

THE LANDING

AT WOODYARD

8921 WOODYARD RD | CLINTON, MD 20735

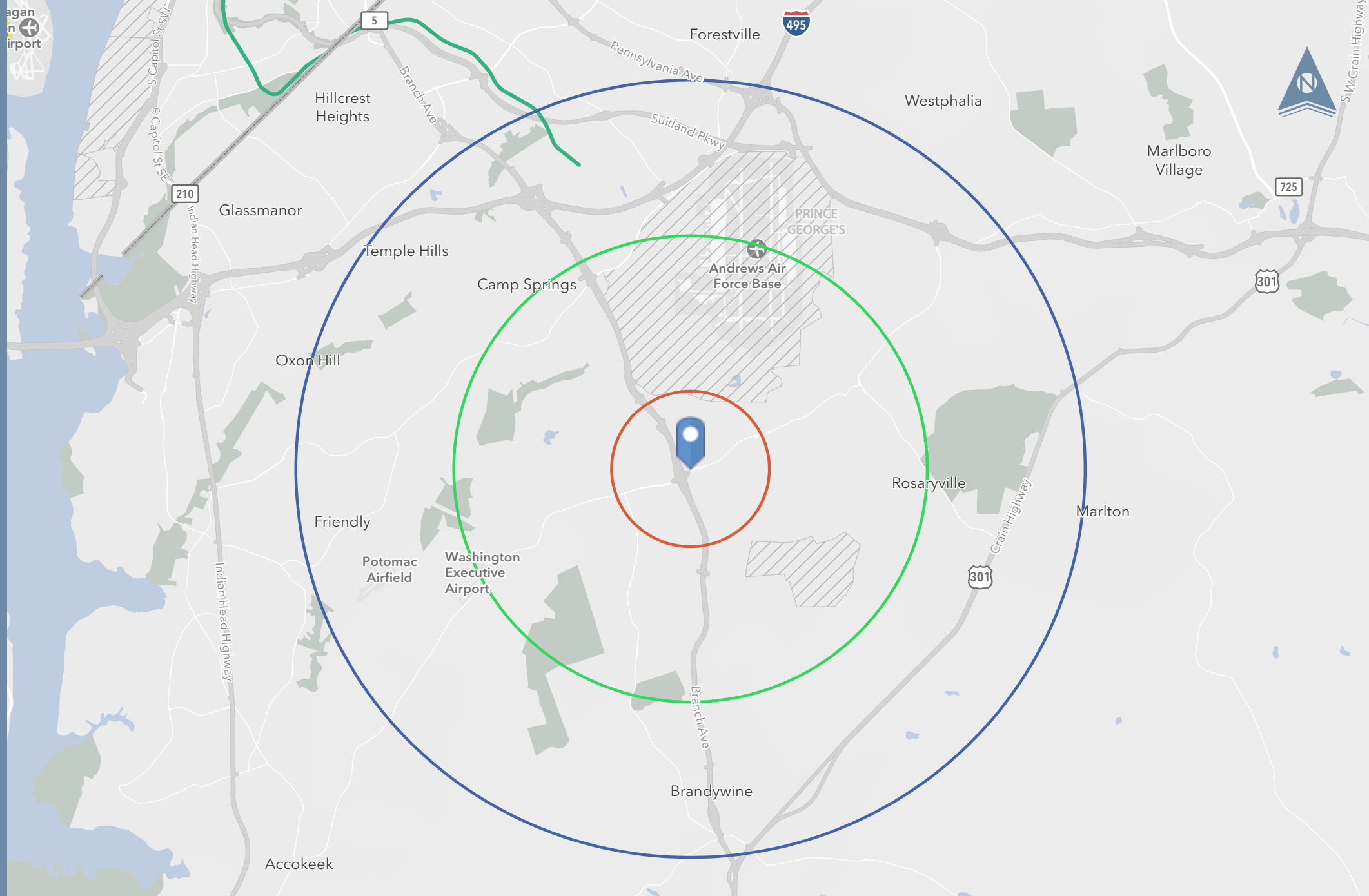


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PROPERTY HIGHLIGHTS

- New space available facing Woodyard Road
- Space 118-B: 10,000 - 20,000 SF
- Space 123: 2,000 - 4,700 SF
- Space 110: 3,993 SF
- Space 200: 1,660 SF
- 109,404 cars pass daily
- 1,100 parking spaces
- Availability on pylon sign facing Route 5
- 221,000 SF center anchored by



