

# THE LANDING

AT WOODYARD



8921 WOODYARD RD | CLINTON, MD 20735

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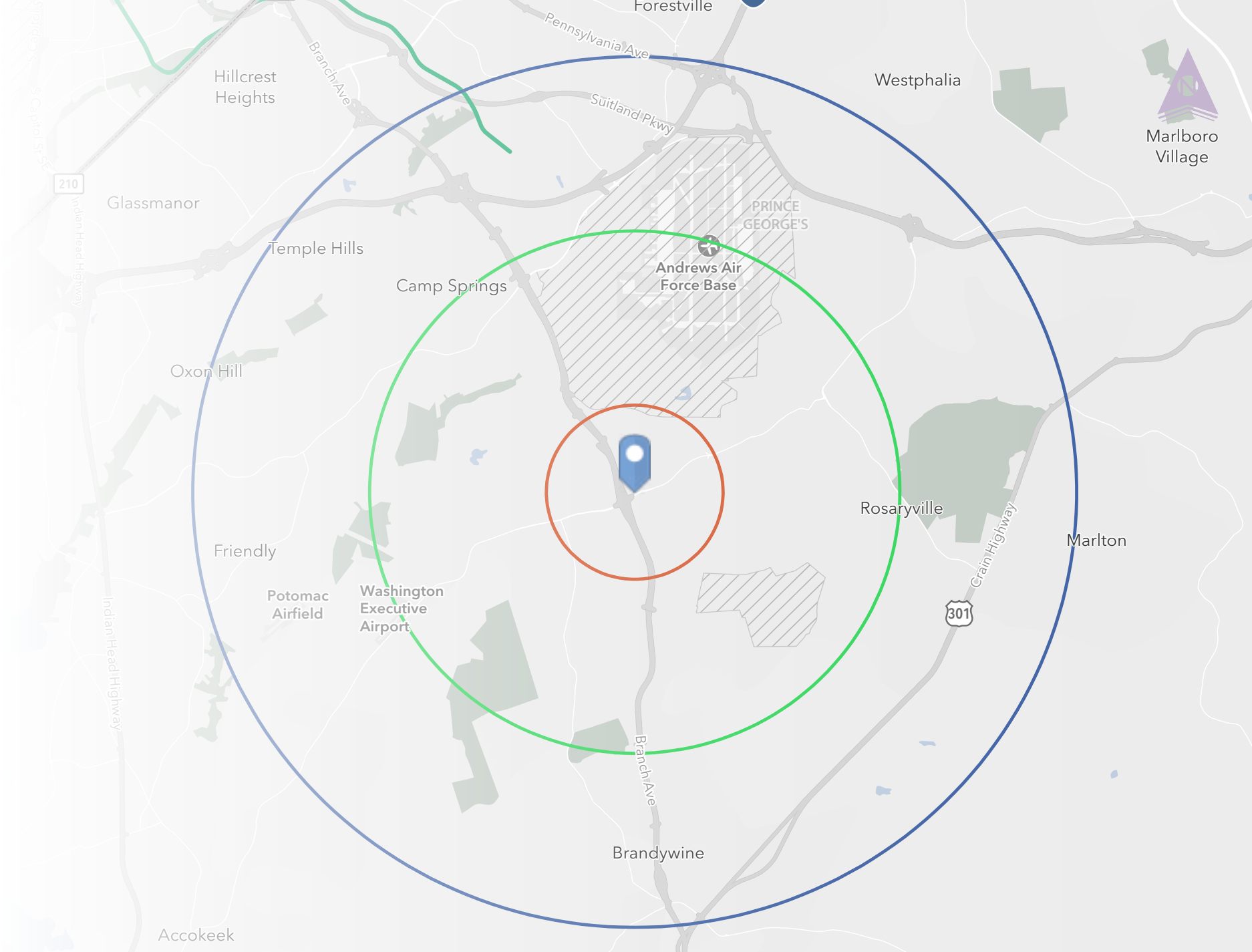
THE






