



# WOODYARD CROSSING

8921 WOODYARD RD | CLINTON, MD 20735



## PROPERTY HIGHLIGHTS

- 1,581 SF – Former tenant is Pizza Hut (Unit 8909)
- 2,464 SF – Former tenant is Christol's (Unit 8871B)
- 540,000 SF center
- Anchors include: **Walmart** **LOWE'S** **SAFeway** **Staples** **petco** **CVS**





WOODBERRY S/C

FAMILY DOLLAR  
AutoZone

ALLENTOWN RD

5



ANDREWS AFB  
POPULATION:  
20,000 ACTIVE-DUTY/CIVILIANS

PADGETTS CORNER S/C

Giant CVS



CLINTON SQUARE S/C

COVENTRY PLAZA  
SHOPPERS

THE LANDING AT WOODYARD  
(REDEVELOPMENT)

ALDI Burlington Marshalls ROSS  
DRESS FOR LESS

223

BRANCH AVE 117,142 AAWDT

WOODYARD RD

WOODYARD CROSSING

LOWE'S Walmart petco  
SAFEWAY CVS Staples

32,510 AAWDT

CLINTON CROSSING

45,790 AAWDT

PISCATAWAY RD

223



BRANDYWINE RD

CLINTON GARDENS  
Walgreens

85,992 AAWDT

5





#### Site Plan Key

- Available
- Leased

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



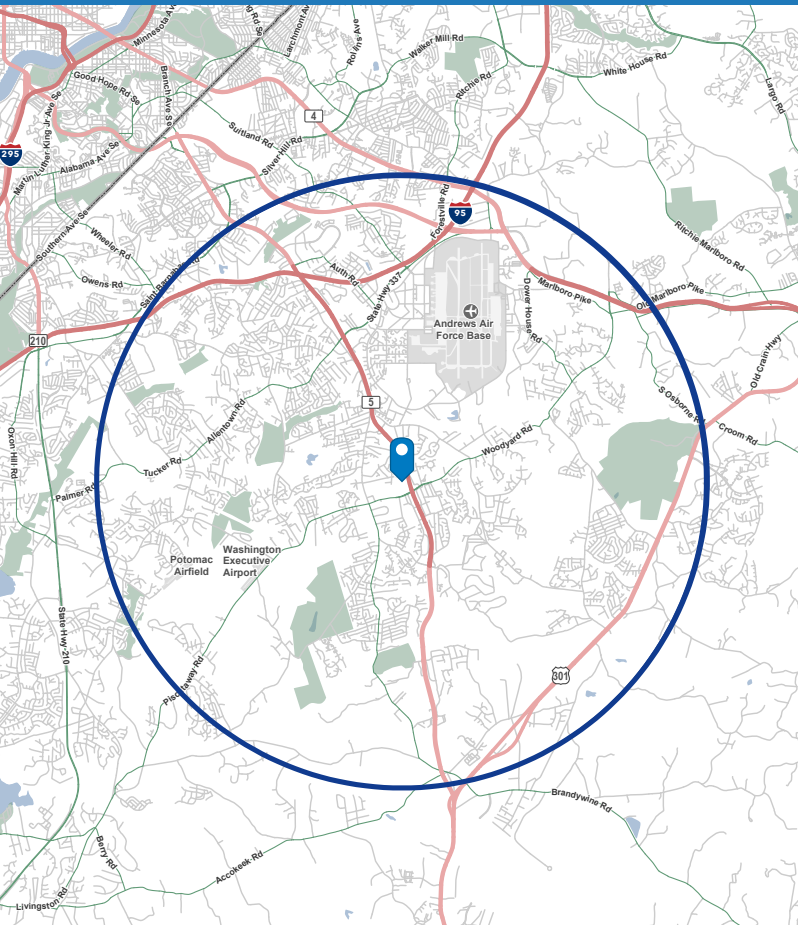




## CLINTON, MD

### DEMOGRAPHIC PROFILE (2021)

Woodyard Crossing  
5 mile ring



#### KEY FACTS

118,853

Population

40.1

Median Age

42,762

Households

#### EDUCATION



25%  
High School Diploma



18%  
Bachelor's Degree



12%  
Graduate/Professional Degree

#### INCOME



\$101,670

Median Household Income

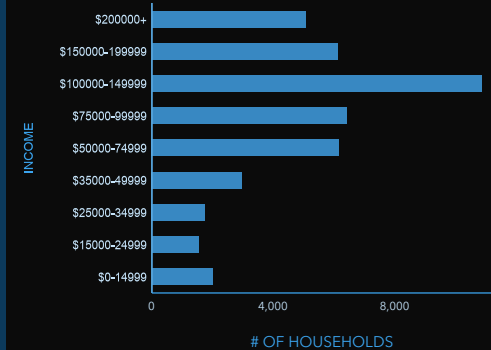


\$42,374

Per Capita Income

\$118,374

AVERAGE HH INCOME (\$)



#### BUSINESS



3,436  
Total Businesses

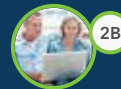


107,944  
Daytime Population



152  
Food Srv & Drinking Places

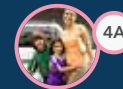
#### TAPESTRY SEGMENTS



**2B** Pleasantville  
18,787 (43.9%) of households

Prosperous domesticity best describes the settled denizens of Pleasantville. Situated principally in older housing in suburban areas in the Northeast (especially in New York and New Jersey), these slightly older couples move less than any other market. Many couples have already transitioned to empty nesters; many are still home to adult children. Families own older, single-family homes and maintain their standard of living with dual incomes. These consumers have higher incomes and home values and much higher net worth. Older homes require upkeep; home improvement and remodeling projects are a priority—preferably done by contractors. Residents spend their spare time participating in a variety of sports or watching movies. They shop online and in a variety of stores, from upscale to discount, and use the Internet largely for financial purposes.

- Not cost-conscious, these consumers willing to spend more for quality and brands they like.
- Prefer fashion that is classic and timeless as opposed to trendy.
- Use all types of media equally (newspapers, magazines, radio, Internet, TV).



**4A** Workday Drive  
4,903 (11.5%) of households

Workday Drive is an affluent, family-oriented market with a country flavor. Residents are partial to new housing away from the bustle of the city but close enough to commute to professional job centers. Life in this suburban wilderness offsets the hectic pace of two working parents with growing children. They favor time-saving devices, like banking online or housekeeping services, and family-oriented pursuits.

- Connected, with a host of wireless devices—anything that enables convenience, like banking, paying bills, or even shopping online.
- Well insured and invested in a range of funds, from savings accounts or bonds to stocks.
- Carry a higher level of debt, including first (Index 149) and second mortgages (Index 154) and auto loans (Index 149).



**8C** Bright Young Professionals  
3,355 (7.8%) of households

Bright Young Professionals is a large market, primarily located in urban outskirts of large metropolitan areas. These communities are home to young, educated, working professionals. One out of three householders is under the age of 35. Slightly more diverse couples dominate this market, with more renters than homeowners. More than two-fifths of the households live in single-family homes; over a third live in 5+ unit buildings. Labor force participation is high, generally white-collar work, with a mix of food service and part-time jobs (among the college students). Median household income, median home value, and average rent are close to the US values. Residents of this segment are physically active and up on the latest technology.

- These consumers are up on the latest technology.
- They get most of their information from the Internet.
- Concern about the environment, impacts their purchasing decisions.



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