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OFFICE / RETAIL

# ACADEMY JUNCTION PLAZA

## 8379-8395 PINEY ORCHARD PARKWAY

### PROPERTY HIGHLIGHTS

Up to 2,000 sq. ft.  
\$30.00 sq. ft. NNN  
Zoning: Town Center  
Easy access to Route 32, Fort Meade and the MARC train

At major intersection  
Parking ratio 4:1  
Adjacent to Walgreen's, regional library and three minutes to MARC train.



### DEMOGRAPHICS

- DAYTIME POPULATION 169,259**
- AVERAGE HOUSEHOLD INCOME \$117,534**
- TRAFFIC @ ROUTE 175 25,000 ROUTE 32 50,000**



**STUART TITLE  
VP & BROKER**

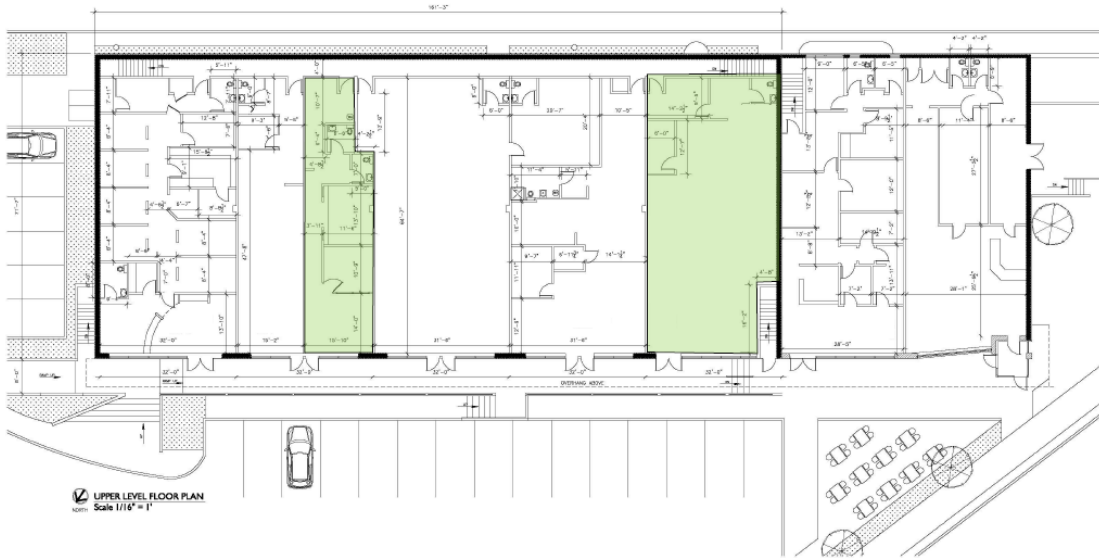
We work with passion and professionalism.



**CENTRAL MD CHAMBER  
ICSC  
FORT MEADE ALLIANCE**

Disclaimer: All information regarding property(ies) offered is from sources deemed reliable; but not warranty is made as to the accuracy thereof and same is submitted to errors, omissions, change of price or conditions, prior to sale, rental or withdrawal without notice.

# ACADEMY JUNCTION PLAZA RETAIL STOREFRONTS



# ACADEMY JUNCTION PLAZA OFFICE SUITES

