

8401 MIKE SHAPIRO DRIVE

CLINTON, MD

52,467 SF FOR LEASE OR SALE





RAPPAPORT



8401 MIKE SHAPIRO DRIVE CLINTON, MD

- | 52,467 SF retail opportunity in the thriving city of Clinton
- | With household incomes averaging over \$133K within three miles, this retail space is surrounded by residents and employees with significant spending power
- | Just outside of Joint Base Andrews with over 20K active duty military, civilian employees and family members less than three miles away

DEMOGRAPHICS 2019

	1 MILE	3 MILES	5 MILES
 POPULATION	5,485	46,551	122,816
 DAYTIME POPULATION	6,004	18,872	36,315
 HOUSEHOLD INCOME	\$130,454	\$128,473	\$116,882
 TRAFFIC COUNTS	100,000 on Branch Ave (Rt.5)		

CO-TENANTS



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CLINTON, MD

COVENTRY PLAZA

- SHOPPERS
- FIVE GUYS
- The UPS Store
- TACO BELL

WOODYARD CROSSING
SHOPPING CENTER

- Starbucks
- Pizza Hut
- CHIPOTLE MEXICAN BOWL
- GameStop
- SAFWAY
- DOLLAR TREE
- five BELOW
- CVS pharmacy
- petco
- LOWE'S
- STAPLES



CLINTON
VILLAGE

- AutoZone
- metro PCS
- SUBWAY

BRANCH AVENUE 110,000 VPD

MIKE SHAPIRO DRIVE

WOODYARD ROAD 34,000 VPD

THE LANDING
AT WOODYARD

COMING SOON

- Burlington
- Chick-fil-z
- ALDI
- Panera BREAD
- ROSS DRESS FOR LESS
- tropical CAFE
- FIREHOUSE SUBS

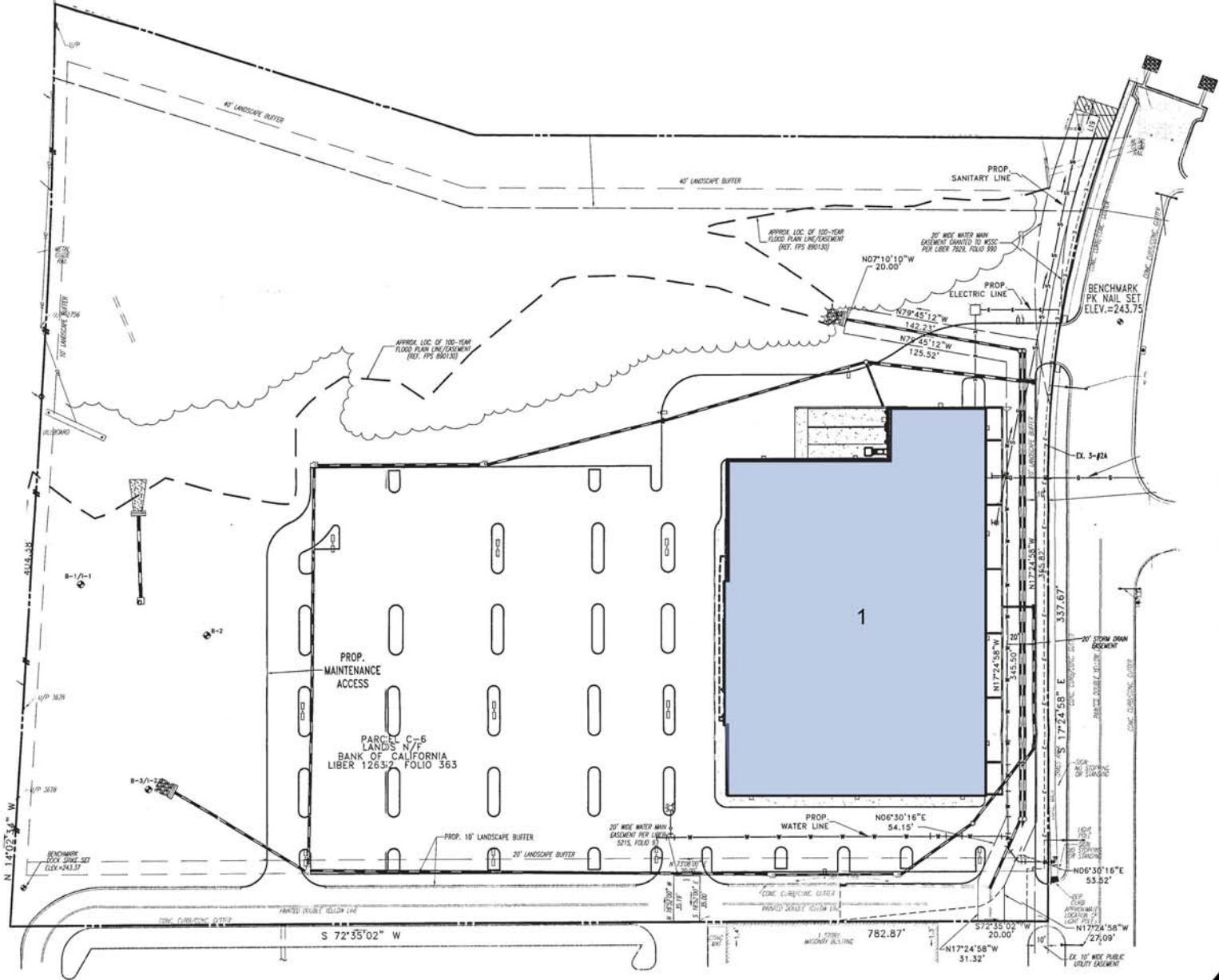


SITE PLAN

8401 MIKE SHAPIRO DRIVE | CLINTON, MD

52,467 SF FOR LEASE OR SALE

BRANCH AVENUE 100,000 VPD



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