



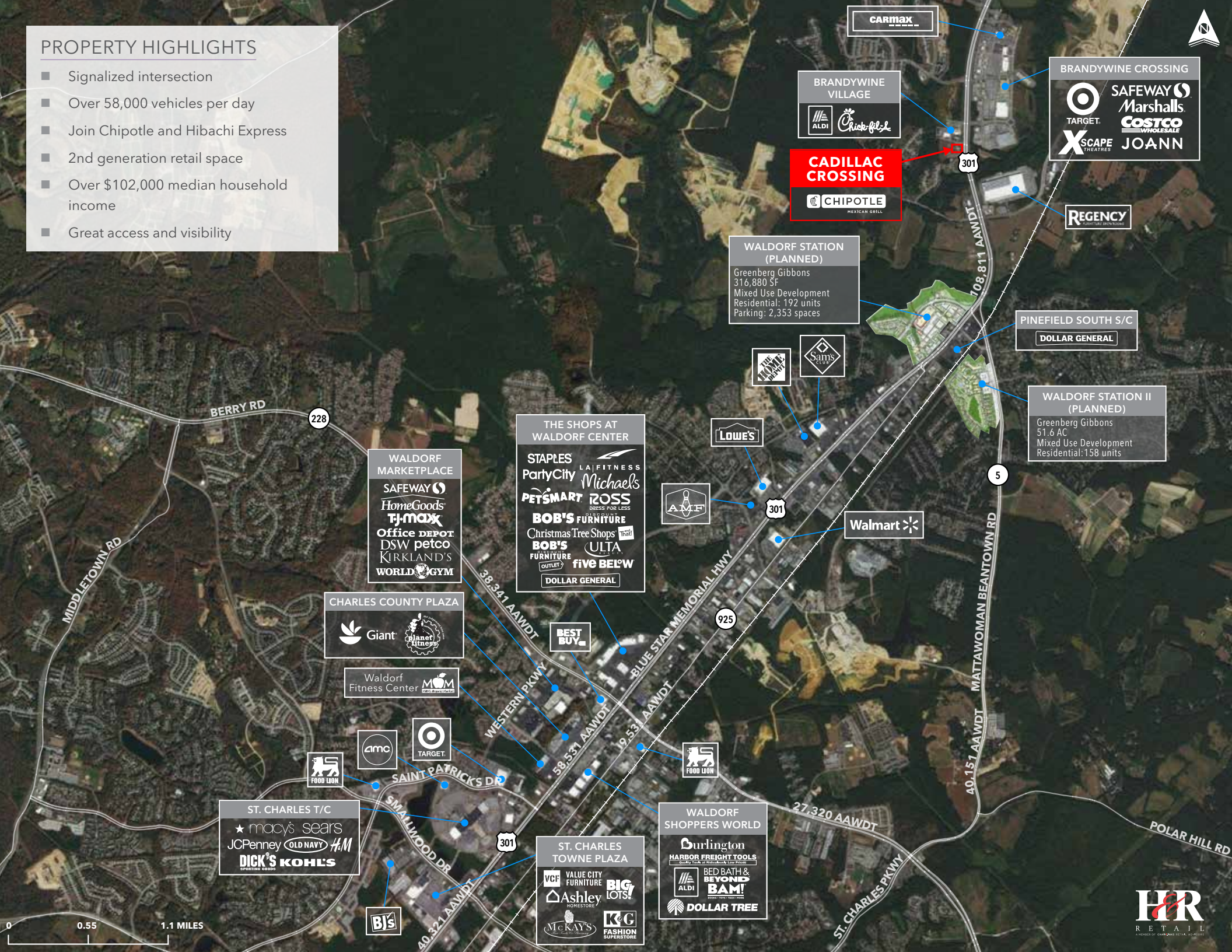
CADILLAC CROSSING

16104 CADILLAC DRIVE, BRANDYWINE, MARYLAND 20613



PROPERTY HIGHLIGHTS

- Signalized intersection
- Over 58,000 vehicles per day
- Join Chipotle and Hibachi Express
- 2nd generation retail space
- Over \$102,000 median household income
- Great access and visibility



