



ONE SPACE REMAINING

CLINTON VILLAGE MART

8923-8985 Woodyard Road | Clinton, MD

DANIEL PATRIZIO
410.905.5364
dan@paracleteready.com

PROPERTY HIGHLIGHTS



RETAIL FOR LEASE

AVAILABLE

➔ 750sf

PROPERTY OVERVIEW

located in Clinton, MD just south of Andrews Air Force Base & the National Harbor offering easy commuter access to Virginia & DC

Clinton Village Mart borders the new Woodyard Station, a 250 unit townhome community with playgrounds and parks

LOCAL TRAFFIC

Woodyard Road	25,144 apd
Branch Ave	106,461 apd

JOIN:



AREA RETAILERS:

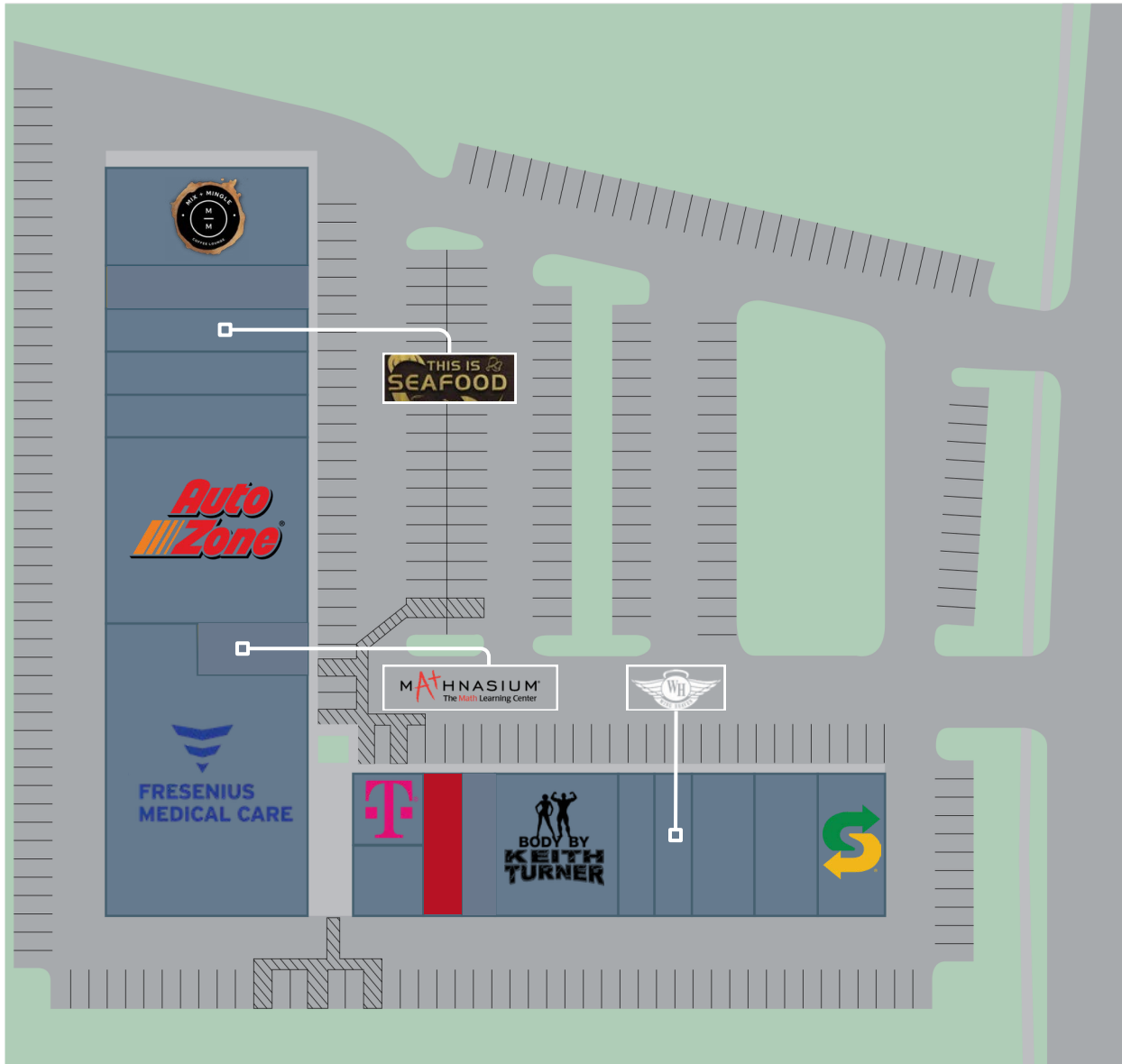


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SITE PLAN



TENANT ROSTER

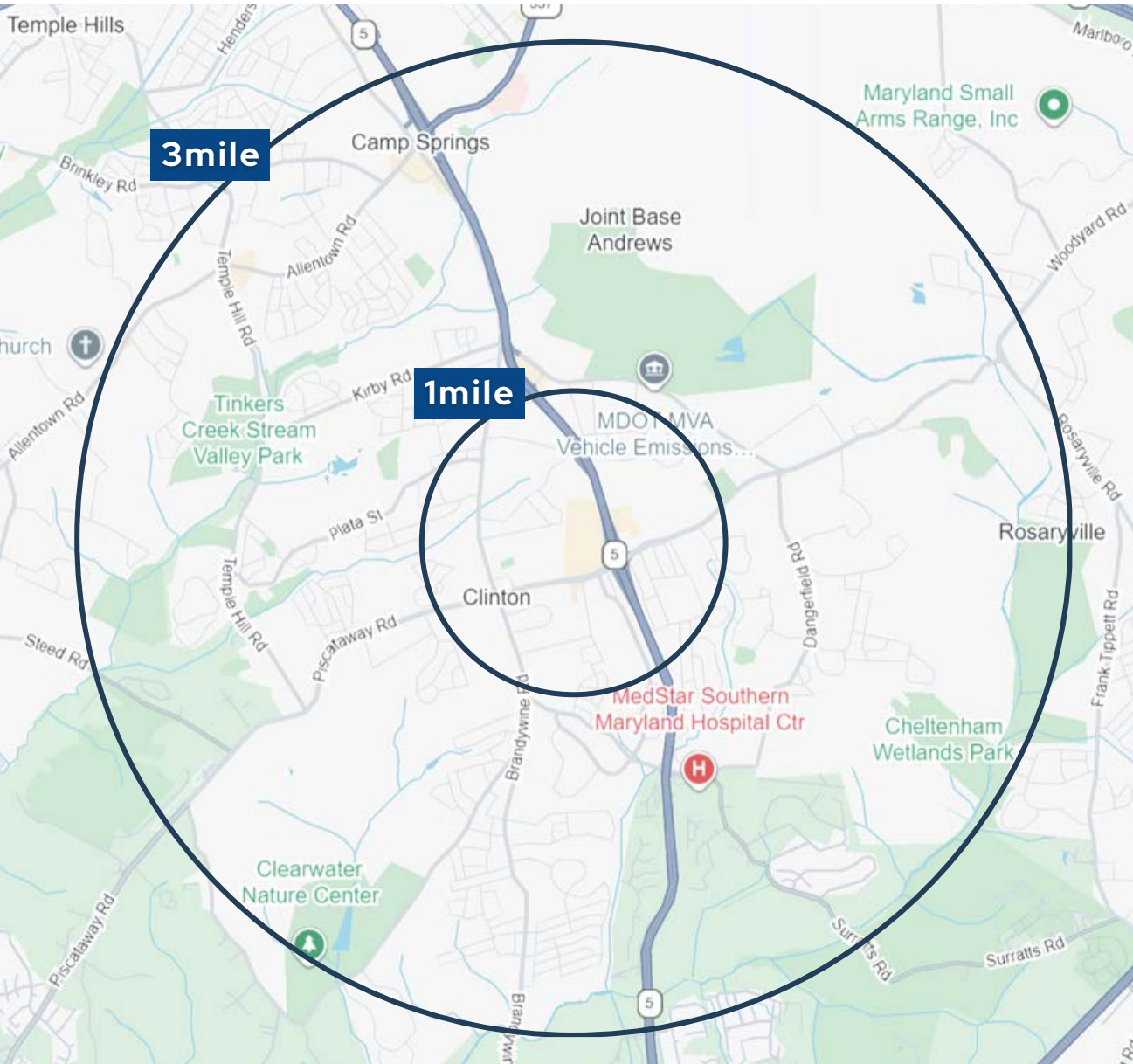
8923	Mix & Mingle Cafe	
8927	Campra Express	
8929	This is Seafood	
8931	Lifetime Eyecare	
8933	Universal Vacuum	
8935	AutoZONE	
8943	Mathnasium+	
8949	Fresenius	
8967	MetroPCS	
8969	Gifted Hands Salon	
8971	AVAILABLE	750sf
8973	Another Level Barber	
8975	Keith Turner Fitness	
8977	Super Nails	
8979	Wing Heaven	
8981	Pulse Pharmacy	
8983	Japan Express	
8985	Subway	