2025 TRADE AREA DEMOGRAPHICS

	 Total Population	 Daytime Population	 Average HH Income	 Total Businesses	 Bachelor's/Grad/Prof Degree
1 MILE	6,771	9,938	\$143,508	606	27.9%
3 MILES	48,259	42,584	\$140,860	1,728	32.2%
5 MILES	131,013	105,996	\$136,969	3,748	34.2%





1100
PARKING SPACES

2020
YEAR RENOVATED

2,000-4,700
SQUARE FEET



#	NAME	SIZE
100A	Star Beauty	14,020 SF
100B	Marshall's	21,992 SF
100C	DTLR/VILLA	8,004 SF
104	Active Phycal Therapy	3,988 SF
106A	America's Best	3,500 SF
106B	Fenton Dental	3,000 SF
108	Allure Nails	1,480 SF
110	AVAILABLE	3,993 SF

112	Salon Plaza	7,099 SF
114	Mattress Warehouse	4,015 SF
116	Our Promise To Education	2,570 SF
118-A	Burlington	43,481 SF
118-B	AVAILABLE	10,000 - 20,000 SF
120	Ross Dress For Less	22,000 SF
122	ALDI	22,000 SF
123	AVAILABLE	2,000 - 4,700 SF
124	Patriot Urgent Care	4,000 SF

#	NAME	SIZE
200	AVAILABLE	1,660 SF
202	Marcos Pizza	1,610 SF
204	Cleaners	1,059 SF
206	Tropical Smoothie	1,617 SF
208	Phone Tech	1,311 SF
210	Firehouse Subs	2,400 SF
PAD1	Checkers	700 SF
PAD2	Popeyes	3,000 SF
600	Panera Bread	4,766 SF

602D	Mezeh	2,400 SF
602C	Milk & Honey	2,070 SF
602B	Supreme BBQ	1,870 SF
602A	Crafty Crab	5,600 SF
606	Navy Federal	2,726 SF
608	Chick-Fil-A	5,000 SF

Site Plan Key

Available (Orange square) Leased (Yellow square)





