

Discovery Crossing Shopping Center

8425 Woodsboro Pike

Walkersville, MD 21793



⇒ Situated on a signalized intersection directly across from Sheetz

⇒ Dedicated Egress/Ingress

⇒ High visibility– 24,000 vehicles per day

⇒ Anchored by **Dollar Tree** and **Goodwill**

⇒ Strong mix of long-time local and national tenants, including **H&R Block & Edward Jones**,

⇒ Average household income \$115,000 3 (mile radius)



Brian Duncan 240-367-6490 or brian@tylerco.com

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Current Availabilities

14,512 SF for a Junior Anchor

Part of former Bloom grocery store

Prime signage & visibility from MD-194/Woodsboro Pike

2 loading docks

Available Now

Additional contiguous 19,000+ square feet may be available– please contact broker for more information

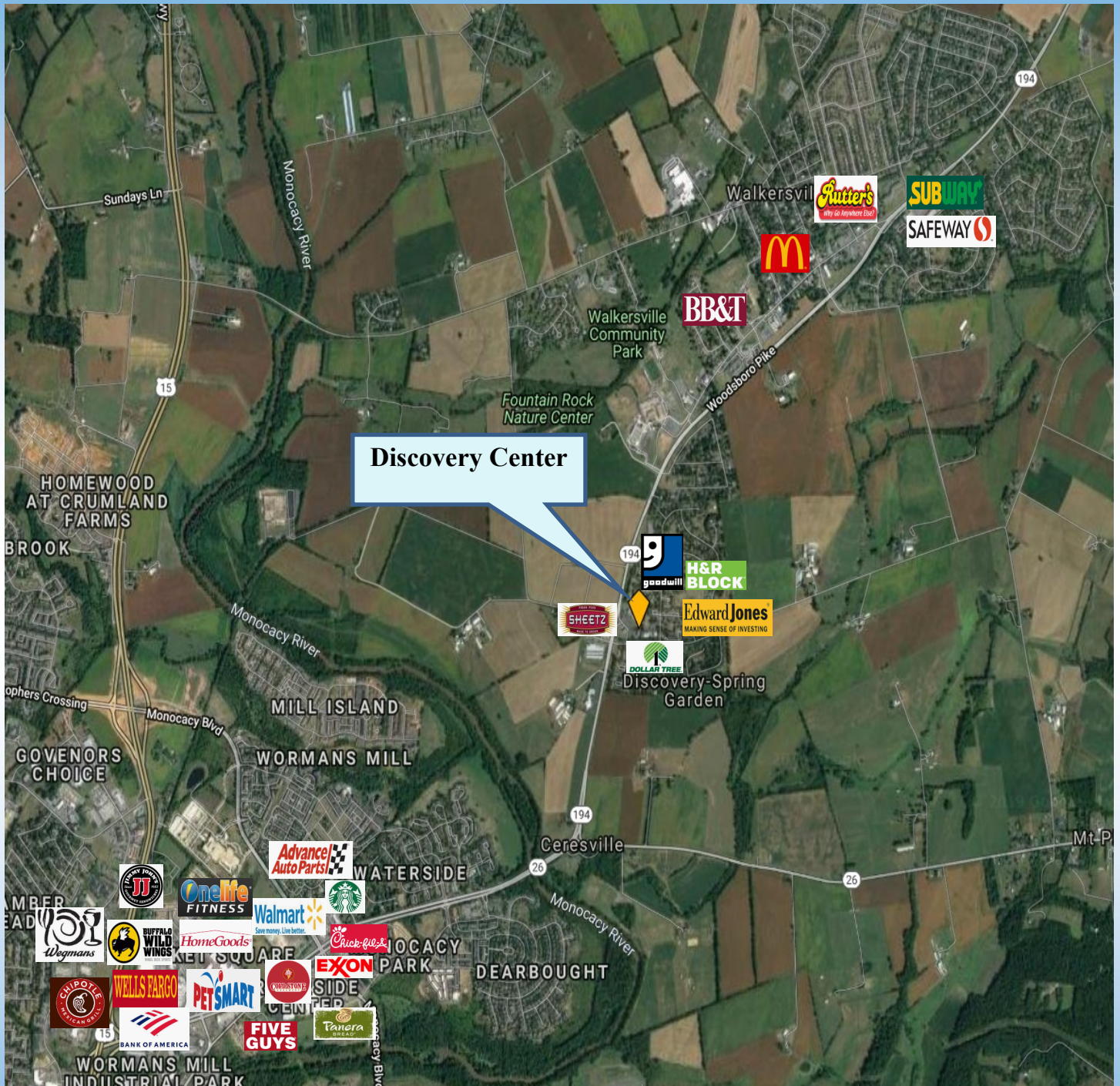


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Location Map



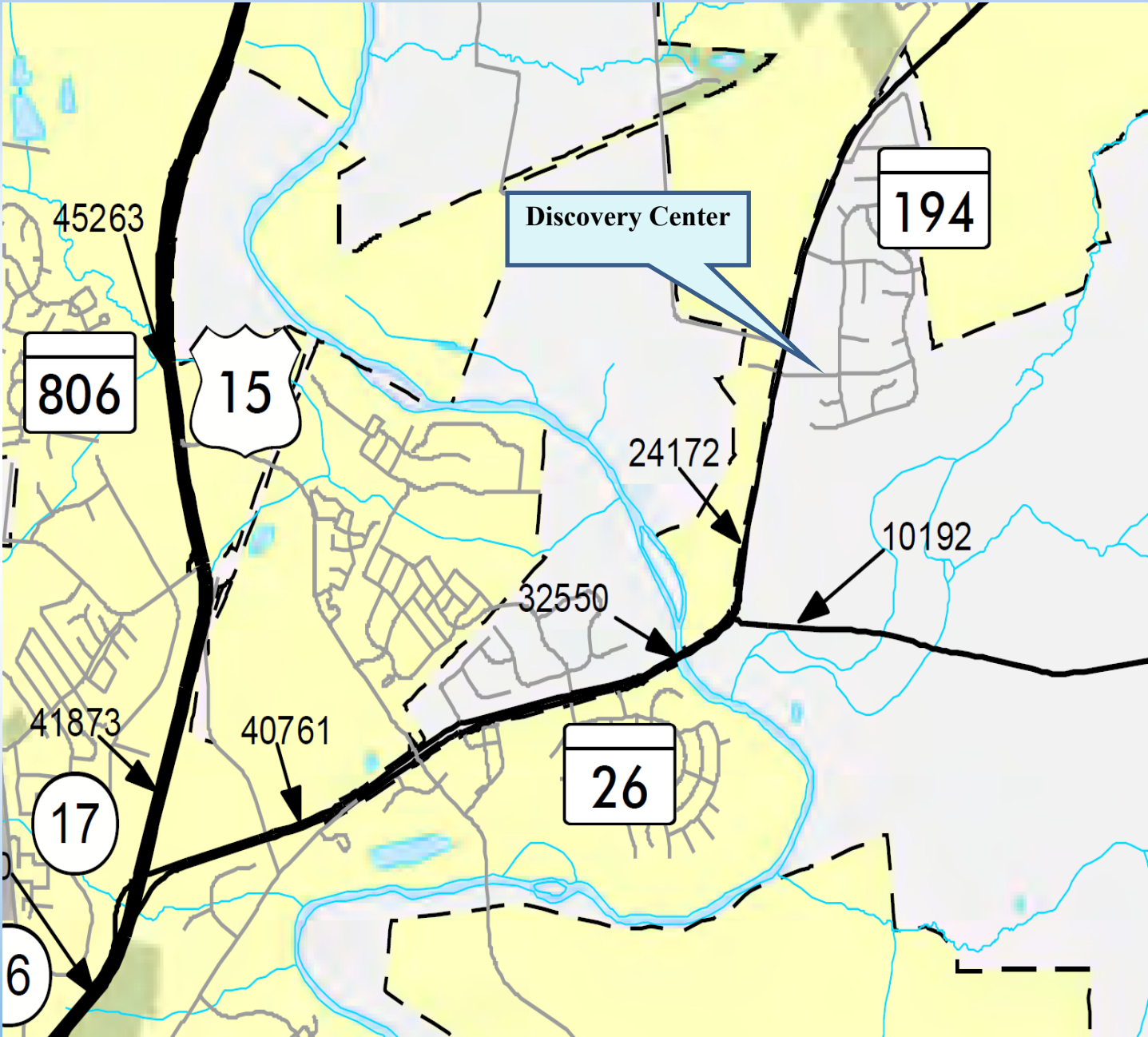
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Traffic Counts

24,172-32,550 Vehicles Per Day



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Demographics

Radius	1 Mile		3 Mile		5 Mile	
2019 Households by HH Income	1,155		9,778		31,669	
<\$25,000	127	11.00%	900	9.20%	4,392	13.87%
\$25,000 - \$50,000	129	11.17%	1,037	10.61%	4,416	13.94%
\$50,000 - \$75,000	190	16.45%	1,532	15.67%	5,154	16.27%
\$75,000 - \$100,000	218	18.87%	1,577	16.13%	4,743	14.98%
\$100,000 - \$125,000	166	14.37%	1,428	14.60%	3,566	11.26%