CARMAX

BRANDYWINE VILLAGE
ALDI
Chick-fil-A

BRANDYWINE CROSSING
TARGET
SAFEMART
Marshall's
COSTCO WHOLESALE
XSCAPE THEATRES
JOANN

CADILLAC CROSSING
CHIPOTLE MEXICAN GRILL

REGENCY

WALDORF STATION (PLANNED)
Greenberg Gibbons
316,880 SF
Mixed Use Development
Residential: 192 units
Parking: 2,353 spaces

PINEFIELD SOUTH S/C
DOLLAR GENERAL

WALDORF STATION II (PLANNED)
Greenberg Gibbons
51.6 AC
Mixed Use Development
Residential: 158 units

BERRY RD
228

WALDORF MARKETPLACE
SAFEMART
HomeGoods
TJ-MAXX
Office DEPOT
DSW petco
KIRKLAND'S
WORLD GYM

THE SHOPS AT WALDORF CENTER
STAPLES
PartyCity
LA FITNESS
Michaels
PETS MART
ROSS DRESS FOR LESS
BOB'S FURNITURE
Christmas Tree Shops
BOB'S FURNITURE
ULTA
five BELOW
DOLLAR GENERAL

LOWE'S

A.M.F.

Walmart

MIDDLETOWN RD

CHARLES COUNTY PLAZA
Giant
Planet Fitness

Waldorf Fitness Center
MOM

BEST BUY

WESTERN PKWY
38,241 AAWDT

BLUE STAR MEMORIAL HWY
925

FOOD LION

amc

TARGET

FOOD LION

ST. CHARLES T/C
★ macy's sears
JCPenney OLD NAVY H&M
DICK'S KOHL'S

SAINT PATRICKS DR

ST. CHARLES TOWNE PLAZA
VCF VALUE CITY FURNITURE
Ashley FURNITURE
BIG LOTS!
McKAY'S
K&G FASHION SUPERSTORE

WALDORF SHOPPERS WORLD
Burlington
HARBOR FREIGHT TOOLS
ALDI
BED BATH & BEYOND
BAM!
DOLLAR TREE

27,320 AAWDT

MATTAWOMAN BEANTOWN RD
40,157 AAWDT

POLAR HILL RD

0 0.55 1.1 MILES

HR RETAIL
A MEMBER OF THE HARBOR FREIGHT TOOLS GROUP



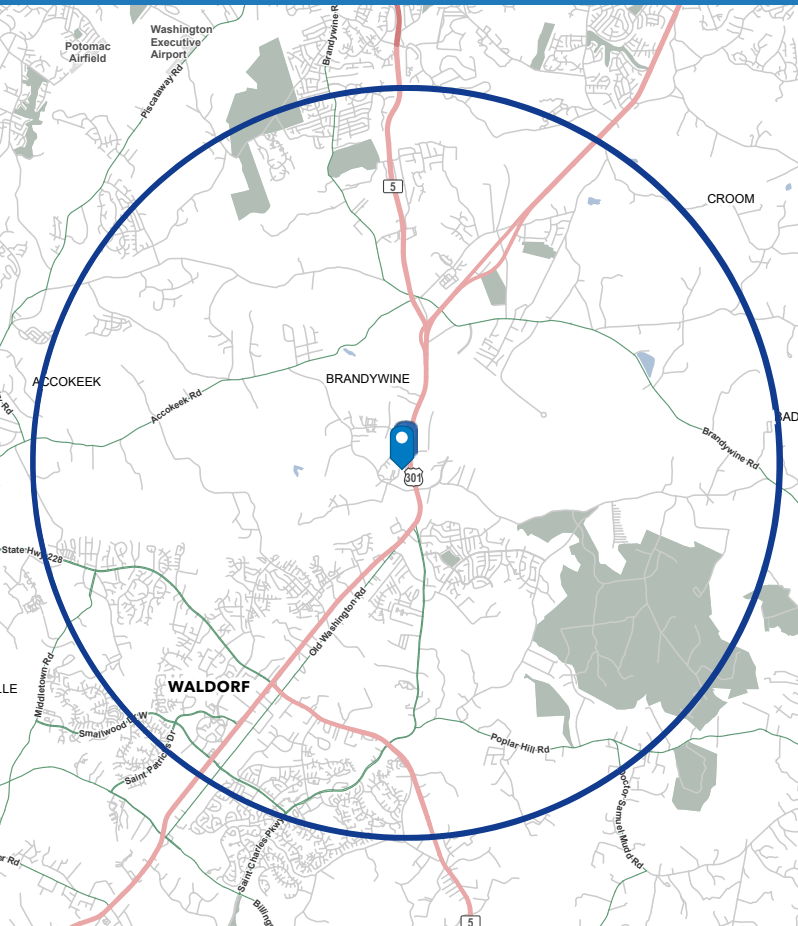




BRANDYWINE, MD

DEMOGRAPHIC PROFILE (2021)

Cadillac Crossing 5 mile ring



KEY FACTS

67,130

Population

37.5

Median Age

24,034

Households

EDUCATION



28%

High School Diploma



18%

Bachelor's Degree



12%

Graduate/Professional Degree

INCOME



\$102,902

Median Household Income

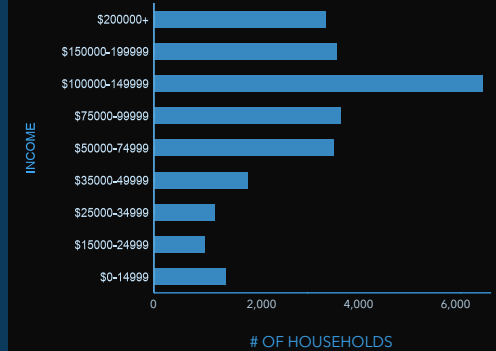


\$43,716

Per Capita Income

\$120,983

AVERAGE HH INCOME (\$)



BUSINESS



2,632

Total Businesses



61,993

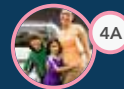
Daytime Population



187

Food Srv & Drinking Places

TAPESTRY SEGMENTS



4A

Workday Drive

8,304 (34.6%) of households

Workday Drive is an affluent, family-oriented market with a country flavor. Residents are partial to new housing away from the bustle of the city but close enough to commute to professional job centers. Life in this suburban wilderness offsets the hectic pace of two working parents with growing children. They favor time-saving devices, like banking online or housekeeping services, and family-oriented pursuits.

