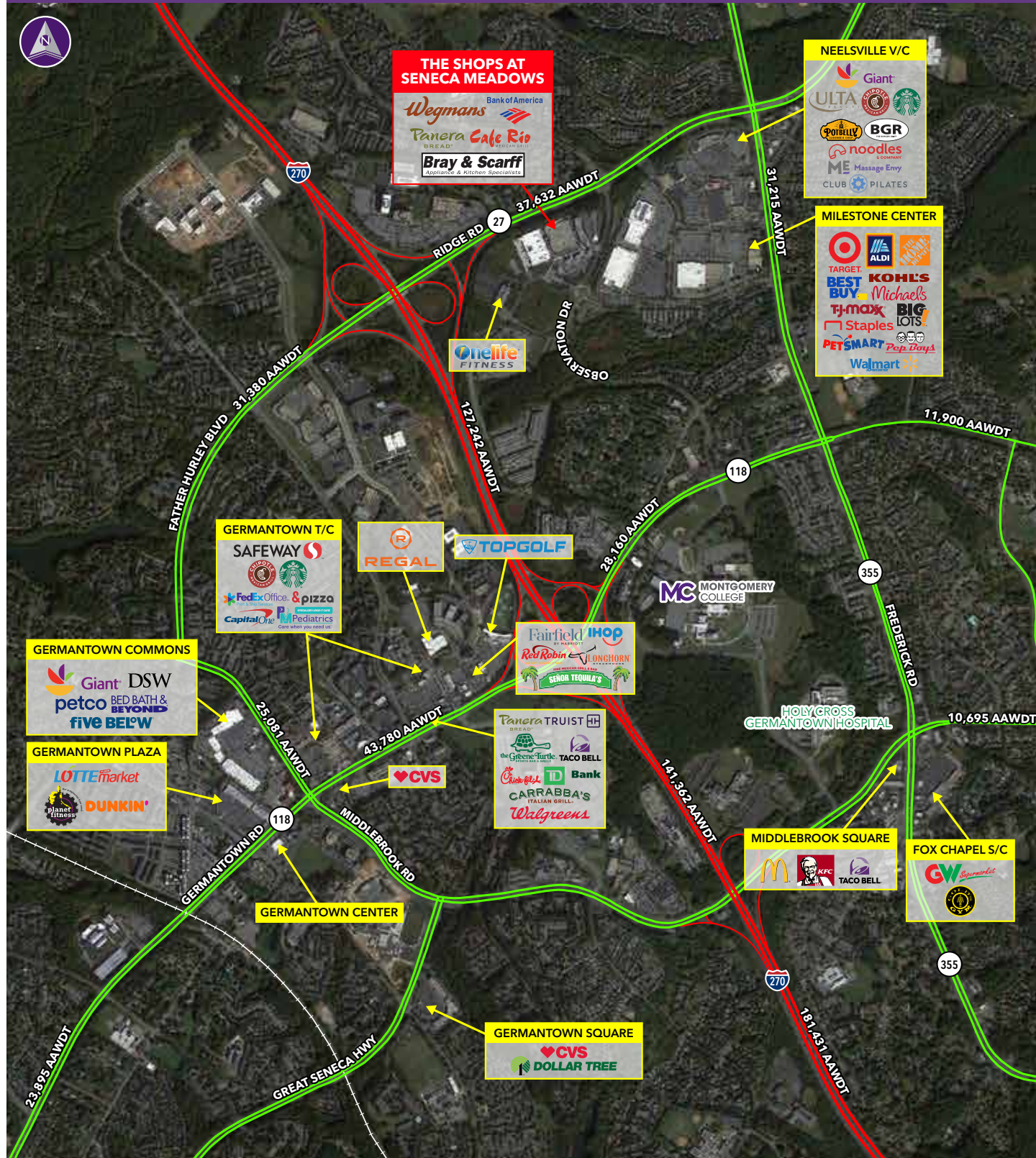


THE SHOPS AT SENECA MEADOWS ■ GERMANTOWN, MD



Information herein has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. Independent confirmation of its accuracy and completeness is your responsibility. H&R Retail, Inc.

