

# THE LANDING

## AT WOODYARD

8921 WOODYARD RD | CLINTON, MD 20735

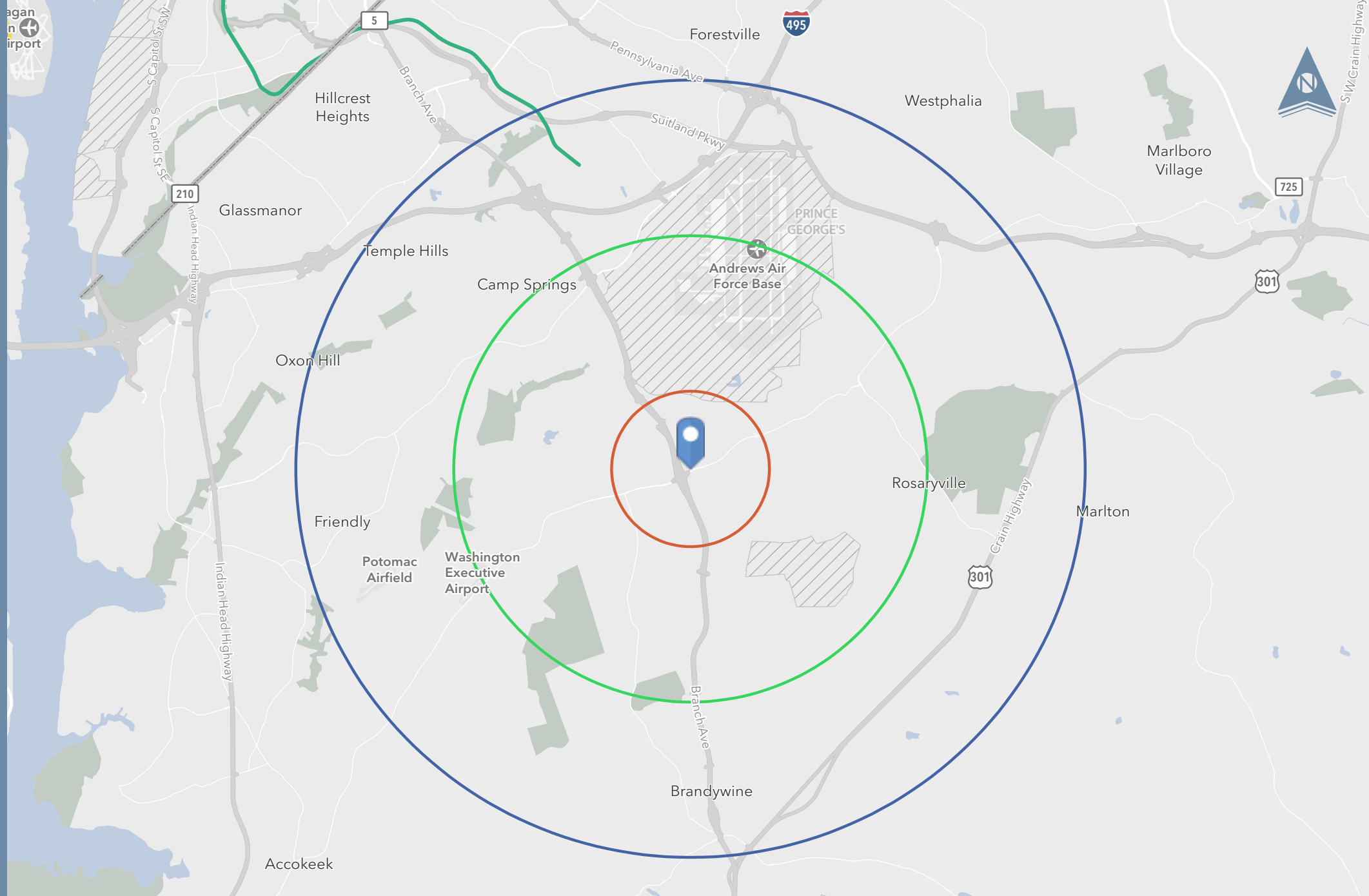


# THE LANDING






AT WOODYARD

## PROPERTY HIGHLIGHTS

- New space available facing Woodyard Road
- Space 118-B: 10,000 - 20,000 SF
- Space 110: 3,993 SF
- Space 602-B: 1,870 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