- High labor force participation rate at 71%; 2 out of 3 households include 2+ workers (Index 124).
- Connected, with a host of wireless devices –anything that enables convenience, like banking, paying bills, or even shopping online.
- Well insured and invested in a range of funds, from savings accounts or bonds to stocks.



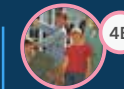
2B

Pleasantville

2,984 (12.4%) of households

These practical suburbanites have achieved the dream of home ownership. They have purchased homes that are within their means. Their homes are older, and town homes and duplexes are not uncommon. Many of these families are two-income married couples approaching retirement age; they are comfortable in their jobs and their homes, budget wisely, but do not plan on retiring anytime soon or moving. Neighborhoods are well established, as are the amenities and programs that supported their now independent children through school and college. The appeal of these kid-friendly neighborhoods is now attracting a new generation of young couples.

- More than half of the population is college educated.
- Older residents draw Social Security and retirement income.
- The work force is diverse: professionals in health care, retail trade, and education, or skilled workers in manufacturing and construction.



4B

Home Improvement

2,354 (9.8%) of households

Married-couple families occupy well over half of these suburban households. Most Home Improvement residences are single-family homes that are owner occupied, with only one-fifth of the households occupied by renters. Education and diversity levels are similar to the US as a whole. These families spend a lot of time on the go and therefore tend to eat out regularly. When at home, weekends are consumed with home improvement and remodeling projects.

- Cautious consumers that do their research before buying, they protect their investments.
- Typically spend 4-7 hours per week commuting, and, therefore, spend significant amounts on car maintenance (performed at a department store or auto repair chain store).
- They spend heavily on eating out, at both fast-food and family restaurants.
- They like to work from home, when possible.



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