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DEMOGRAPHICS



By RADIUS

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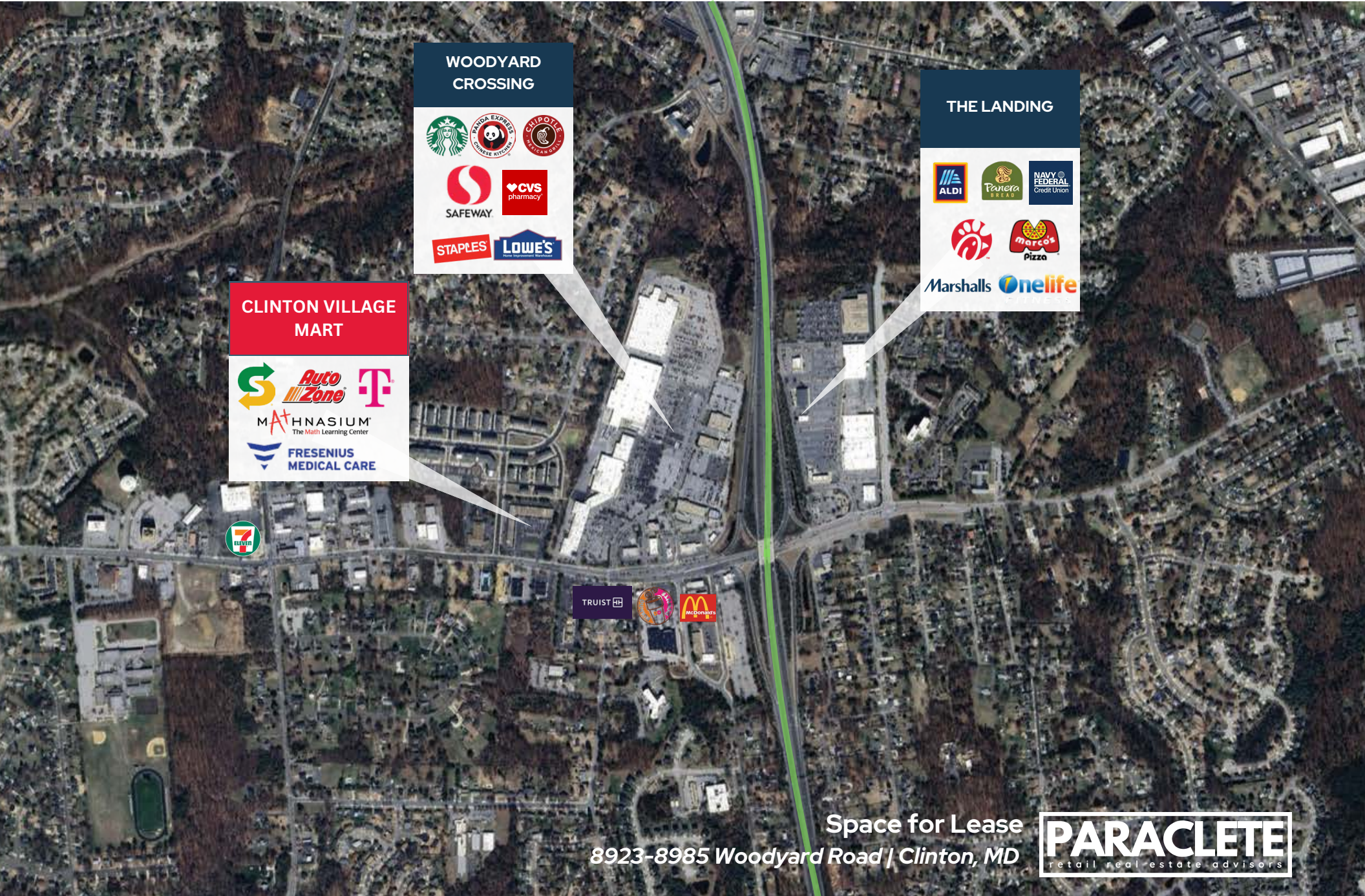
1mile	3miles	5miles
POPULATION		
8,233	45,500	119,635
HOUSEHOLDS		
2,915	16,251	44,892
MEDIAN HOUSEHOLD INCOME		
\$152.3k	\$146.3k	\$142.9k

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MARKET AERIAL



WOODYARD CROSSING



THE LANDING



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PARACLETE
retail real estate advisors

2000 Duke Street, Suite 300 | Alexandria, VA 22314
703.972.6000

<http://www.paracletereadty.com>

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