

8745 - 8913 BRANCH AVE
CLINTON, MD

4,381 SF
RETAIL SPACE
FOR LEASE



**PROPERTY
HIGHLIGHTS**

DELIVERY: Immediate

WE HAVE TWO VACANCIES...

- 2800 SF — available now, same space...unit number 8775A
- 1581 SF — is also available to lease...current tenant is Pizza Hut (unit 8909sf)

DETAILS

- 540,000 SF Center
- Base Rent: \$30psf/NNN
- Anchors include: Walmart, Lowes, Safeway, Staples, Petco, CVS

WOODYARD CROSSING RETAIL SPACE AVAILABLE

BRANCH AVENUE CORRIDOR
WASHINGTON, DC

8745 - 8913 BRANCH AVE
CLINTON, MD 20735

4,381 SF
TOTAL RETAIL

PROUDLY REPRESENTED BY

RICH AMSELLEM
+1 301 466 1717
rich.amsellem@cbre.com



POPULATION

1 MI 8,604 **3 MI** 45,715



EDUCATION

1 MI 3,652 **3 MI** 23,259



DAYTIME EMPLOYEES

1 MI 6,444 **3 MI** 18,104



MEDIAN AGE

1 MI 46 **3 MI** 42



MEDIAN HHI

1 MI \$111,340 **3 MI** \$108,538



RIDERSHIP

BRANCH AVENUE STATION

OVERVIEW AERIAL

8745 - 8913 BRANCH AVE
CLINTON, MD



SITE AERIAL

8745 - 8913 BRANCH AVE
CLINTON, MD



PROUDLY REPRESENTED BY

RICH AMSELLEM

+1 301 466 1717
rich.amsellem@cbre.com

© 2020 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

CBRE

www.cbre.us/md

4,381 SF
AVAILABLE RETAIL



TENANT #	TENANT NAME	SIZE	TENANT #	TENANT NAME	SIZE
8745	Wal-Mart	150,731 sf	8847	Sherwin Williams	3,000 sf
8755	Lowe's	145,948 sf	8849	Chicken Hut	1,900 sf
8765	Payless Shoes (Available Now)	2,800 sf	8851	Ledo's Pizza	2,500 sf
8767	Famous Footwear	5,000 sf	8853	Chesapeake Liquors	1,740 sf
8775A	Dressbarn (Available 9/1/2019)	7,500 sf	8859	CVS Pharmacy	11,486 sf
8775B	Five Below	7,500 sf	8903	T-Mobile	1,722 sf
8785	Safeway	60,106 sf	8905	Wendy's	2,400 sf
8787	Parcel Plus	800 sf	8913 A	Chipotle	2,500 sf
8791	Eastern Carryout	1,200 sf	8913 B	Fenton Dental	3,932 sf
8793	GNC	1,890 sf	8914	Exxon	5,000 sf
8797	Available	1,837 sf	8919 B	Verizon	3,669 sf
8799	Hot Nails	1,000 sf	8919 A	Starbucks	1,818 sf
8813	Baskin Robins	1,200 sf	8909 E	Petco	13,033 sf
8823	Sally Beauty Supply	1,600 sf	8871 A	Beauty Max	5,160 sf
8825	America's Best Wings	3,250 sf	8871 C	Gamestop	1,966 sf
8827	Dollar Tree	9,360 sf	8871 C	Christol's	2,464 sf
8833	Pam's Hallmark	4,664 sf	8871 E	Panda Express	2,208 sf
8835	Festival Cleaners	4,000 sf	8881	Ruby Tuesday	6,578 sf
8837	AT&T	2,000 sf	8905	IHOP	5,000 sf
8839	Available	2,500 sf	8909 C	Pizza Hut (Available Now)	1,581 sf
8841	H&R Block	1,580 sf	8909 A	Mattress Discounters	4,000 sf
8843	Least Out	2,000 sf	8861	Staples	20,296 sf
8845	Chevy Chase Bank	2,500 sf			