\$125,000 - \$150,000	113	9.78%	893	9.13%	2,608	8.24%
\$150,000 - \$200,000	132	11.43%	1,397	14.29%	3,688	11.65%
\$200,000+	80	6.93%	1,014	10.37%	3,102	9.80%
2019 Avg Household Income	\$103,883		\$115,649		\$105,172	
2019 Med Household Income	\$90,080		\$97,510		\$84,869	
2019 Occupied Housing	1,155		9,778		31,669	
Owner Occupied	946	81.90%	8,141	83.26%	21,373	67.49%
Renter Occupied	209	18.10%	1,637	16.74%	10,296	32.51%
2019 Housing Value	947		8,140		21,373	
<\$100,000	19	2.01%	129	1.58%	321	1.50%
\$100,000 - \$200,000	311	32.84%	1,173	14.41%	3,122	14.61%
\$200,000 - \$300,000	317	33.47%	2,853	35.05%	6,512	30.47%
\$300,000 - \$400,000	178	18.80%	2,108	25.90%	5,188	24.27%
\$400,000 - \$500,000	72	7.60%	1,314	16.14%	3,602	16.85%
\$500,000 - \$1,000,000	50	5.28%	528	6.49%	2,502	11.71%
\$1,000,000+	0	0.00%	35	0.43%	126	0.59%
2019 Median Home Value	\$245,268		\$297,020		\$314,100	
2019 Housing Units by Yr Built	1,212		10,276		33,409	
Built 2010+	112	9.24%	1,079	10.50%	4,241	12.69%
Built 2000 - 2010	99	8.17%	2,062	20.07%	5,397	16.15%
Built 1990 - 1999	145	11.96%	2,429	23.64%	6,686	20.01%
Built 1980 - 1989	136	11.22%	2,024	19.70%	4,294	12.85%
Built 1970 - 1979	502	41.42%	1,596	15.53%	3,797	11.37%
Built 1960 - 1969	127	10.48%	420	4.09%	2,142	6.41%
Built 1950 - 1959	22	1.82%	213	2.07%	1,844	5.52%
Built <1949	69	5.69%	453	4.41%	5,008	14.99%
2019 Median Year Built	1977		1991		1988	

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