



## NEARBY RETAILERS



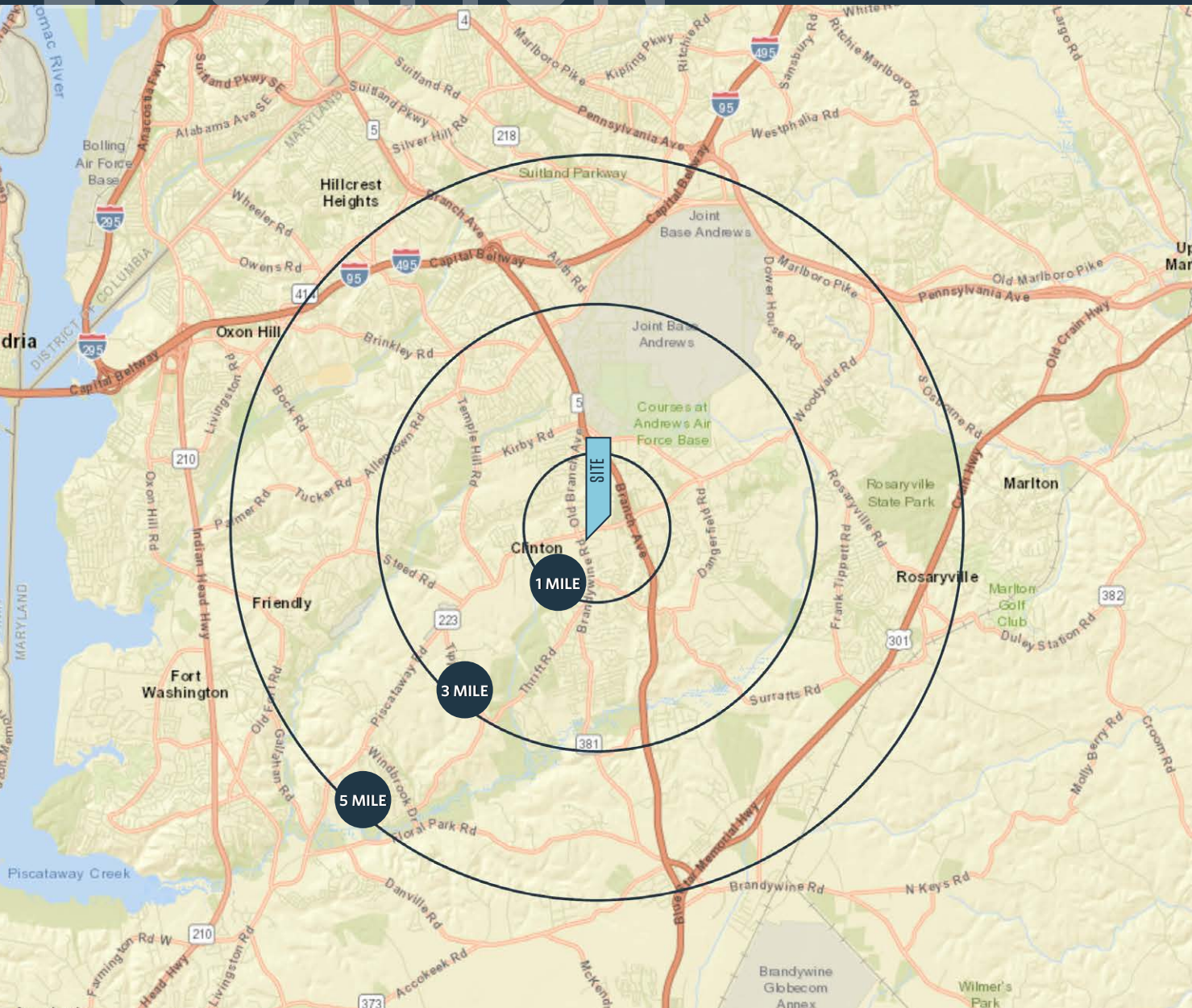
## RETAIL FOR LEASE

- 1.5 acres available on Woodyard Road
- Excellent visibility and access site to Woodyard Road
- Located .4 miles to Branch Avenue/Route 5
- Ideal MXT zoning
- Additional land potentially available

