

## LAND FOR LEASE

6500 Coventry Way, Clinton, MD 20735



PRICE PER ACRE:

-

AVAILABLE SF:

12,896 SF

LEASE RATE:

TBD

LOT SIZE:

0.3 Acres

APN #:

### PROPERTY OVERVIEW

Build to Suit

#### Property Highlights

- 12,896 Sq. Ft. available
- Great Visibility and access from Branch Ave

Area retailers include: Shoppers Food Warehouse, 7-Eleven, KFC, Five Guys, McDonald's, Taco Bell, Subway, Levi's Restaurant, Three Brothers Italian, along with numerous other national, regional, and local retailers

#### Traffic Counts

Branch Ave (Route 5) and Coventry Way: 18,237 cpd  
Branch Ave overpass: 88,424 cpd

### PROPERTY FEATURES



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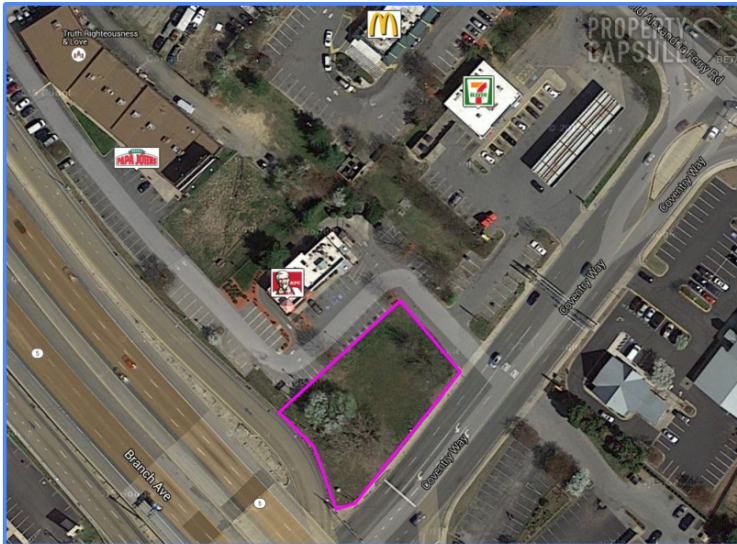
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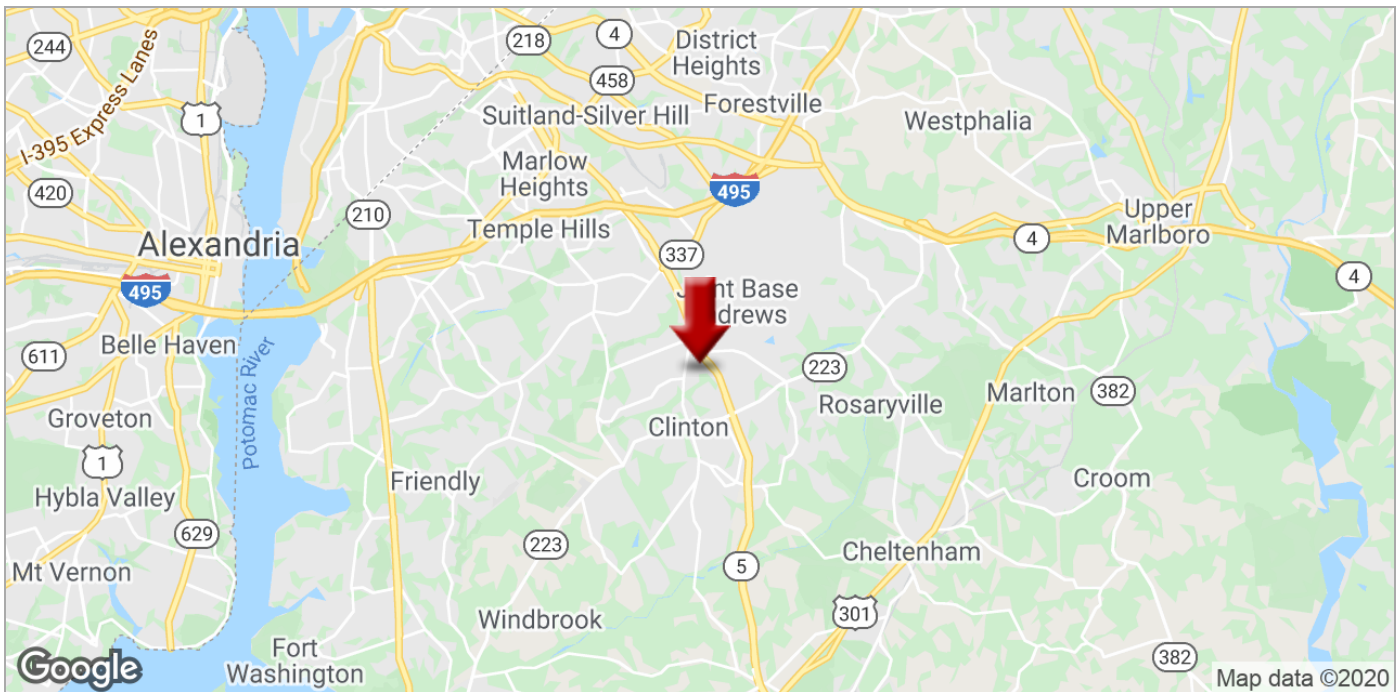
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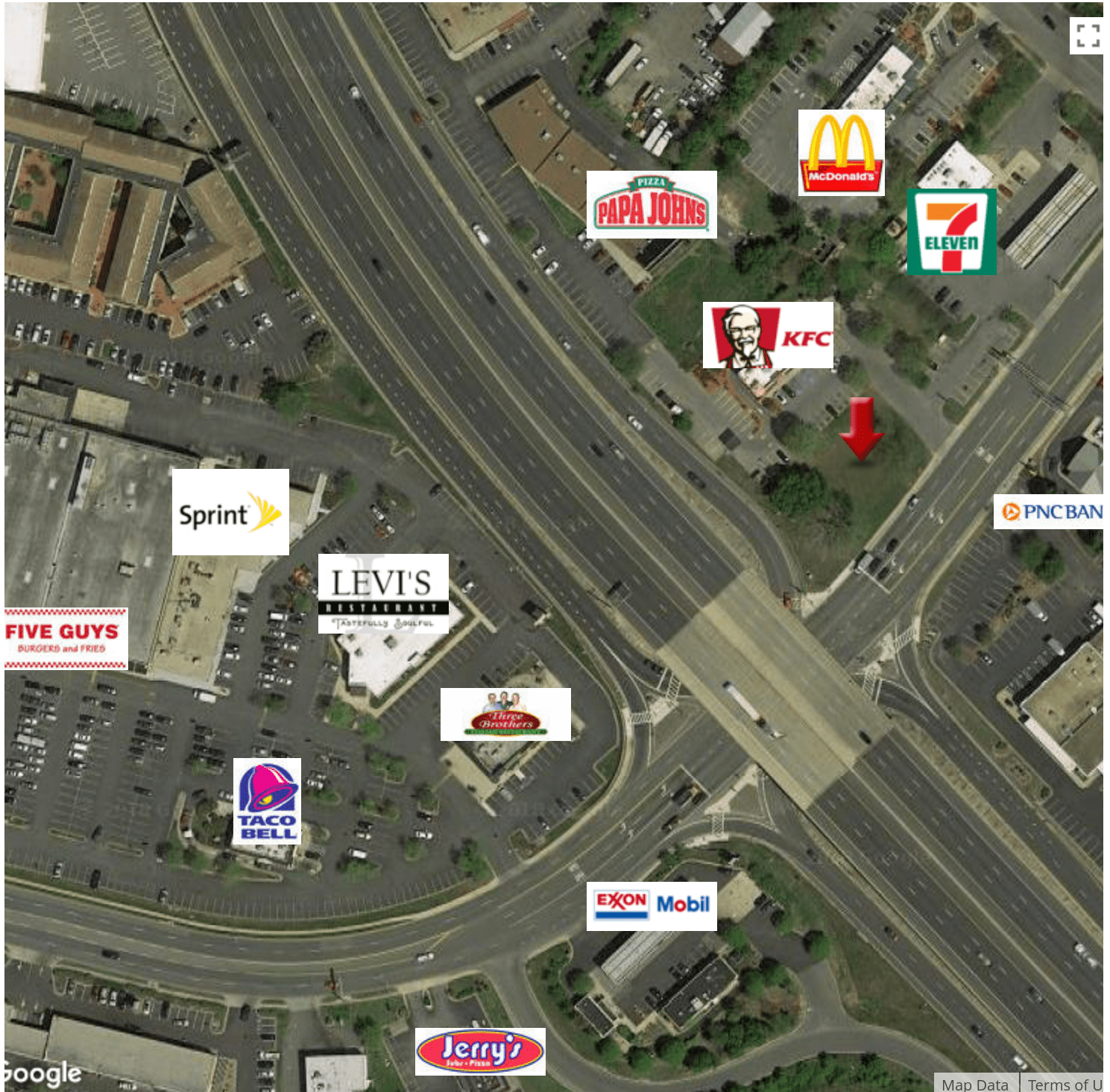
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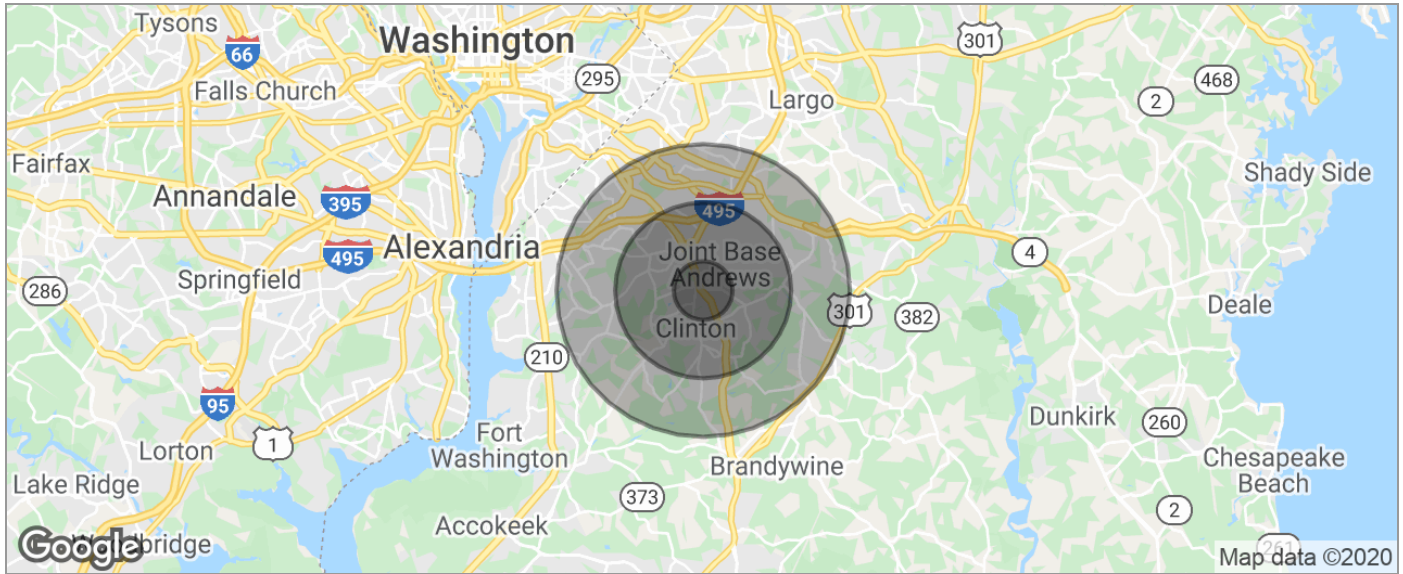
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,223	46,484	151,188
MEDIAN AGE	39.6	39.5	37.2
MEDIAN AGE (MALE)	38.9	38.5	35.6
MEDIAN AGE (FEMALE)	39.9	40.4	38.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,775	15,766	55,012
# OF PERSONS PER HH	2.9	2.9	2.7
AVERAGE HH INCOME	\$96,735	\$95,651	\$85,804
AVERAGE HOUSE VALUE	\$365,308	\$352,601	\$334,315
RACE	1 MILE	3 MILES	5 MILES
% WHITE	17.8%	19.4%	13.0%
% BLACK	73.3%	74.0%	81.5%
% ASIAN	3.6%	2.0%	1.5%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.3%	0.1%	0.1%
% OTHER	0.9%	1.9%	1.8%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	3.1%	6.0%	4.8%

\* Demographic data derived from 2010 US Census

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