

CPG Realty, LLC ("CPG"), is pleased to present Woodyard Station for your consideration to ground lease one of five available retail pad sites at 8300 Woodyard Road located on the corner of Woodyard Road and Old Alexandria Road in Clinton, Maryland.

Located less than a mile from Branch Avenue on a great intersection with 16,433 VPD on Old Alexandria Ferry Road and 19,962 VPD on Woodyard Road.

## PAD SITES AVAILABLE

Pad Site A .....1.2 Acres±

Pad Site B .....2.0 Acres±

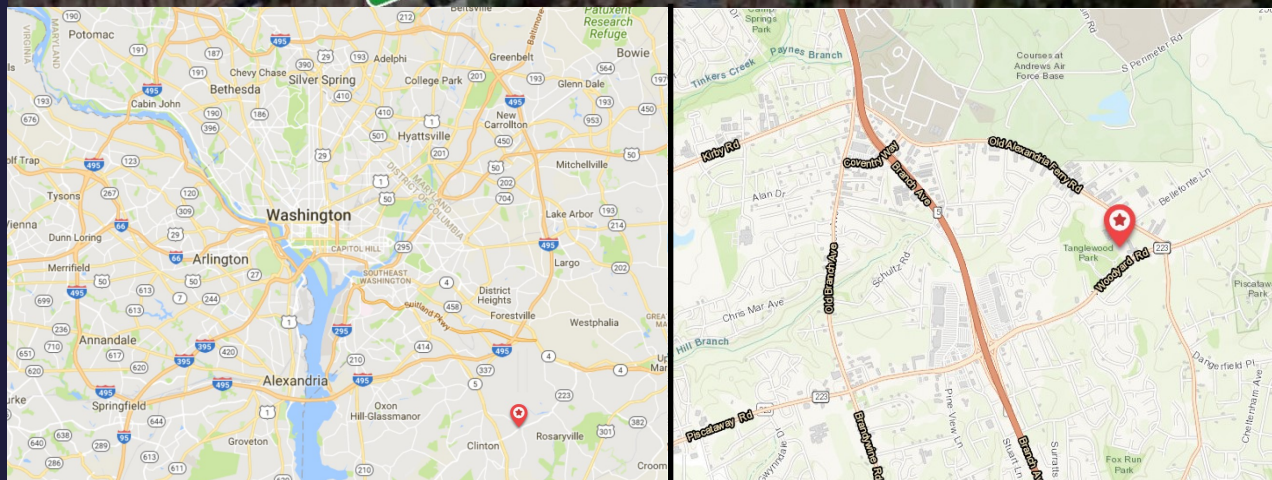
Pad Site C .....0.9 Acres±

Pad Site D .....1.0 Acres±

Pad Site E.....0.9 Acres±

## DEMOGRAPHICS (2017 ESTIMATED)

	<u>3 Mile</u>	<u>5 Mile</u>
Population	43,417	118,069
Average HH Income	\$125,983	\$113,470
Daytime Population	20,295	37,328



## ZONING: COMMERCIAL SHOPPING CENTER (CSC)

- To provide predominantly retail commercial shopping facilities
- To provide locations for compatible institutional, recreational, and service uses

## POTENTIAL LAND USES

- Eating or Drinking Establishments with or without drive-through service
- Gas Station (Special Exception Use)
- Car Wash (Special Exception Use)
- Drug Store
- Food or Beverage Store
- Hardware Store
- General Retail
- Vehicle Parts or Tire Store without installation facilities
- Medical Office or Clinic
- Barber or Beauty Shop
- Pizza Delivery with carryout service
- Catering Establishment
- Blueprinting or Photocopying Establishment
- Check Prince George's County Zoning Ordinance for additional uses

