



7451 MOORES ROAD

BRANDYWINE, MD 21701

5

BRANCH AVE 78,405 AAWDT

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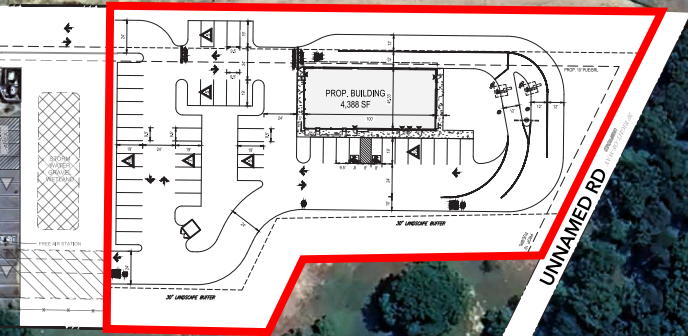
BRANCH AVE 78,405 AAWDT

ROYAL FARM'S

JANNIE RD

MOORES RD

UNNAMED RD

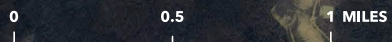


Life EmPACT
Thrift and More

1.6 Acre Pad Site Available for Ground Lease

PROPERTY HIGHLIGHTS

- Outstanding visibility to Branch Avenue
- Zoned commercial; car wash and drive-thru approved by right
- Extremely high growth area:
 - 19 active development projects
 - 4,700 dwelling units in the pipeline
 - 4.9 million non-residential square footage planned