# LOCATION

# 9003 WOODYARD ROAD

9003 WOODYARD RD, CLINTON, MD 20735, PRINCE GEORGE'S COUNTY



## AVAILABLE SPACE:

1.5 acres

## DEMOGRAPHICS | 2020:

1-MILE	3-MILE	5-MILE
Population		
7,293	46,982	114,059
Daytime Population		
5,079	16,203	32,899
Households		
2,301	15,978	40,601
Average HH Income		
\$131,420	\$128,724	\$132,027

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

## TRAFFIC COUNTS | 2019:

Woodyard Road	43,200 ADT
Branch Ave (Rt. 5)	110,512 ADT

**COOPER HENRY**

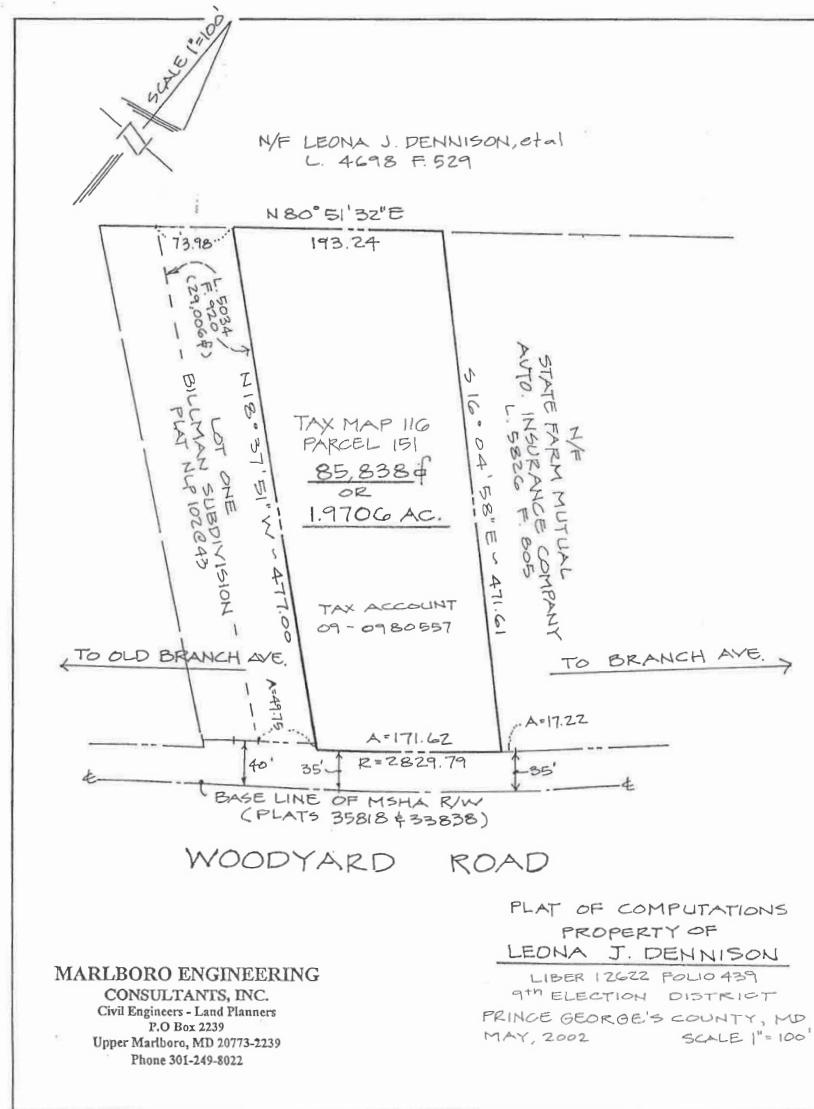
chenry@klnb.com | 443-632-2085



# SITE PLAN

# 9003 WOODYARD ROAD

9003 WOODYARD RD, CLINTON, MD 20735, PRINCE GEORGE'S COUNTY



# MARKET

# 9003 WOODYARD ROAD

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# CLOSE-UP

# 9003 WOODYARD ROAD

9003 WOODYARD RD, CLINTON, MD 20735, PRINCE GEORGE'S COUNTY

Clinton

Prince George's County | Maryland

## klnb

Google Earth Pro -

2018 Aerial Photograph

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not guarantee its accuracy.

CLINTON VILLAGE



9003  
WOODYARD  
ROAD



43,200  
[2019 ADT]

Patient First

Woodyard Rd

223

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# klnb



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## FOR MORE INFORMATION, PLEASE CONTACT:

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**CLICK TO VIEW PROPERTY WEBSITE**

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