



BRUNSWICK CROSSING

BRUNSWICK, MD 21716



Small Shop Spaces Available

PROPERTY HIGHLIGHTS

- Conveniently located at the intersection of Routes 340 and 17
- New 142,000 SF shopping center anchored by Weis Markets
- 218,000 SF of office, hotel, and live/work units
- Serving the Brunswick, Frederick, Lovettsville, and Shepherdstown areas
- 1,505 residential units approved and permitted, over 80% built and sold



SHEETZ

BRUNSWICK CROSSING
weis

PNC

DOLLAR GENERAL

BRUNSWICK SHOPPING CENTER
AUBUCHON
HARDWARE
SUBWAY
DOLLAR TREE
Roy Rogers

BRUNSWICK MD
MARGW6
464RPD

HR
RETAIL

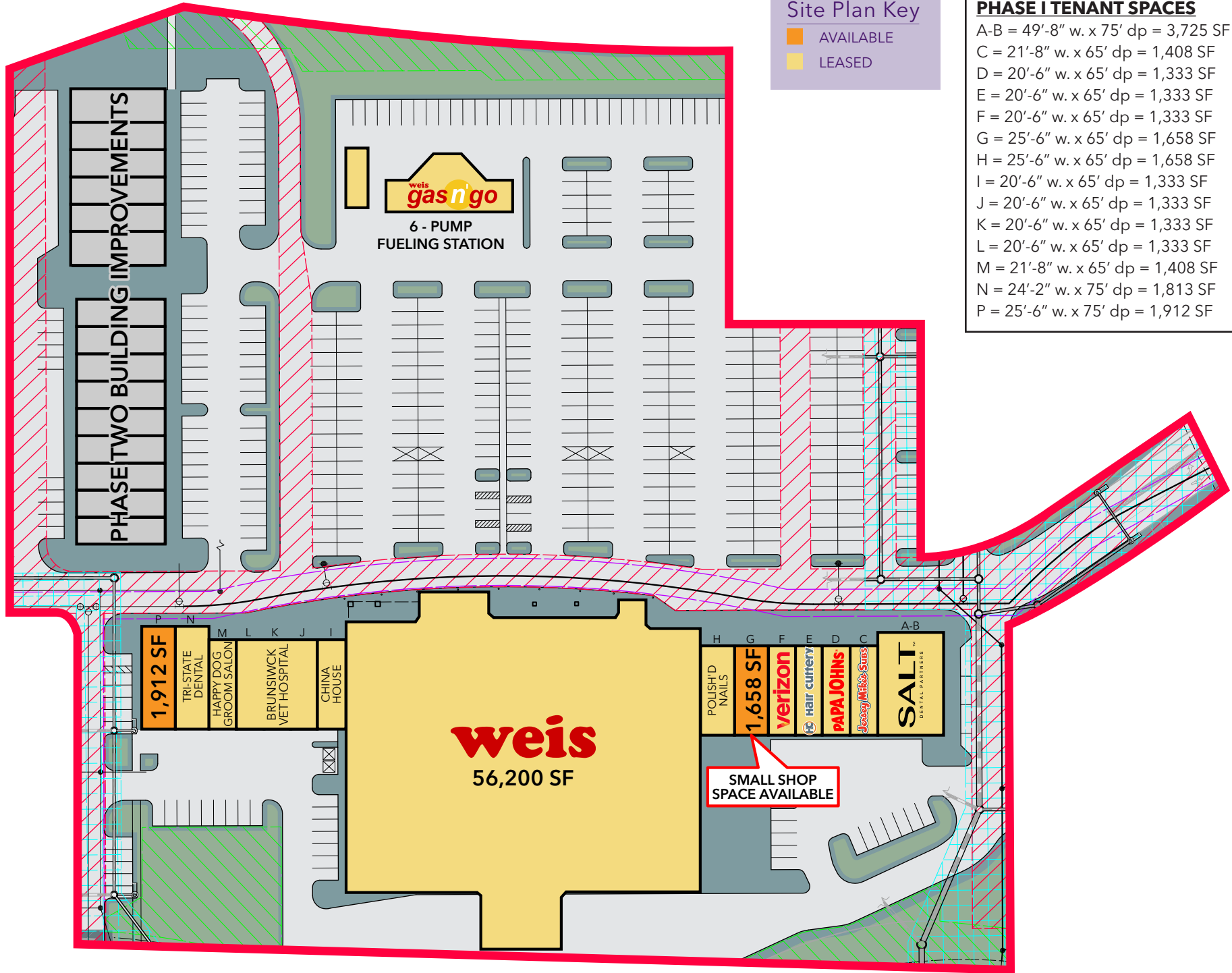


Site Plan Key

- AVAILABLE
- LEASED

PHASE I TENANT SPACES

A-B	= 49'-8" w. x 75' dp = 3,725 SF
C	= 21'-8" w. x 65' dp = 1,408 SF
D	= 20'-6" w. x 65' dp = 1,333 SF
E	= 20'-6" w. x 65' dp = 1,333 SF
F	= 20'-6" w. x 65' dp = 1,333 SF
G	= 25'-6" w. x 65' dp = 1,658 SF
H	= 25'-6" w. x 65' dp = 1,658 SF
I	= 20'-6" w. x 65' dp = 1,333 SF
J	= 20'-6" w. x 65' dp = 1,333 SF
K	= 20'-6" w. x 65' dp = 1,333 SF
L	= 20'-6" w. x 65' dp = 1,333 SF
M	= 21'-8" w. x 65' dp = 1,408 SF
N	= 24'-2" w. x 75' dp = 1,813 SF
P	= 25'-6" w. x 75' dp = 1,912 SF