TOTAL UNITS
FUTURE

TOTAL UNITS
UNDER CONSTRUCTION

TOTAL UNITS
COMPLETED

BRANDYWINE VILLAGE

ALDI Chick-fil-A

TIRES PLUS TOTAL CAR CARE AutoZone

104 SFA UNITS
ENCLAVE AT BRANDYWINE

CADILLAC CROSSING
CHIPOTLE

196 TOTAL UNITS
DOBSON RIDGE

488 TOTAL UNITS
CALM RETREAT

631 TOTAL UNITS
BRANDYWINE VILLAGE

482 TOTAL UNITS
BRANDYWINE CROSSING

CARMAX

BRANDYWINE CROSSING

TARGET. Safeway

Marshall's COSTCO WHOLESALE XSCAPE THEATRES JOANN

REGENCY FURNITURE SHOWROOMS

1,281 TOTAL UNITS
TIMOTHY BRANCH

POPEYES PROPOSED

1,408 TOTAL UNITS
STEPHEN'S CROSSING AT BRANDYWINE

44 SFA UNITS
FALLEN OAKS TOWNHOUSE

GWYNN PARK HIGH SCHOOL 1,140

248 MF UNITS
JUNCA BRANDYWINE

258 TOTAL UNITS
ESTATES OF PLEASANT VALLEY

30 TOTAL UNITS
LUSBYS LANE

16 SFD UNITS
SUMMERGREEN

165 TOTAL UNITS
BRANDYWINE WOODS

7451 MOORES ROAD

ROYAL FARMS

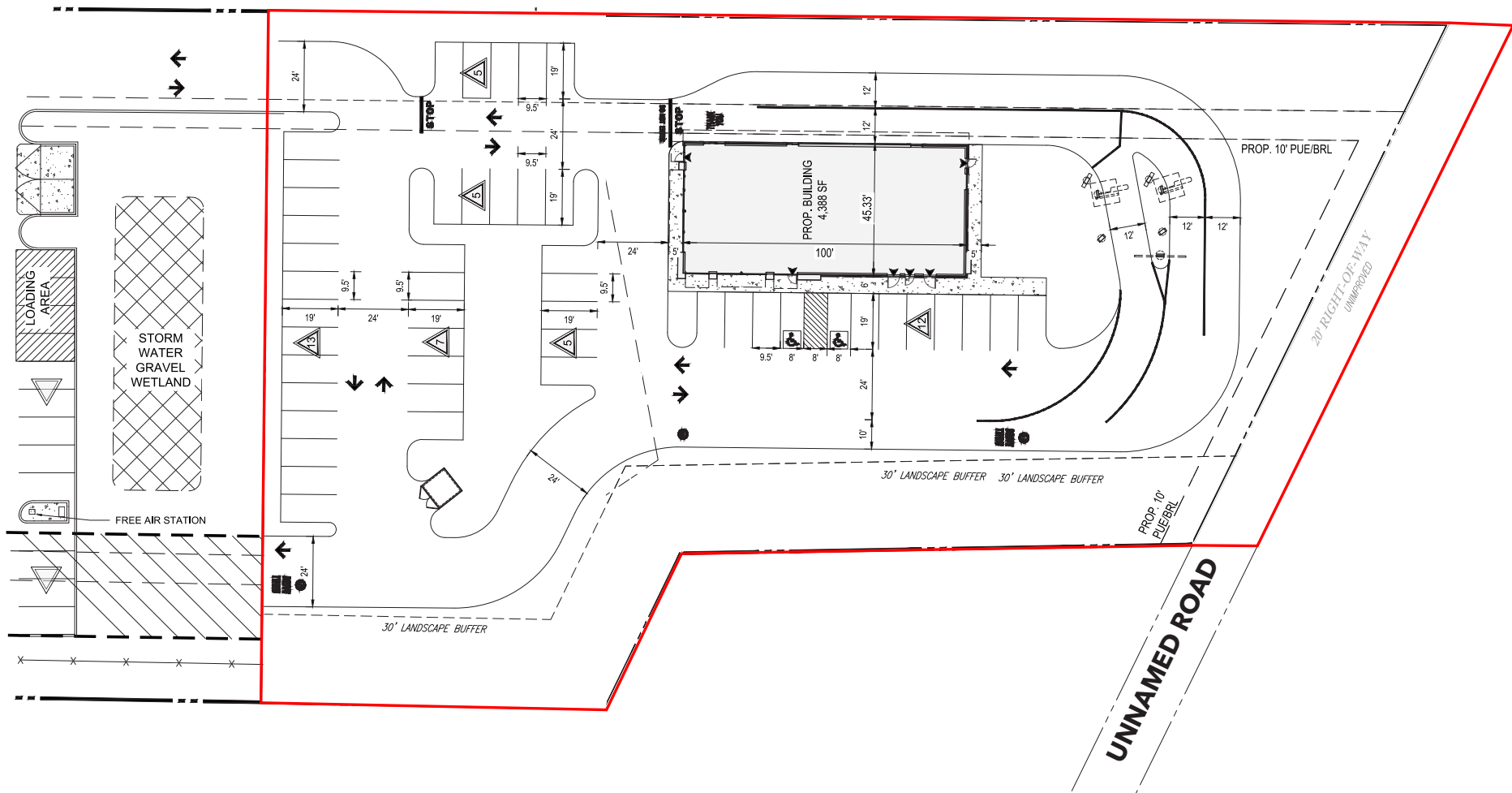
516 TOTAL UNITS
BRANCH AVENUE MIXT

357 SFD UNITS
VILLAGES OF SAVANNAH

112 TOTAL UNITS
PISCATAWAY HEIGHTS

1.6 ACRE PAD SITE

BRANCH AVE 78,405 AAWDT



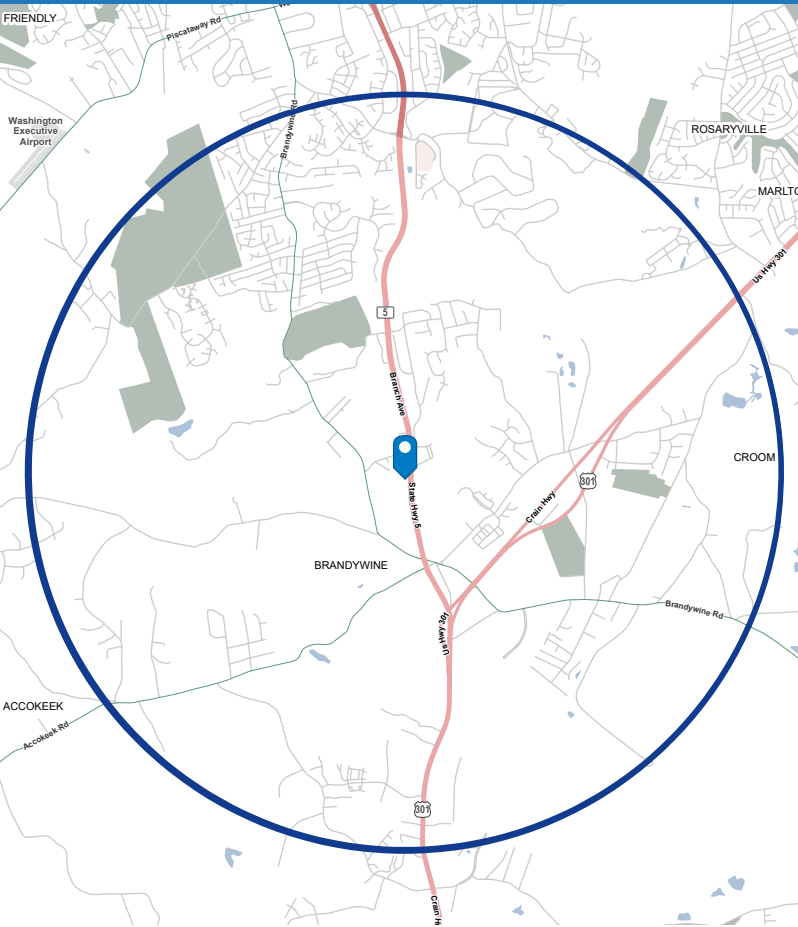
*PROPOSED FAST FOOD LAYOUT



BRANDYWINE, MD

DEMOGRAPHIC PROFILE (2024)

7451 Moores Road
3 mile ring



KEY FACTS

23,928	42.0	8,283
Population	Median Age	Households