ROSECROFT S/C
JUMBO FOOD

WOODBERRY S/C
FAMILY DOLLAR
AutoZone

ALLEN TOWN RD
5



ANDREWS AFB
POPULATION:
20,000 ACTIVE-DUTY/CIVILIANS

DOVER HOUSE RD

20,135 AAWDT

PADGETTS CORNER S/C
Giant CVS



CLINTON SQUARE S/C

COVENTRY PLAZA
SHOPPERS

THE LANDING AT WOODYARD
ALDI Burlington Marshalls ROSS DRESS FOR LESS

WOODYARD CROSSING
Lowe's Walmart petco
SAFECO CVS Staples

WOODYARD RD

223

109,404 AAWDT
18,481 AAWDT

PISCATAWAY RD
223



41,941 AAWDT

CLINTON CROSSING

CLINTON GARDENS
Walgreens

8,805 AAWDT

5

WASHINGTON EXECUTIVE AIRPARK

MEDSTAR SOUTHERN MARYLAND HOSPITAL CENTER

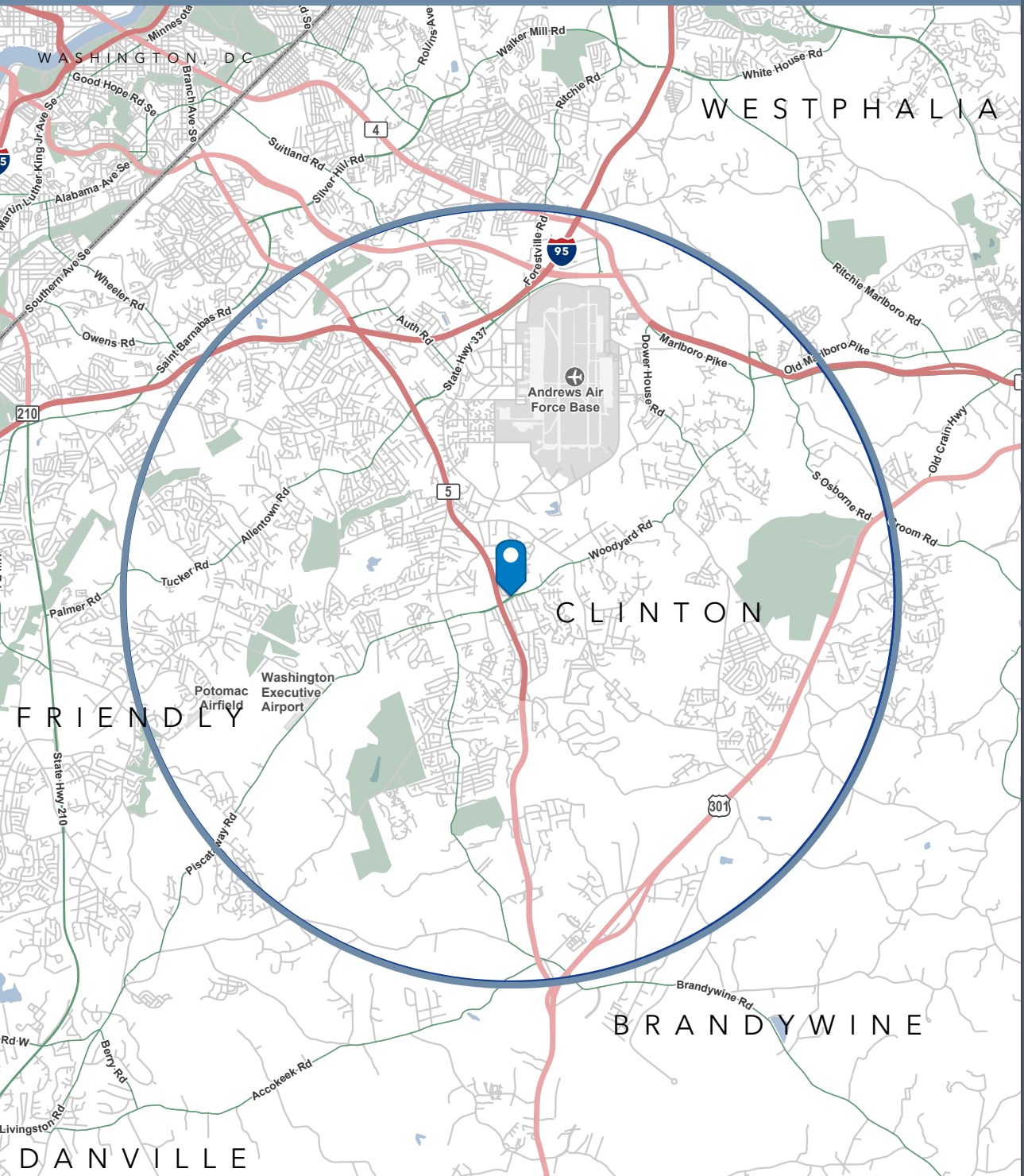




CLINTON, MD

DEMOGRAPHIC PROFILE (2025)