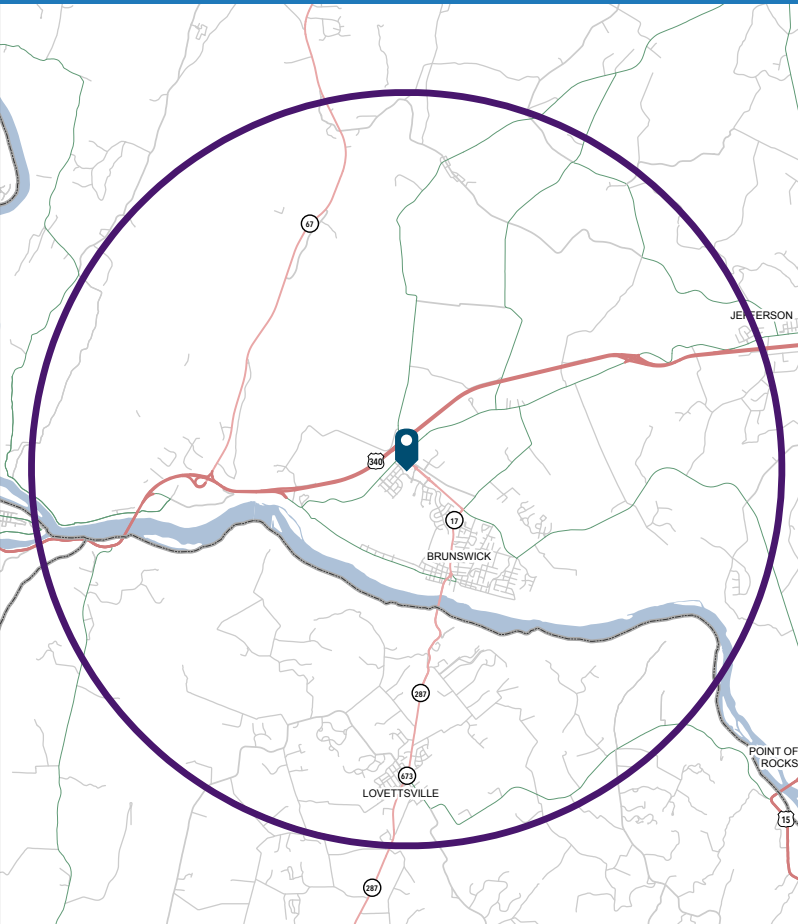




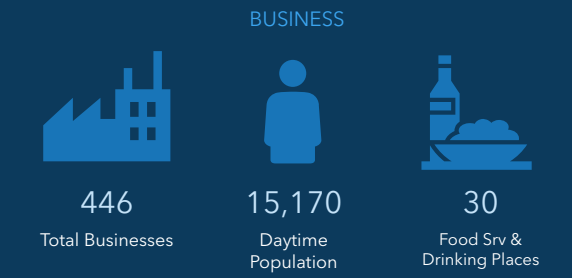
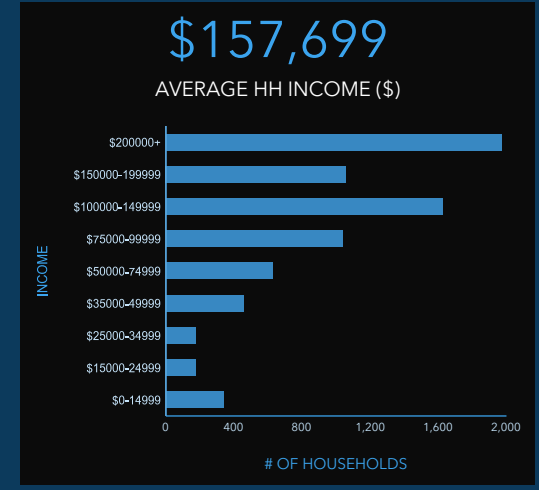
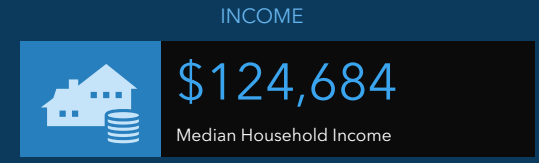
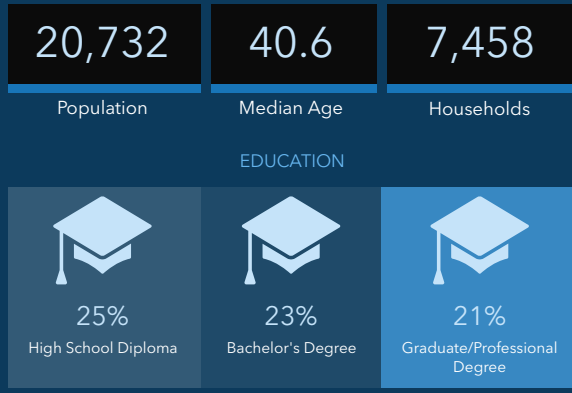
BRUNSWICK, MD

DEMOGRAPHIC PROFILE (2025)

Brunswick Crossing 5 mile ring



KEY FACTS



TAPESTRY SEGMENTS

H2 Boomburbs
1,360 (18.2%) of households

These neighborhoods are primarily located in the suburbs of metropolitan areas with populations exceeding 500,000, mainly in the South and West. Most members of the segment are between 25 and 54, with an overall population that is young; nearly a third are under the age of 18. Married couples with or without children are prevalent in this segment. Household incomes are predominantly upper tier, and workers are frequently employed full-time in fields including government, management, sales, business, and finance. They reside in newer single-family homes, typically constructed in 2000 or later. More than half of the homes are valued between \$300,000 and \$500,000. Nearly a third of households own three or more vehicles.

- Residents tend to shop at club stores and make purchases using online platforms.
- Spending centers around children, including clothing, medicine, toys, and entertainment. Residents pay for garden maintenance, home cleaning, and pet care services.
- They tend to purchase internet-connectable televisions, all-in-one printers, home security systems, smart thermostats, and lighting systems.

L2 Professional Pride
1,185 (15.9%) of households

While these neighborhoods can be found nationwide, they are most prevalent in the South and West. Over three-quarters of all residents are married, and many households have multiple children enrolled in K-12 schools. Over half of residents hold bachelor's or graduate degrees, and they tend to be employed in technology, engineering, and management roles. A significant portion of these individuals choose to work from home. Households tend to have dual incomes, and many individuals earn some of the highest salaries in the nation. Residents typically live in communities featuring newly constructed, owner-occupied single-family homes in the expanding outer suburbs and exurbs of major metropolitan areas. Many homeowners have a mortgage due to new construction costs.

