WOODYARD CROSSING

S. | CBRE

8745-8913 BRANCH AVE
CLINTON, MD 20735

CLINTON

4,337 TOTAL RETAIL SF

LOCATED WITHIN 2 MILES OF JOIN BASE ANDREWS

DELIVERY: Immediate

SPACE AVAILABLE

1,837 SF — Retail #8797

2,500 SF — Retail #8839

DETAILS

- 540,000sf Center
- Base Rent: $28psf/NNN ($5psf Nets)
- Anchors include: Walmart, Lowes, Safeway, Staples, Petco, CVS

DEMOGRAPHIC SNAPSHOT

POPULATION
1 mi — **9,049**
3 mi — **48,236**

EMPLOYEES
1 mi — **5,911**
3 mi — **19,009**

MEDIAN HHI
1 mi — **$97,499**
3 mi — **$98,423**

EDUCATION
(Bachelor's Degree+)
1 mi — **26.68%**
3 mi — **27.65%**

MEDIAN AGE
1 mi — **45.83**
3 mi — **41.14**

CONTACT

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OVERVIEW AERIAL

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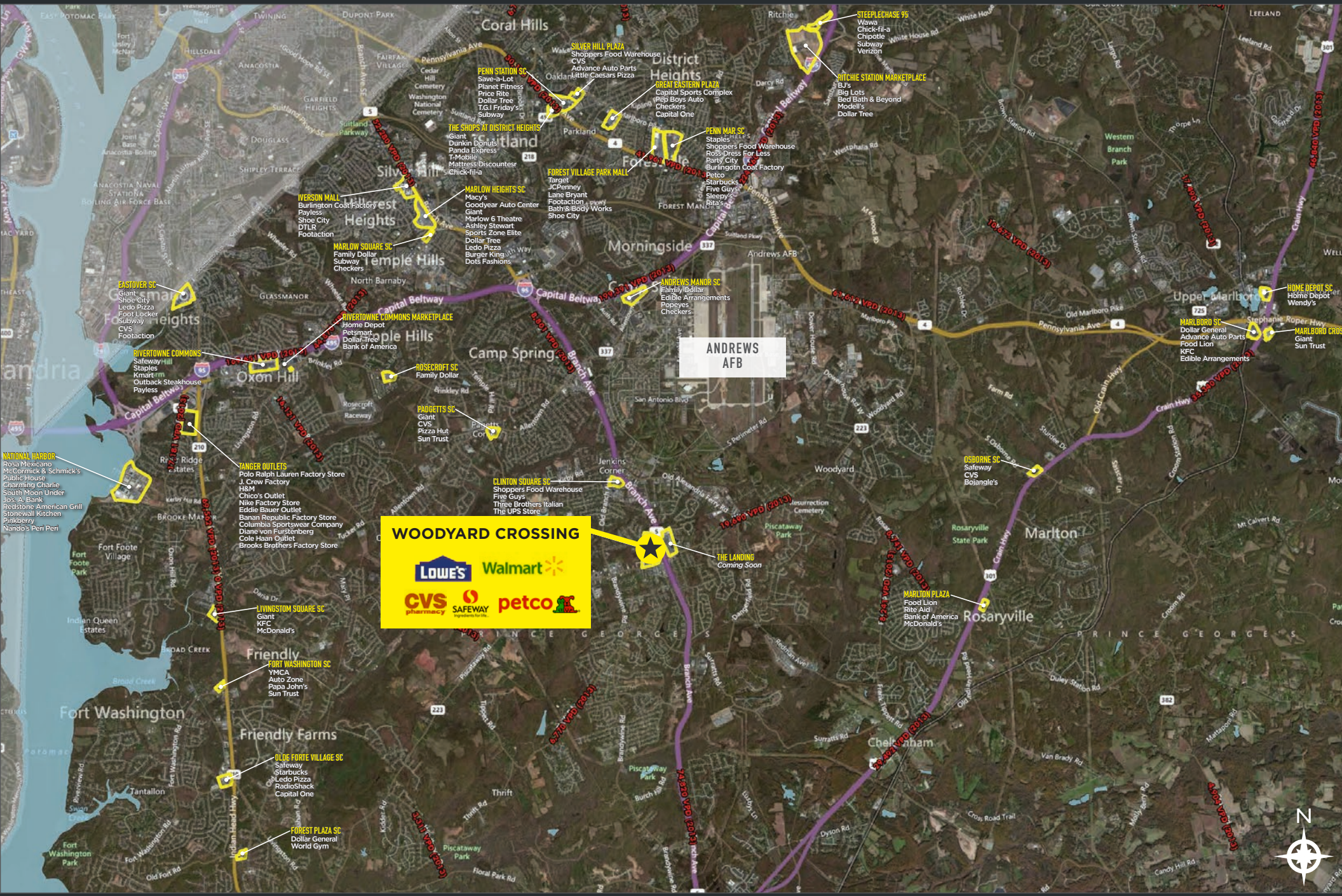
CLINTON, MD 20735



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TENANT #	TENANT NAME	SIZE
8745	Wal-Mart	150,731 sf
8755	Lowe's	145,948 sf
8765	Payless Shoes	2,800 sf
8767	Famous Footwear	5,000 sf
8775A	Dressbarn	7,500 sf
8775B	Five Below	7,500 sf
8785	Safeway	60,106 sf
8787	Parcel Plus	800 sf
8791	Eastern Carryout	1,200 sf
8793	GNC	1,890 sf
8797	Available	1,837 sf
8799	Hot Nails	1,000 sf
8813	Baskin Robins	1,200 sf
8823	Sally Beauty Supply	1,600 sf
8825	America's Best Wings	3,250 sf
8827	Dollar Tree	9,360 sf
8833	Pam's Hallmark	4,664 sf
8835	Festival Cleaners	4,000 sf
8837	AT&T	2,000 sf
8839	Available	2,500 sf
8841	H&R Block	1,580 sf
8843	Least Out	2,000 sf
8845	Chevy Chase Bank	2,500 sf

TENANT #	TENANT NAME	SIZE
8847	Sherwin Williams	3,000 sf
8849	Chicken Hut	1,900 sf
8851	Ledo's Pizza	2,500 sf
8853	Chesapeake Liquors	1,740 sf
8859	CVS Pharmacy	11,486 sf
8903	T-Mobile	1,722 sf
8905	Wendy's	2,400 sf
8913 A	Chipotle	2,500 sf
8913 B	Fenton Dental	3,932 sf
8914	Exxon	5,000 sf
8919 B	Verizon	3,669 sf
8919 A	Starbucks	1,818 sf
8909 E	Petco	13,033 sf
8871 A	Beauty Max	5,160 sf
8871 C	Gamestop	1,966 sf
8871 C	Christol's	2,464 sf
8871 E	Panda Express	2,208 sf
8881	Ruby Tuesday	6,578 sf
8905	IHOP	5,000 sf
8909 C	Pizza Hut	1,581 sf
8909 A	Mattress Discounters	4,000 sf
8861	Staples	20,296 sf