



**2,177 & 17,300 SF AVAILABLE**

**SITE SPECIFICS**

- 2 spaces available
- Directly across from Seneca Valley High School
- Busy Neighborhood Center close to I-270

**TRAFFIC COUNTS**

- Wisteria Drive 12,081 AADT
- Great Seneca Highway 14,310 AADT
- Middlebrook Road 22,350 AADT

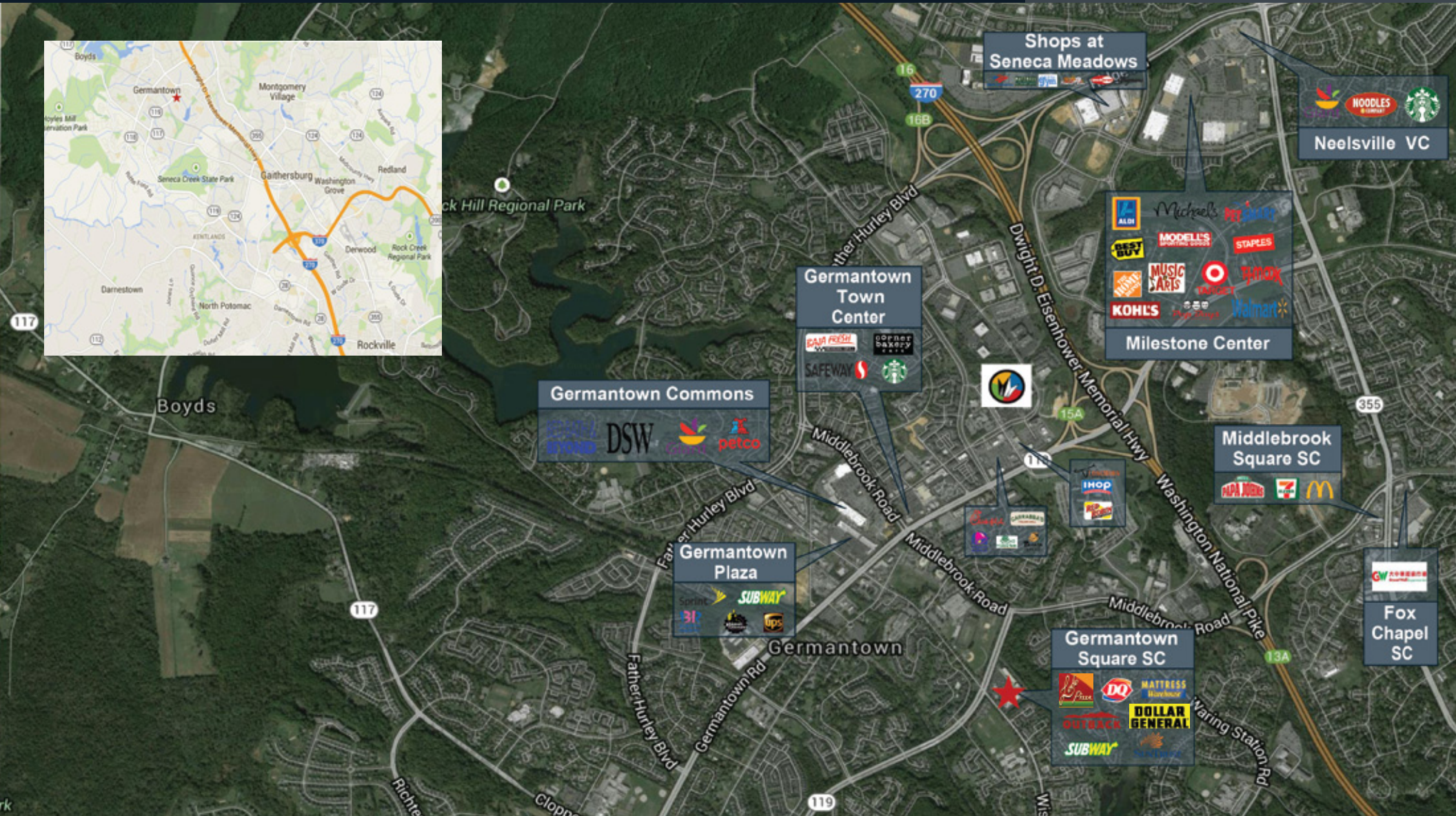
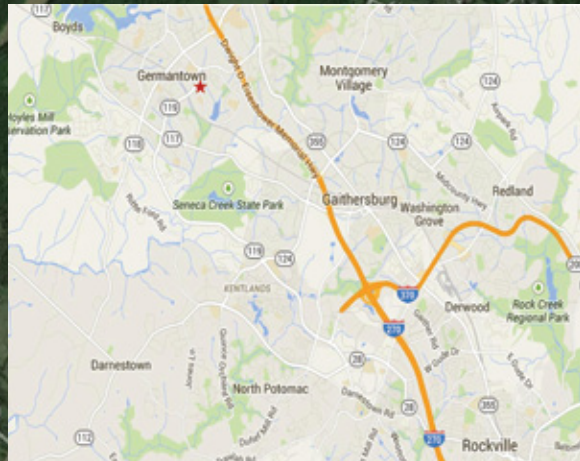
**DEMOGRAPHICS**

	1 MILE	3 MILE	5 MILE
POPULATION	22,904	117,110	241,246
MEDIAN HH INCOME	\$78,954	\$96,134	\$100,798
DAYTIME POPULATION	6,509	49,438	88,324

**RETAILERS INCLUDE**







**Shops at Seneca Meadows**

**Neelsville VC**

**Milestone Center**

**Germantown Town Center**

**Germantown Commons**

**Middlebrook Square SC**

**Germantown Plaza**

**Fox Chapel SC**

**Germantown Square SC**



**TENANTS**

1. MATTRESS WAREHOUSE 5,600 SF
2. AVAILABLE -2,177 SF
3. EDIBLE ARRANGEMENTS 1,280 SF
4. DOLLAR GENERAL 8,992 SF
5. JACKSON HEWITT 800 SF
6. METROPCS 1,600 SF
7. LEDO PIZZA 3,200 SF
8. I CARE 1,492 SF
9. XCLUSIVE HAIR SALON 1,492 SF
10. TOBACCO SHACK 1,600 SF
11. GOURMET HALAL MARKET 1,600 SF
12. GERMANTOWN CYCLES 2,000 SF
13. ANDY'S NAILS 1,200 SF
14. LANCASTER COUNTY DUTCH MARKET 15,120 SF
15. NORTH LAKE DRY CLEANERS 1,600 SF
16. CHINESE RESTAURANT 1,600 SF
17. SUPER CHICKEN 1,920 SF
18. INDIAN RESTAURANT 1,280 SF
19. 6-12 CONVENIENCE 3,200 SF
20. BARBER SHOP 1,360 SF
21. ANNIE'S MASSAGE & SPA 1,360 SF
22. PALMERAS MARKET 3,987 SF
23. OUTBACK STEAKHOUSE 6,000 SF
24. SUBWAY 1,168 SF
25. DAIRY QUEEN 1,320 SF
26. SUNTRUST BANK 2,900 SF
27. AVAILABLE 17,300 SF
28. K9 SPORT AND FITNESS CENTER 7,500 SF
29. BMI KARATE
30. HOLISTIC ANIMAL HOSPITAL 3,792 SF