The Landing at Woodyard
5 mile ring



KEY FACTS

131,013

Population

41.4

Median Age

48,672

Households

INCOME



\$115,175

Median Household Income



\$50,616

Per Capita Income

EDUCATION



26%

High School Diploma



20%

Bachelor's Degree

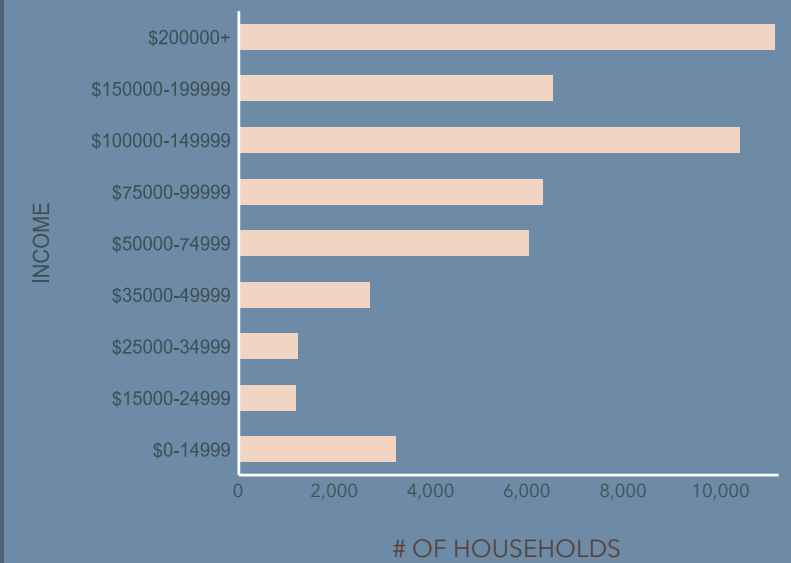


14%

Graduate/Professional Degree

\$136,969

AVERAGE HH INCOME (\$)



BUSINESS



3,748

Total Businesses



105,996

Daytime Population



181

Food Srv & Drinking Places

TAPESTRY SEGMENTS

K5

Dreambelt
15.3K (31.4%) of households

These suburban neighborhoods are predominantly located in the West, often outside the principal cities of major metropolitan areas. About half of the population is between 35 and 74, and most households consist of married or cohabiting couples. Most households earn middle-tier incomes, and labor force participation is high. This segment has a high concentration of employment in public administration, construction, health care, and retail trade sectors. Neighborhoods consist mainly of single-family homes built between 1950 and 1990, offering ample parking space, often for three or more vehicles. A significant portion of the population commutes alone by car. Rental rates and home prices are substantial, with more than half of the properties for purchase valued between \$300,000 and \$500,000.

- Residents typically shop at warehouse clubs, and they tend to exhibit brand loyalty.
- They often spend money on their pets and tools for gardening. Residents take active roles in planing their financial future.

L1

Savvy Suburbanites
11.2K (23.0%) of households

These neighborhoods tend to be concentrated in New England and the Mid-Atlantic. Some couples have children who have grown up and left the house, and around a quarter still have kids at home. Residents work in professional fields such as management and finance. The combined wages of both spouses position these families solidly in the middle to upper income tiers. Investments, retirement income, and valuable properties also contribute to the high net worth of households commonly found in these neighborhoods. Residents in this segment gravitate toward suburban communities, which include both newly developed and well-established areas, within major metropolitan areas.

- Residents frequently use credit cards, and they seldom have outstanding monthly balances.
- They tend to invest a significant amount of resources on home improvement and landscaping. Residents have a variety of investment and retirement accounts.

H3

Neighborhood Spirit
4,712 (9.7%) of households

Residents in these neighborhoods live in the suburbs of large metropolitan areas, with a high concentration in the West, particularly California. The population skews slightly older, with a higher proportion of people aged 45 to 64. Households tend to be large and multigenerational, including adult children living with parents. Residents are often employed in skilled occupations, with notable self-employment and jobs with local government, and may receive income from interest, dividends, and rental properties. Homeownership is prevalent, with most homes valued at \$500,000 or higher and occupants living in them for many years. Rental prices are among the highest in the country.

- Consumers buy computers, printers, and tablets at warehouse clubs or electronics stores.
- Residents tend to own or lease hybrid vehicles and purchase natural and organic foods. Homeowners invest in home improvement projects, frequently enlisting contractors.



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