- Residents tend to shop at large retail establishments. They often buy organic foods and frequent fast-casual restaurants.
- Home improvement and remodeling projects are common, and homeowners often seek professional assistance for lawn maintenance and landscaping.
- Their houses are equipped with modern technology such as smart home devices and appliances.
- Residents tend to prioritize fitness and recreational activities, and they often support youth athletics and participate in sports.

H1 Flourishing Families
787 (10.6%) of households

Members of these communities reside mostly in lower-density, rapidly growing suburbs in the South and Midwest. Most householders are between the ages of 35 and 64, and households are mainly comprised of large families with children. Marriage rates are high. Members of this segment are often employed in professional roles and earn middle-tier incomes. Many are self-employed, and some households support their earnings with interest, dividends, or rental properties. Available housing is predominantly composed of single-family units built in the 1990s and 2000s, with home values and rents that mirror national averages. The rate of new development is notably higher here than in most other regions. Many households have multiple vehicles, and long commutes are common.

- For in-store shopping, they frequent large retail hardware and hobby stores, while online shopping caters to a variety of household, children, pet, and personal items.
- Residents prioritize spending on medical, auto, and life insurance, as well as retirement planning. Pickup trucks and SUVs are common vehicle choices.
- They often play board games and read books.
- Residents tend to travel domestically.

Other
4,126 (55.3%) of households



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