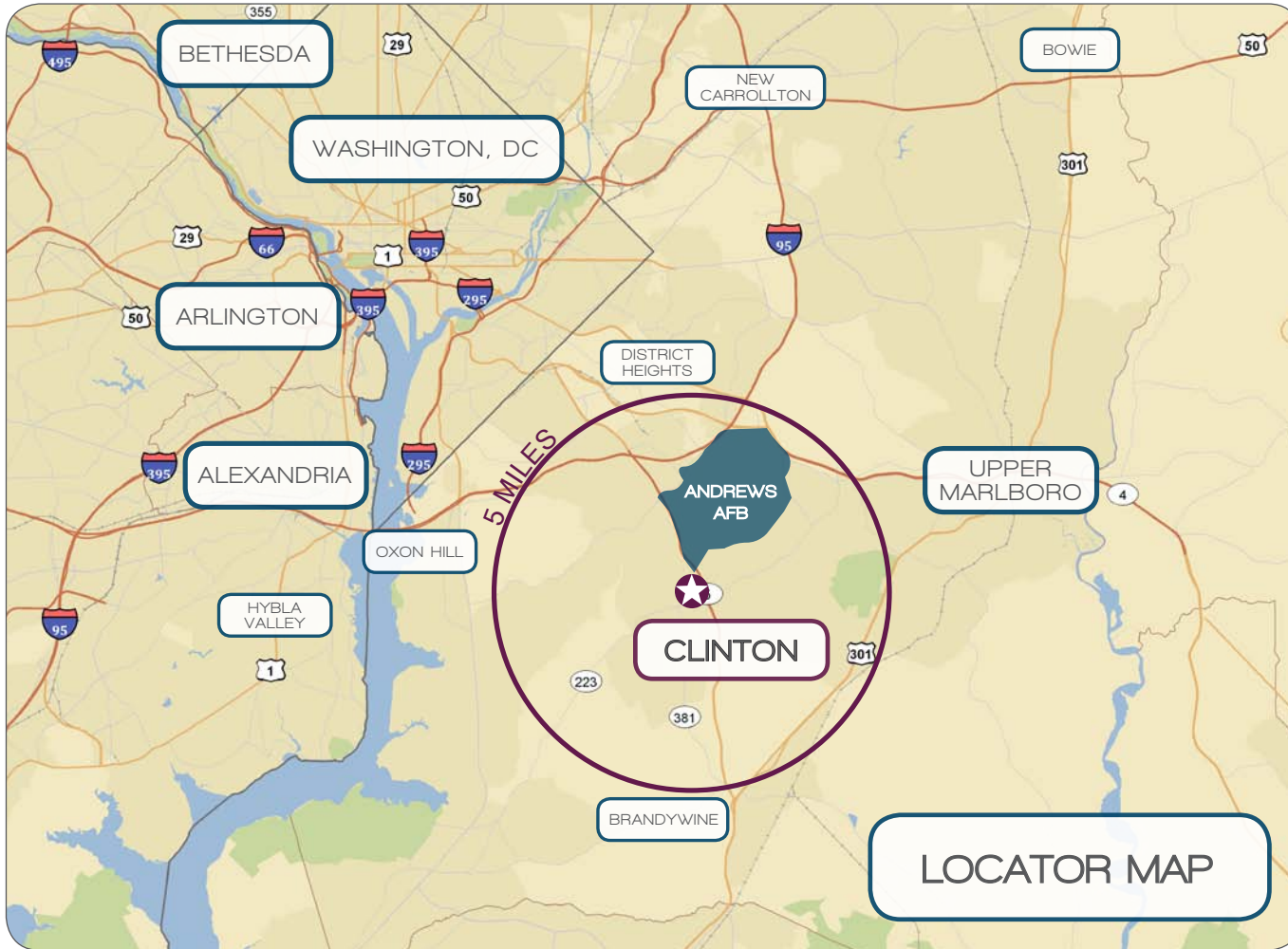


# WOODYARD crossing

Branch Ave & Woodyard Rd | CLINTON, MD

**streetsense.**

4600 east west highway, suite 800, bethesda, md 20814



LOCATOR MAP

## SITE DETAILS

- Base Rent:
  - \$25-30 Per Square Foot
  - \$4 Per Square Foot NNN
- 540,000 SF Center
- Neighboring Retailers Include:
  - Toys R US, The Little Gym, Sears, Fitness 4 Less

**LOCATED WITHIN 2 MILES OF ANDREWS AIRFORCE BASE**

## TRAFFIC COUNTS

- Branch Avenue: 101,170vpd
- Woodyard Road: 46,560vpd

## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	6,180	47,844	122,698
MHH INCOME	\$74,510	\$78,453	\$74,792
DAYTIME POPULATION	5,015	17,574	32,710
AVERAGE HH SIZE	2.84	2.98	2.88

JOIN |





# SITE PLAN

1,837 SF

1,900-3,932 SF



TENANT #	TENANT NAME	SQUARE FEET	TENANT #	TENANT NAME	SQUARE FEET
8745	Wal-Mart	150,731 sf	8847	Maryland Sewing	3,000 sf
8755	Lowe's	145,948 sf	8849	Accent Hair Salon	1,900 sf
8765	Payless Shoes	2,800 sf	8851	Ledo's Pizza	2,500 sf
8767	Dress Barn	5,000 sf	8853	Chesapeake Liquors	1,740 sf
8775	Fashion Bug	13,000 sf	8859	CVS Pharmacy	11,486 sf
8785	Safeway	60,106 sf	8903	T-Mobile	1,722 sf
8787	Parcel Plus	800 sf	8905	Wendy's	2,400 sf
8791	Eastern Carryout	1,200 sf	8913 A	Chipotle	2,500 sf
8793	GNC	1,890 sf	8913 B	BLOCKBUSTER VIDEO	3,932 SF
8797	<b>NORTHWEST FINANCIAL</b>	<b>1,837 SF</b>	8914	Exxon	5,000 sf
8799	Hot Nails	1,000 sf	8919 B	Verizon	3,669 sf
8813	Baskin Robins	1,200 sf	8919 A	Starbucks	1,818 sf
8823	Sally Beauty Supply	1,600 sf	8909 E	Petco	13,033 sf
8825	Navy Federal Credit Union	3,250 sf	8871 A	Beauty Max	5,160 sf
8827	Dollar Tree	9,360 sf	8871 C	Gamestop	1,966 sf
8833	Pam's Hallmark	4,664 sf	8871 C	Christol's	2,464 sf
8835	Festival Cleaners	4,000 sf	8871 E	Panda Express	2,208 sf
8837	C2 Learning	2,000 sf	8881	Ruby Tuesday	6,578 sf
8839	Orthodontic Center	2,500 sf	8905	IHOP	5,000 sf
8841	H&R Block	1,580 sf	8909 C	Pizza Hut	1,581 sf
8843	Radio Shack	2,000 sf	8909 A	Mattress Discounters	4,000 sf
8845	Chevy Chase Bank	2,500 sf	8861	Staples	20,296 sf