



**750 - 3,146 SF AVAILABLE**

**SITE SPECIFICS**

- Adjacent to national retailers, Lowe’s, Walmart, Safeway, Walgreen’s, Five Below & more
- 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	7,892	45,488	115,934
MEDIAN HH INCOME	\$106,218	\$104,727	\$100,569
DAYTIME POPULATION	5,634	16,197	34,936

**RETAILERS INCLUDE**



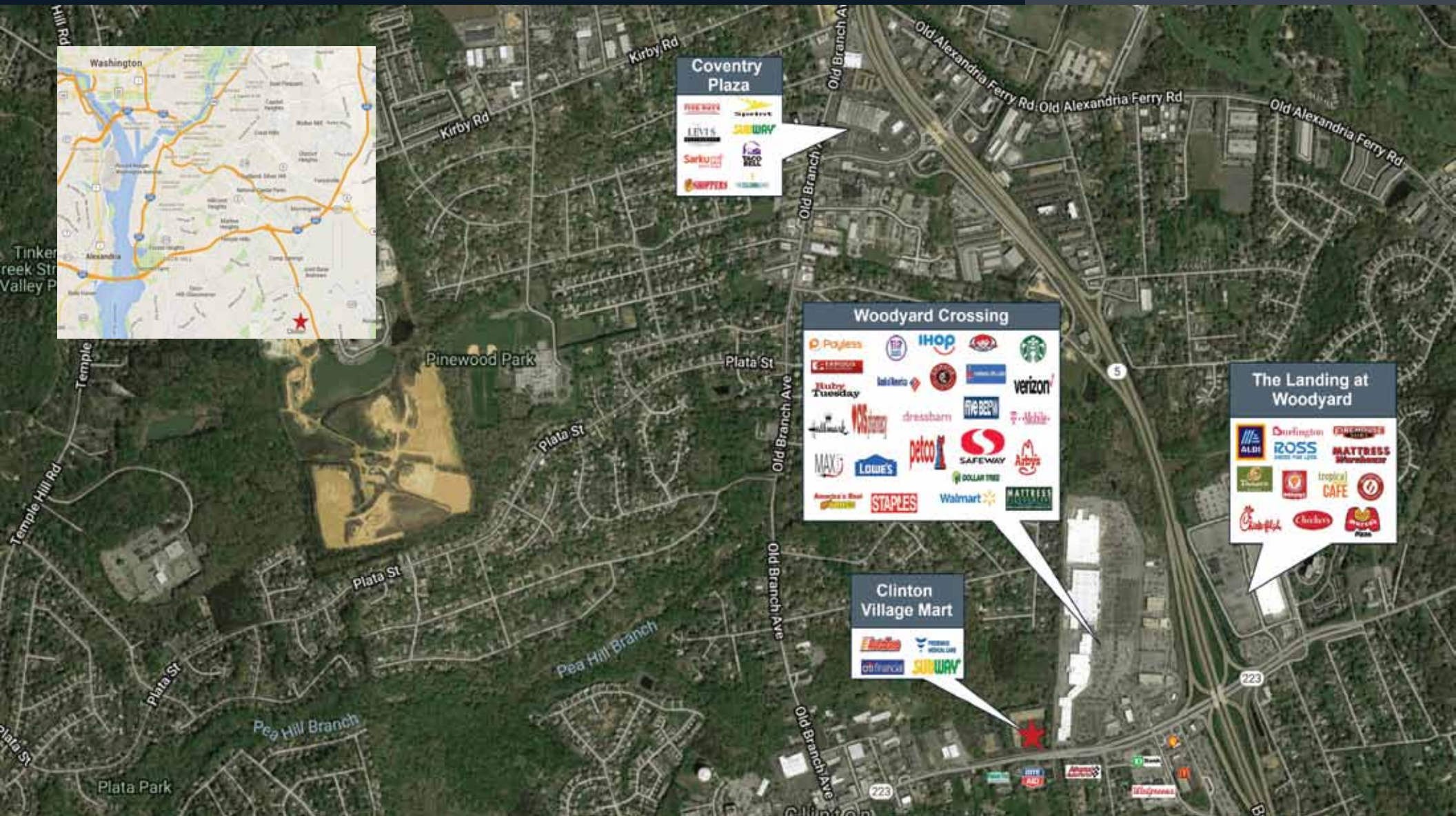
**ANDREA PATRIZIO**  
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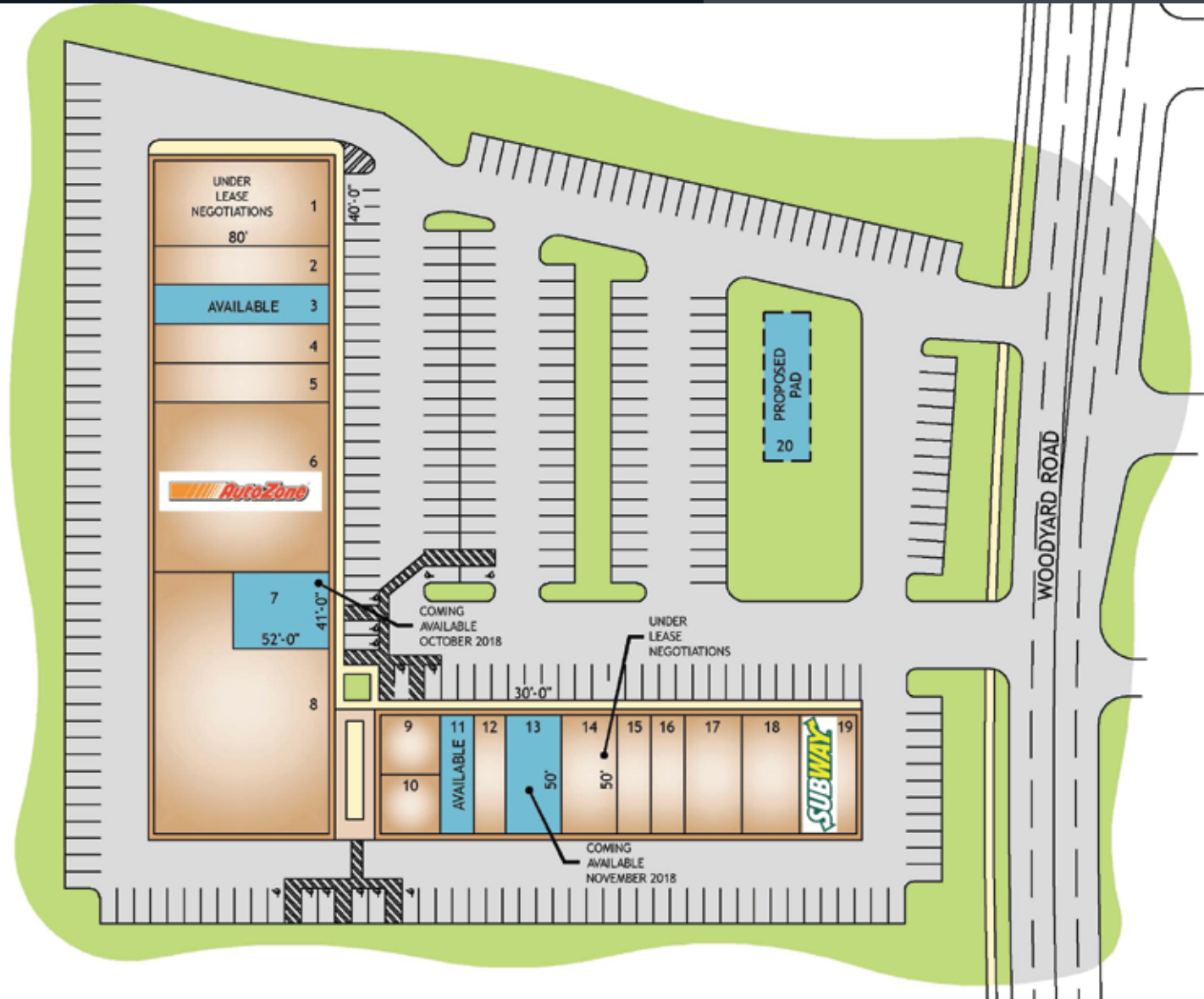
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**TENANTS**

1. UNDER LEASE NEGOTIATIONS 3,146 SF
2. TNT TATTOOS
3. AVAILABLE 1,600 SF
4. LIFETIME EYECARE
5. UNIVERSAL VACUUMS
6. AutoZONE
7. AVAILABLE 1,317 SF
8. FRESINIUS
9. METRO PCS
10. GIFTED HANDS SALON
11. AVAILABLE 750 SF
12. BARBER SHOP
13. AVAILABLE 1,500 SF
14. UNDER LEASE NEGOTIATIONS 1,500 SF
15. SUPERNAILS
16. WING HEAVEN
17. SHALOM PHARMACY
18. JAPAN EXPRESS
19. SUBWAY







Unit 3



Unit 7

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