



30,084 SF AVAILABLE

SITE SPECIFICS

- Adjacent to national retailers, Lowe's, Walmart, Safeway, Walgreen's, Five Below & more
- 103 foot frontage on Woodyard Road
- Zoned C-S-C
- 2 miles from Andrews Air Force Base

TRAFFIC COUNTS

- Branch Avenue 117,450 AADT
- Woodyard Road 44,861 AADT
- Brandywine Road 13,602 AADT

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	8,784	46,139	115,750
MEDIAN HH INCOME	\$108,718	\$106,487	\$100,995
DAYTIME POPULATION	5,122	16,615	35,426

AREA RETAILERS INCLUDE





