



RETAIL PROPERTY FOR LEASE

DISCOVERY CROSSING SHOPPING CENTER

8425 WOODSBORO PIKE, WALKERSVILLE, MD 21793



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PROPERTY OVERVIEW



OFFERING SUMMARY

Lease Rate:	Negotiable
Available:	14,512 SF
Lot Size:	7.0 Acres
Year Built:	1989
Building Size:	63,291 SF
Zoning:	PUD

AVAILABLE SPACES

SF

Unit 13	14,512 SF
Unit 18	4,311 SF

PROPERTY OVERVIEW

Discovery Crossing is a 63,291 SF shopping center with a 14,512 SF junior anchor space available. The center is conveniently located on Woodsboro Pike, benefiting from exposure to more than 21,000 cars per day. Discovery Crossing sits on a signalized intersection directly across from Sheetz. The center is home to national retailers such as Dollar Tree, Goodwill and H&R Block. Discovery Crossing benefits from strong demographics with average household incomes of \$118,579 within a 3 mile radius.

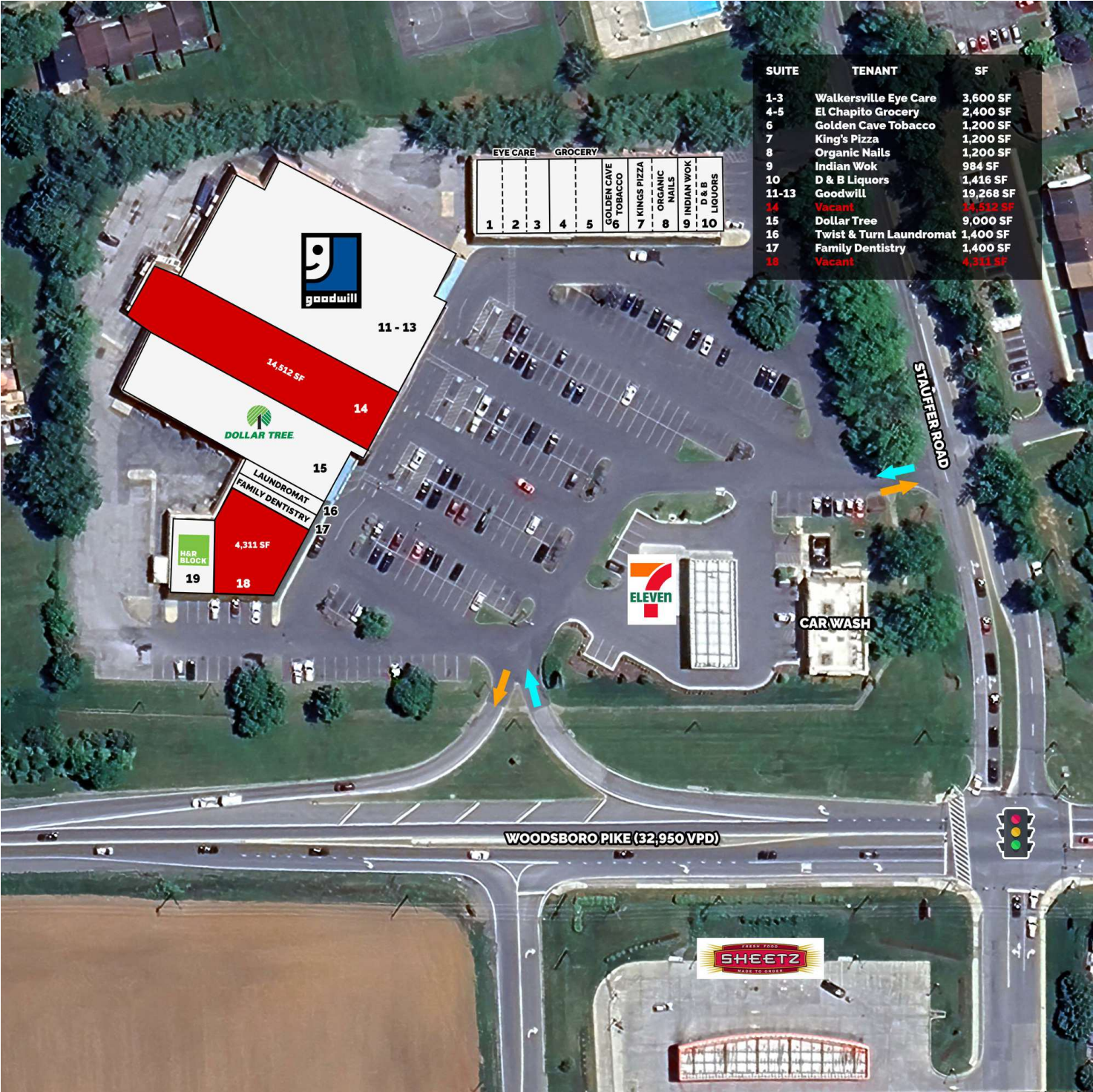
PROPERTY HIGHLIGHTS

- 14,512 SF junior anchor space available
- Directly across from Sheetz
- Great tenant mix of national and regional retailers
- Join co-tenants Goodwill, Dollar Tree, 7-Eleven and H & R Block
- Situated on a signalized intersection with multiple points of access
- Average household income of \$137,437 within a five mile radius

