

## BERRY PATCH SHOPPPING CENTER . WALDORF, MD 11495-11479 Berry Road.



### RETAIL SPACE AVAILABLE

- \$25-30 p.s.f NNN
- Tenant pays \$6 p.s.f cam fees, utilities, and insurance
- Road frontage on Route 228 (Berry Rd.)
- Monument signage available
- Located next to Wawa Gas Station
- 34,762 VPD

| Demographics Est. 2023 | 1 Mile    | 3 Mile    | 5 Mile    |
|------------------------|-----------|-----------|-----------|
| <b>Population</b>      | 8,654     | 68,199    | 100,935   |
| <b>Households</b>      | 2,980     | 24,167    | 35,328    |
| <b>Average HH Inc.</b> | \$123,716 | \$118,927 | \$127,145 |

For More Information  
Please Contact:

Chris Shasho Cshasho@Shasho.com  
(301) 632-6320 Fax (301) 632-6323

4475 REGENCY PLACE, SUITE 101  
WHITE PLAINS, MARYLAND 20695

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# Shasho

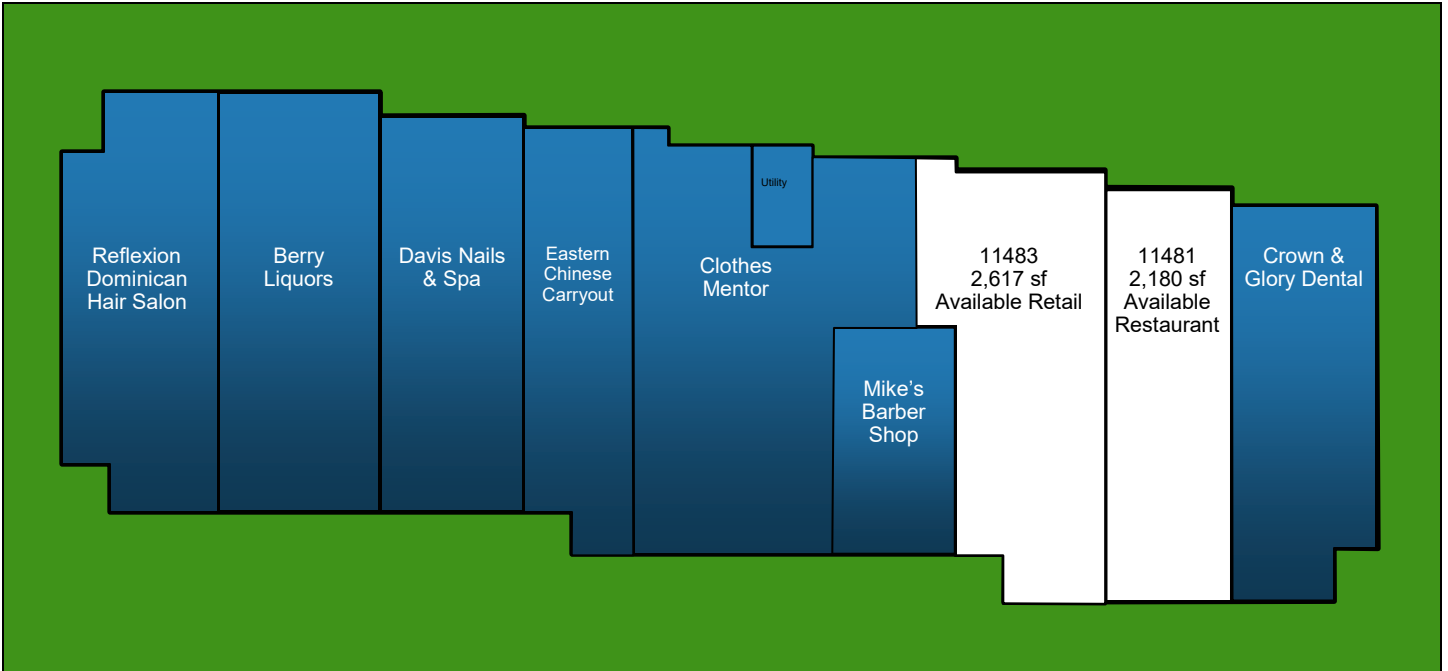
CONSULTING, P.A.  
COMMERCIAL REAL ESTATE



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