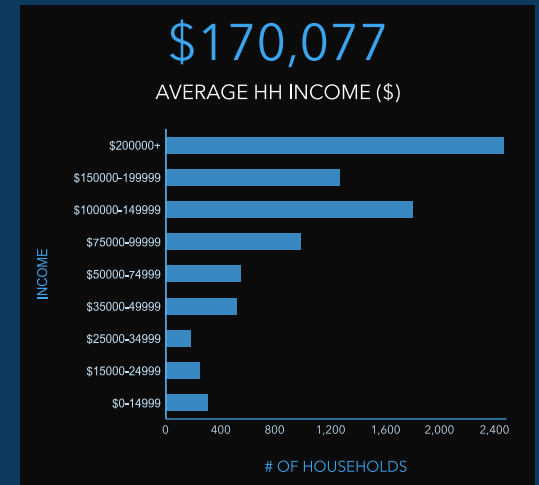
EDUCATION

23%	21%	16%
High School Diploma	Bachelor's Degree	Graduate/Professional Degree

INCOME

	\$134,233
	Median Household Income

	\$58,620
	Per Capita Income



BUSINESS



547
Total Businesses



18,448
Daytime Population



32
Food Srv & Drinking Places

TAPESTRY SEGMENTS



2B Pleasantville
3,317 (40.0%) 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
2,583 (31.2%) 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).



7A Up and Coming Families
1,441 (17.4%) of households

Up and Coming Families is a market in transition—residents are younger and more mobile and ethnically diverse than the previous generation. They are ambitious, working hard to get ahead, and willing to take some risks to achieve their goals. The recession has impacted their financial well-being, but they are optimistic. Their homes are new; their families are young. And this is one of the fastest-growing markets in the country.

- Careful shoppers, aware of prices, willing to shop around for the best deals and open to influence by others' opinions.
- Seek the latest and best in technology.
- Young families still feathering the nest and establishing their style.



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