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SITE PLAN

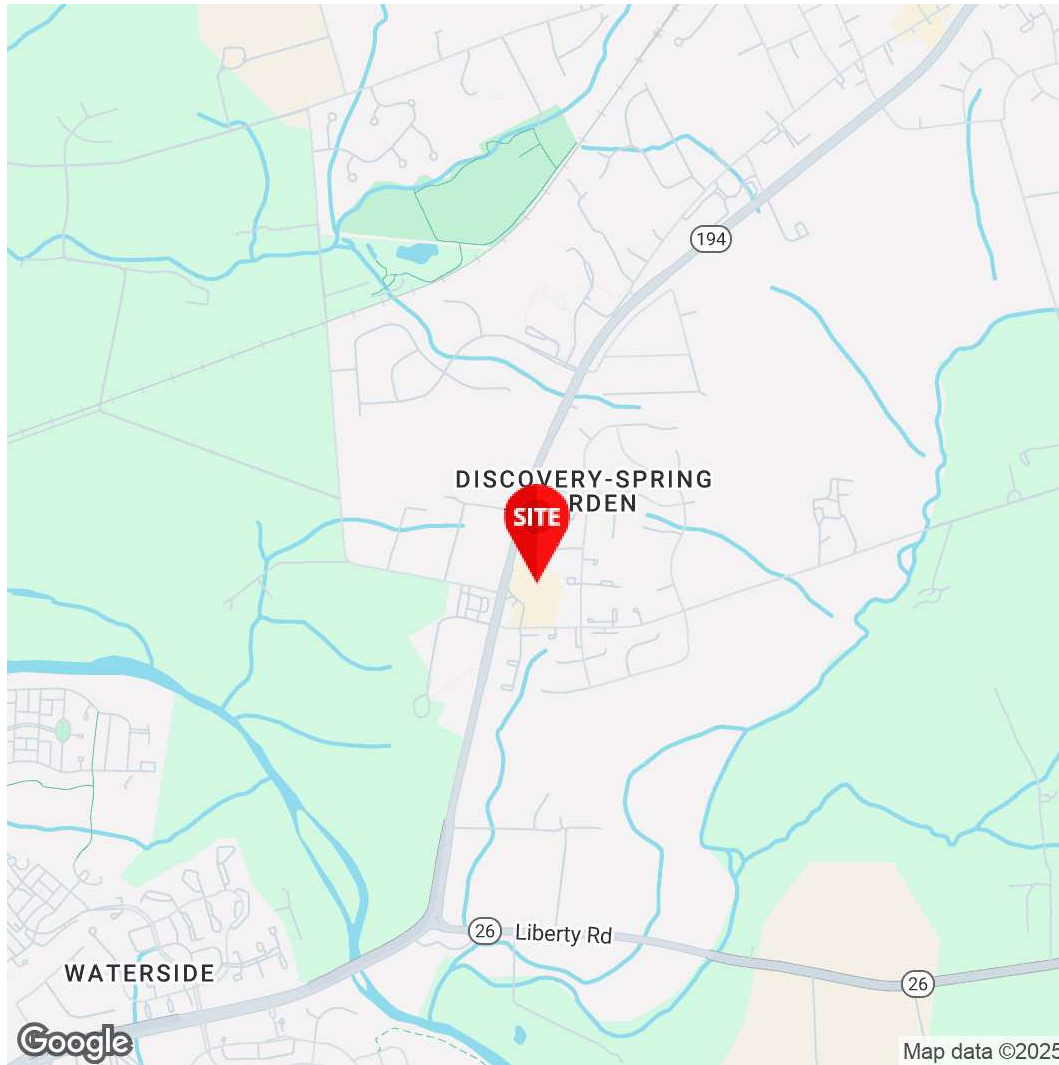


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RETAILER MAP





Joseph Farina

Principal

571.620.5142

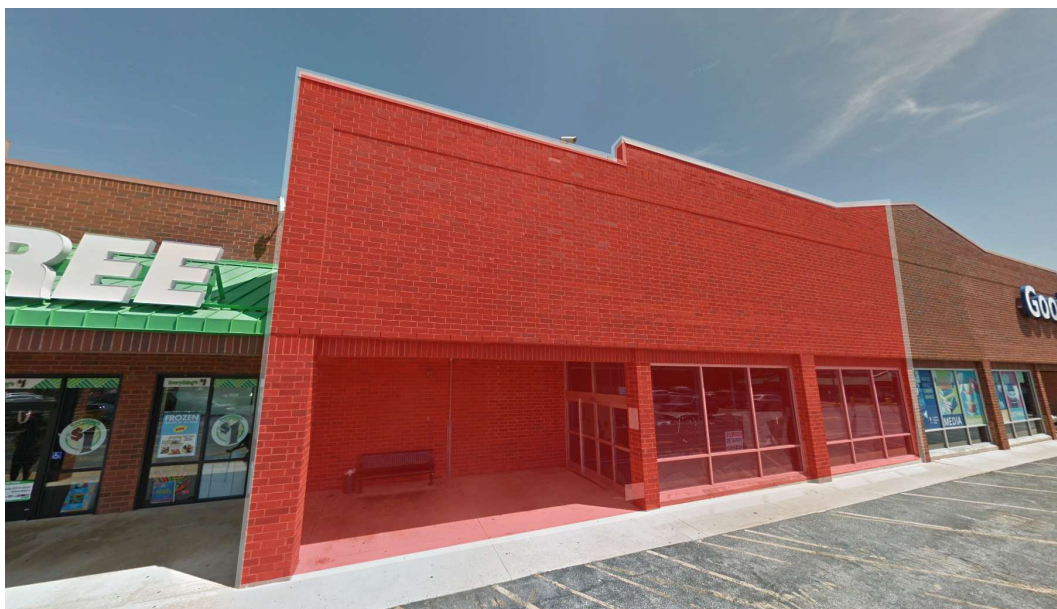
Jfarina@Divaris.Com

Shadi Ayyoubi

Assistant Vice President

703.946.6003

Shadi.Ayyoubi@Divaris.Com



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