

# THE LANDING

AT WOODYARD





# STRATEGIC LOCATION WITHIN WASHINGTON DC METROPOLITAN AREA

Ideally situated just eight miles from downtown Washington, DC at the interchange of Branch Avenue (Route 5) and Woodyard Road, The Landing at Woodyard (formerly Clinton Plaza) is a 221,000 square foot mixed-use shopping center with 1,100 parking spaces and 5 points of ingress/egress. Just three miles south of Joint Base Andrews, the property is utilized by the base's 13,500 residents and trafficked by over 117,000 vehicles that pass by daily. Due for a holistic renovation - encompassing new landscaping, façade and signage updates, and refreshed tenancing - this high-access, high-visibility property is poised to enhance its market position.

# STRONG DEMOGRAPHIC MAKEUP WITHIN TRADE AREA

Given the close proximity to both Washington, DC and Joint Base Andrews, the population surrounding The Landing at Woodyard is comprised primarily of a well-educated and affluent consumer base.



**117,450**

VEHICLES PER DAY  
ON RT 5-BRANCH AVE



**30,301**

VEHICLES PER DAY  
ON WOODYARD RD



**\$110K**

MEDIAN HOUSEHOLD  
INCOME OF RESIDENTS  
WITHIN 3 MILES



**128,386**

RESIDENTS IN  
5 MILES



**39,543**

WORKERS WITHIN  
5 MILES



DC

ARLINGTON

MITCHELLVILLE

DISTRICT HEIGHTS

HILLCREST HEIGHTS

WESTPHALIA

ALEXANDRIA

JOINT BASE ANDREWS

UPPER MARLBORO

OXON HILL

**THE LANDING**  
AT WOODYARD

CLINTON

210

5

4

301

4

214

395

295

495

1

5 MILES

3 MILES

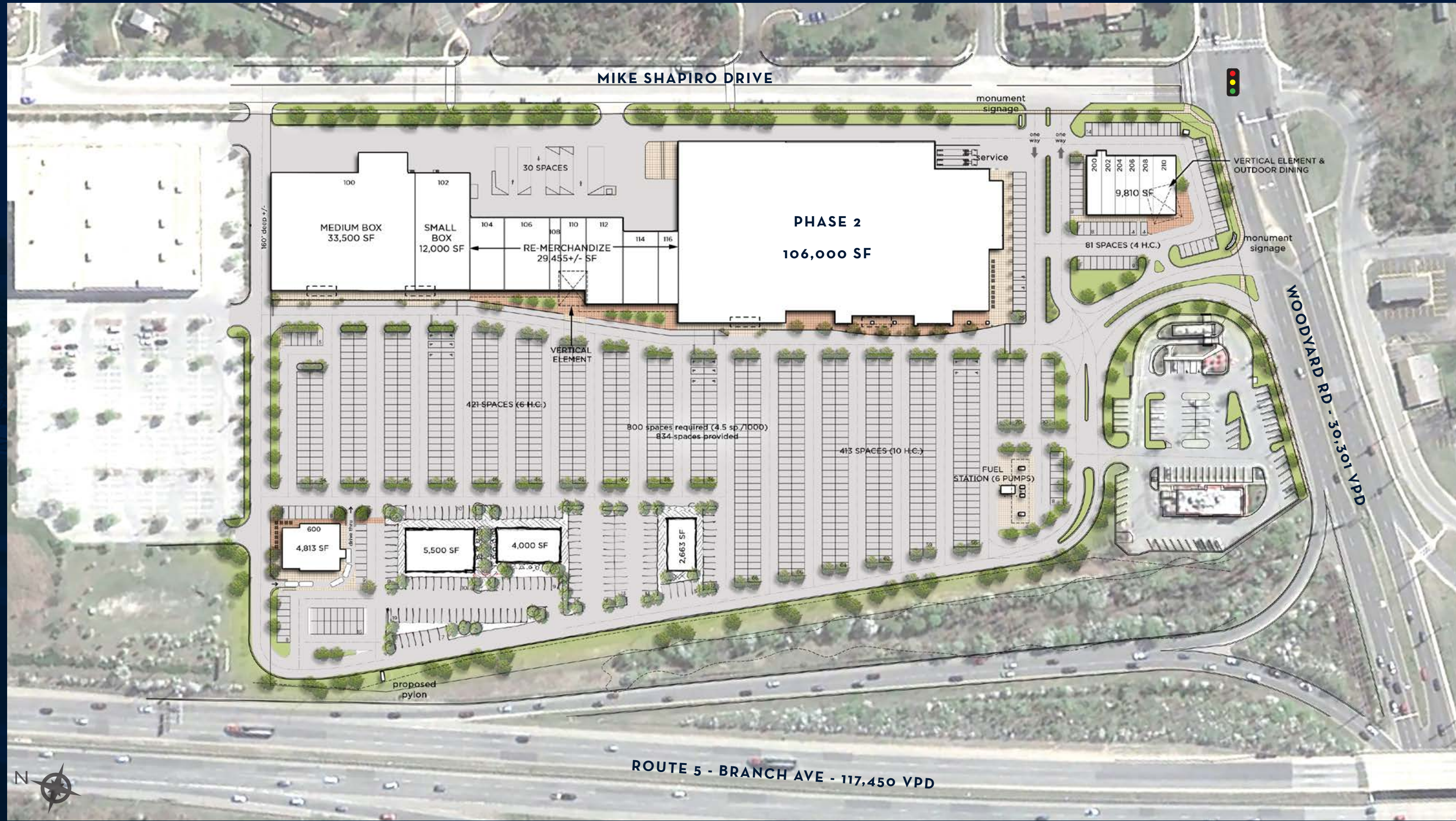


# MARKET AERIAL





# SITE PLAN





# PROJECT RENDERINGS





# PROJECT RENDERINGS





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