■ The Shops at Seneca Meadows

20600 SENECA MEADOWS PARKWAY | GERMANTOWN, MD 20876

3,218 SF SPACE AVAILABLE



JOIN
Wegmans
Panera Cafe Rio
 BREAD® MEXICAN GRILL

Property Highlights

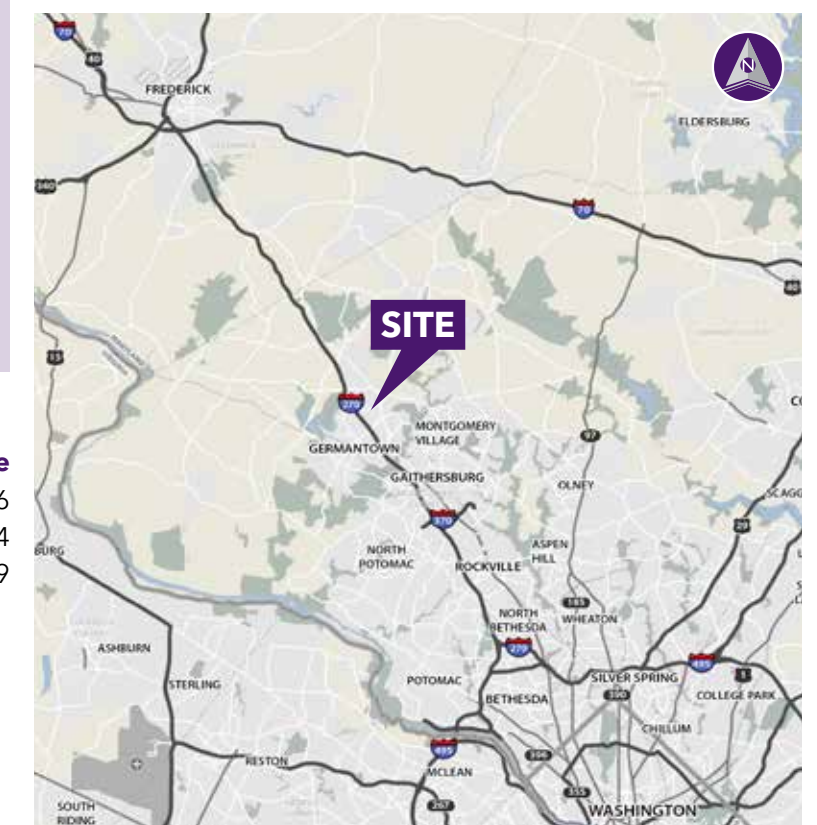
- Located at I-270 and Father Hurley Boulevard in Germantown, MD.
- Seneca Meadows Parkway provides access from both Father Hurley Boulevard and Route 118.
- This development has both high average income (above \$155,000) and a high daytime population.
- GLA: 211,903 SF

Demographics (2024 Estimated)

	1 Mile	3 Mile	5 Mile
Population	13,973	109,860	212,456
Average HH Income	\$158,238	\$155,457	\$155,594
Number of Employees	14,767	90,536	179,519

Please Contact

Bradley Buslik 240.482.3609 (direct) 301.656.3030 (office) bbuslik@hrretail.com	Sebastian Restifo 240.482.3602 (direct) 301.656.3030 (office) srestifo@hrretail.com
---	---



THE SHOPS AT SENECA MEADOWS ■ GERMANTOWN, MD



Tenants Include

1	Wegmans	124,650 SF	
2	Veterinary Clinic	2,000 SF	
3A	F45	3,299 SF	
3B	Smoothie King	1,201 SF	
4	Siriwan Thai	2,219 SF	
5	Beer & Wine	2,531 SF	
6	Bubbles Salon	1,250 SF	
7	T-Mobile	1,500 SF	
8	Crumbl Cookies	1,500 SF	
9	Nothing Bundt Cakes	1,500 SF	
10	Bella Nails	2,100 SF	
11	FloorMax	2,400 SF	
12	Bray and Scarff	5,249 SF	
13	Cafe Rio	3,257 SF	
14	Montgomery County Liquors	6,500 SF	
15	Mattress Firm	4,622 SF	
16	AVAILABLE	3,218 SF	
17	Crest Cleaners	1,929 SF	
18	For Eyes Optical	1,202 SF	
19	Hair Cuttery	1,802 SF	
20	Panera Bread	5,085 SF	
22	Bank of America	3,548 SF	
SECOND LEVEL			
21	Office Tenant	29,341 SF	