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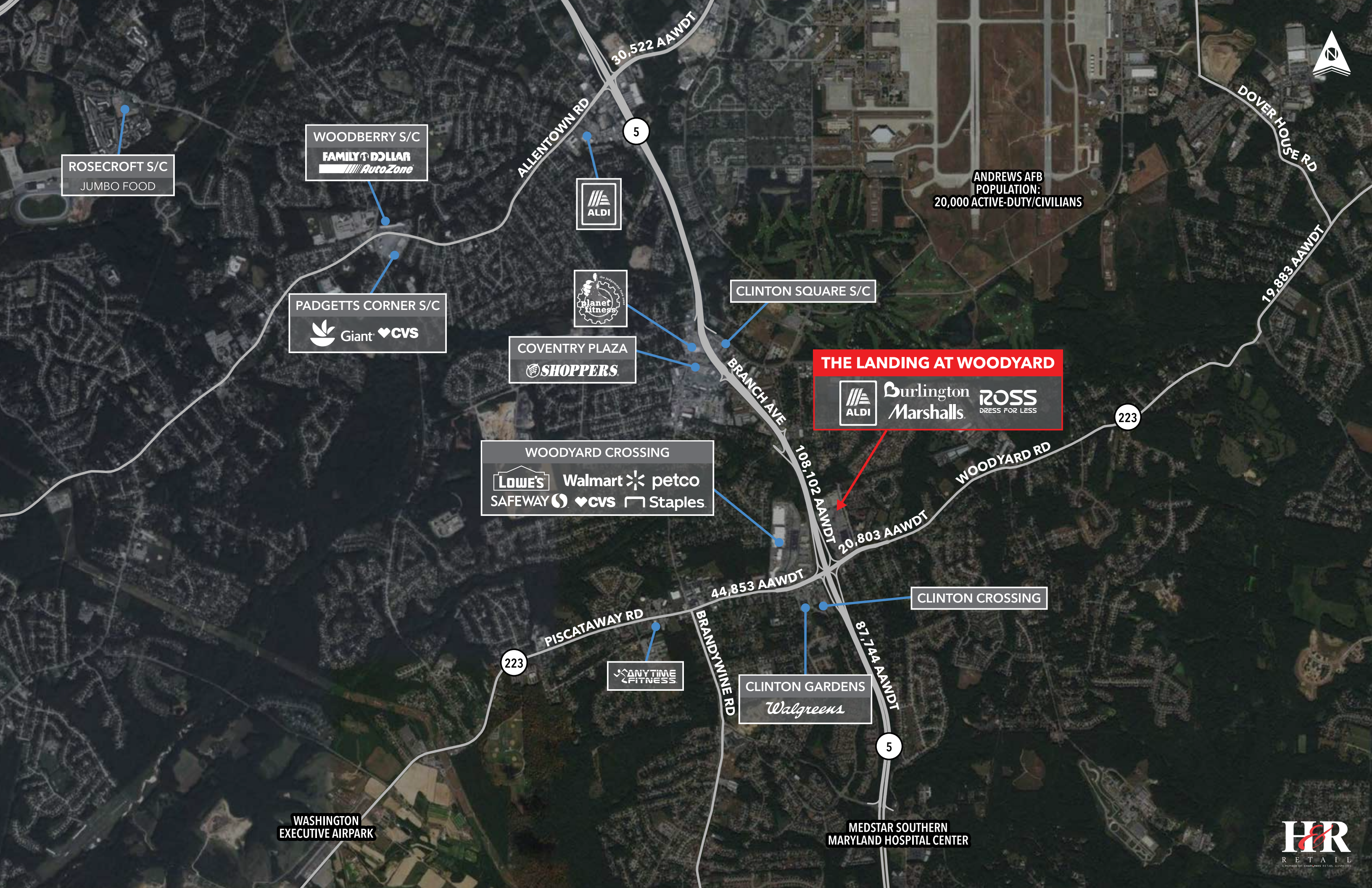
PROPERTY HIGHLIGHTS

- New space available facing Woodyard Road
- Space 123: 2,000 - 4,700 SF
- Space 116: 2,570 SF
- 108,000 cars pass daily
- 1,100 parking spaces
- Availability on pylon sign facing Route 5
- 221,000 SF center anchored by



	2022 TRADE AREA DEMOGRAPHICS				
	 Total Population	 Daytime Population	 Average HH Income	 Total Businesses	 Bachelor's/Grad/Prof Degree
1 MILE	8,295	10,143	\$143,624	498	27%
3 MILES	48,258	44,752	\$139,283	1,598	30.6%
5 MILES	124,290	108,703	\$135,138	3,354	32.7%