**1,870-20,000**  
SQUARE FEET AVAILABLE



#	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
<b>110</b>	<b>AVAILABLE</b>	<b>3,993 SF</b>

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
<b>118-B</b>	<b>AVAILABLE</b>	<b>10,000 - 20,000 SF</b>
120	Ross Dress For Less	22,000 SF
122	ALDI	22,000 SF
<b>123</b>	<b>AT LEASE</b>	<b>2,000 - 4,700 SF</b>
124	Patriot Urgent Care	4,000 SF

200	Quickway	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	1,800 SF
<b>602B</b>	<b>AVAILABLE</b>	<b>1,870 SF</b>
602A	Crafty Crab	5,600 SF
606	Navy Federal	2,726 SF
608	Chick-Fil-A	5,000 SF

**Site Plan Key**

Available
  At Lease
  Leased



ROSECROFT S/C  
JUMBO FOOD

WOODBERRY S/C  
FAMILY DOLLAR  
AutoZone

ALLETOWN RD  
5

ALDI

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

DOVER HOUSE RD

20,135 AAWDT

PADGETTS CORNER S/C  
Giant CVS

Planet Fitness

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

BRANCH AVE

109,404 AAWDT

WOODYARD RD

223

18,481 AAWDT

223

PISCATAWAY RD

ANYTIME FITNESS

41,941 AAWDT

BRANDYWINE RD

CLINTON GARDENS  
Walgreens

CLINTON CROSSING

8,805 AAWDT

5

WASHINGTON EXECUTIVE AIRPARK

MEDSTAR SOUTHERN MARYLAND HOSPITAL CENTER

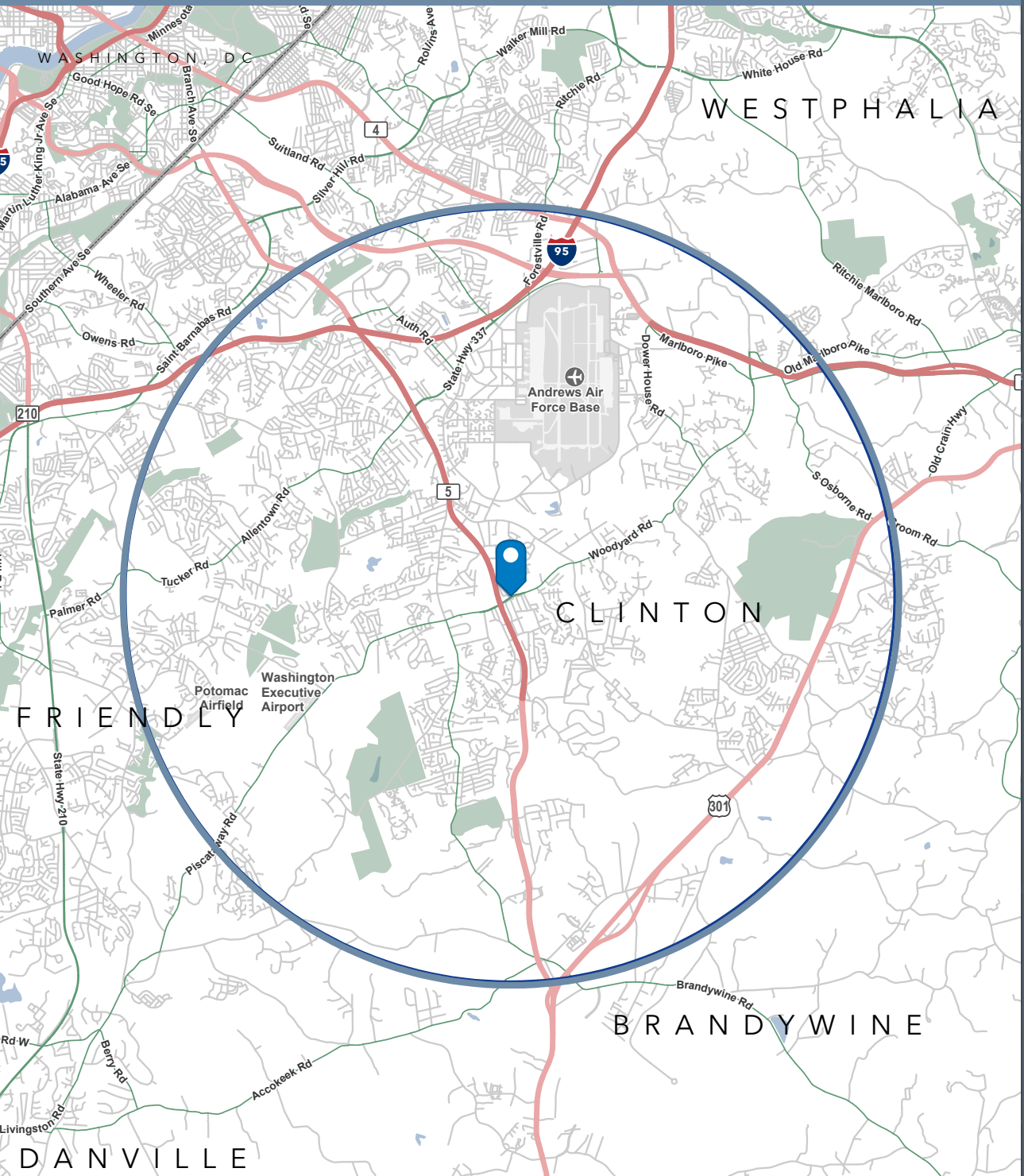




# CLINTON, MD

## 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

### BUSINESS



3,748

Total Businesses



105,996

Daytime Population

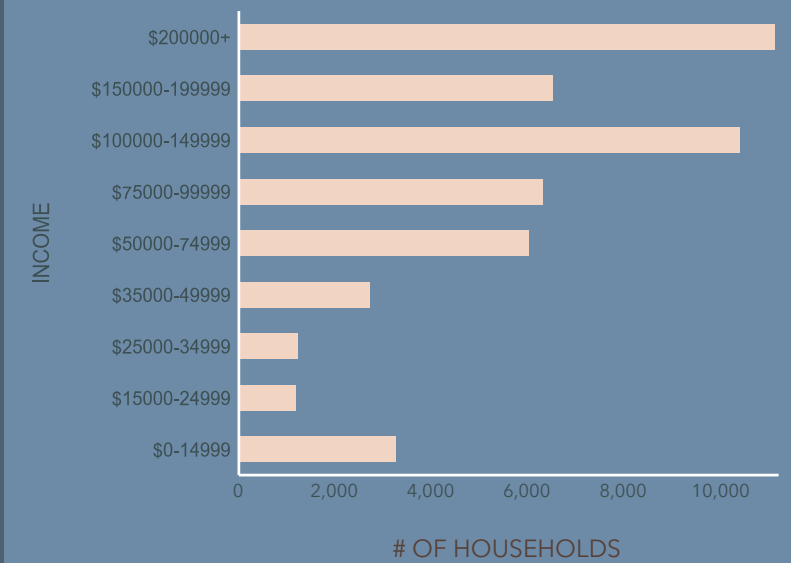


181

Food Srv & Drinking Places

\$136,969

AVERAGE HH INCOME (\$)



### 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.



**THE LANDING**  
**AT WOODYARD**

8921 WOODYARD RD | CLINTON, MD 20735



Please contact

Rich Amsellem  
301.466.1717  
ramsellem@hrretail.com

3 Bethesda Metro Center,  
Suite 620  
Bethesda, MD 20814  
301.656.3030