ROSECROFT S/C  
JUMBO FOOD

WOODBERRY S/C  
FAMILY DOLLAR  
AutoZone

PADGETTS CORNER S/C  
Giant CVS



COVENTRY PLAZA  
SHOPPERS

CLINTON SQUARE S/C

**THE LANDING AT WOODYARD**  
ALDI Burlington Marshalls ROSS  
DRESS FOR LESS

WOODYARD CROSSING  
Lowe's Walmart petco  
SAFEWAY CVS Staples

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

CLINTON CROSSING

CLINTON GARDENS  
Walgreens



WASHINGTON  
EXECUTIVE AIRPARK

MEDSTAR SOUTHERN  
MARYLAND HOSPITAL CENTER









**1100**  
PARKING SPACES

**2020**  
YEAR RENOVATED

**2,000 - 4,700**  
SQUARE FEET

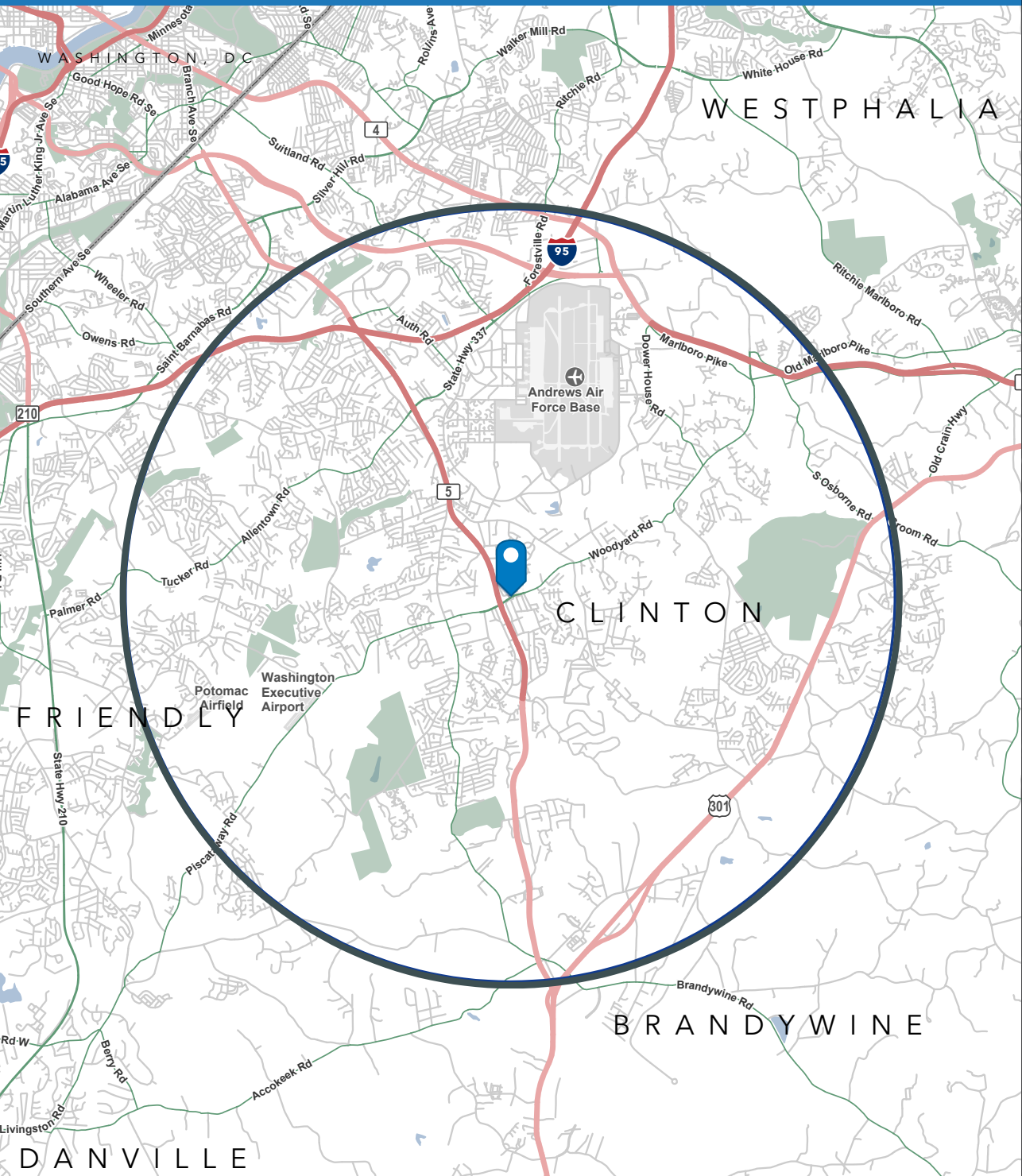




# CLINTON, MD

## DEMOGRAPHIC PROFILE (2023)

The Landing at Woodyard  
5 mile ring



### KEY FACTS

123,769

Population

40.7

Median Age

45,120

Households

### EDUCATION



26%

High School Diploma



20%

Bachelor's Degree



14%

Graduate/Professional Degree

### INCOME



\$108,894

Median Household Income

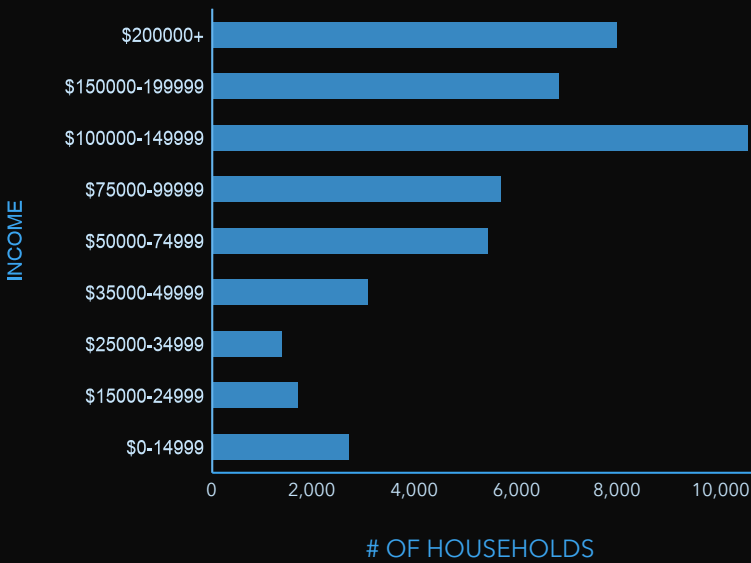


\$50,420

Per Capita Income

\$139,245

AVERAGE HH INCOME (\$)



### BUSINESS



3,429

Total Businesses



102,643

Daytime Population



160

Food Srv & Drinking Places

### TAPESTRY SEGMENTS



2B

Pleasantville

19,581 (43.4%) of households

Prosperous domesticity best describes the settled denizens of Pleasantville. Situated principally in older housing in suburban areas in the Northeast (especially in New York and New Jersey) and secondarily in the West (especially in California), these slightly older couples move less than any other market. Many couples have already transitioned to empty nesters; many are still home to adult children. Families own older, single-family homes and maintain their standard of living with dual incomes. These consumers have higher incomes and home values and much higher net worth. Older homes require upkeep; home improvement and remodeling projects are a priority—preferably done by contractors. Residents spend their spare time participating in a variety of sports or watching movies. They shop online and in a variety of stores, from upscale to discount, and use the Internet largely for financial purposes.

- Not cost-conscious, these consumers willing to spend more for quality and brands they like.
- Prefer fashion that is classic and timeless as opposed to trendy.



4A

Workday Drive

5,623 (12.5%) 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.

- 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.
- Carry a higher level of debt, including first (Index 149) and second mortgages (Index 154) and auto loans (Index 149).



8C

Bright Young Professionals

3,551 (7.9%) of households

Bright Young Professionals is a large market, primarily located in urban outskirts of large metropolitan areas. These communities are home to young, educated, working professionals. One out of three householders is under the age of 35. Slightly more diverse couples dominate this market, with more renters than homeowners. More than two-fifths of the households live in single-family homes; over a third live in 5+ unit buildings. Labor force participation is high, generally white-collar work, with a mix of food service and part-time jobs (among the college students). Median household income, median home value, and average rent are close to the US values. Residents of this segment are physically active and up on the latest technology.

- These consumers are up on the latest technology.
- Concern about the environment, impacts their purchasing decisions.





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