

8401 MIKE SHAPIRO DRIVE

CLINTON, MD

52,467 SF AVAILABLE



RAPPAPORT



8401 MIKE SHAPIRO DRIVE CLINTON, MD

Surrounded by household incomes averaging over \$133,000 annually, this 52,467-square-foot retail space is well positioned within a densely residential area with significant spending power as well as several apartment communities and housing developments within walking distance. Just three miles from Joint Base Andrews, over 20,000 active duty military, civilian employees as well as families head to this retail center right off Route 5 (Branch Avenue) with ample surface parking and nearby major retailers such as ALDI, Lowe's, Walmart, Staples, and more.

DEMOGRAPHICS 2024

	1 MILE	3 MILES	5 MILES
 POPULATION	5,485	46,551	122,816
 DAYTIME POPULATION	6,004	18,872	36,315
 HOUSEHOLD INCOME	\$130,454	\$128,473	\$116,882
 TRAFFIC COUNTS	100,000 on Branch Ave (Rt.5)		

CO-TENANTS



8401 MIKE SHAPIRO DRIVE
CLINTON, MD

Toys R Us

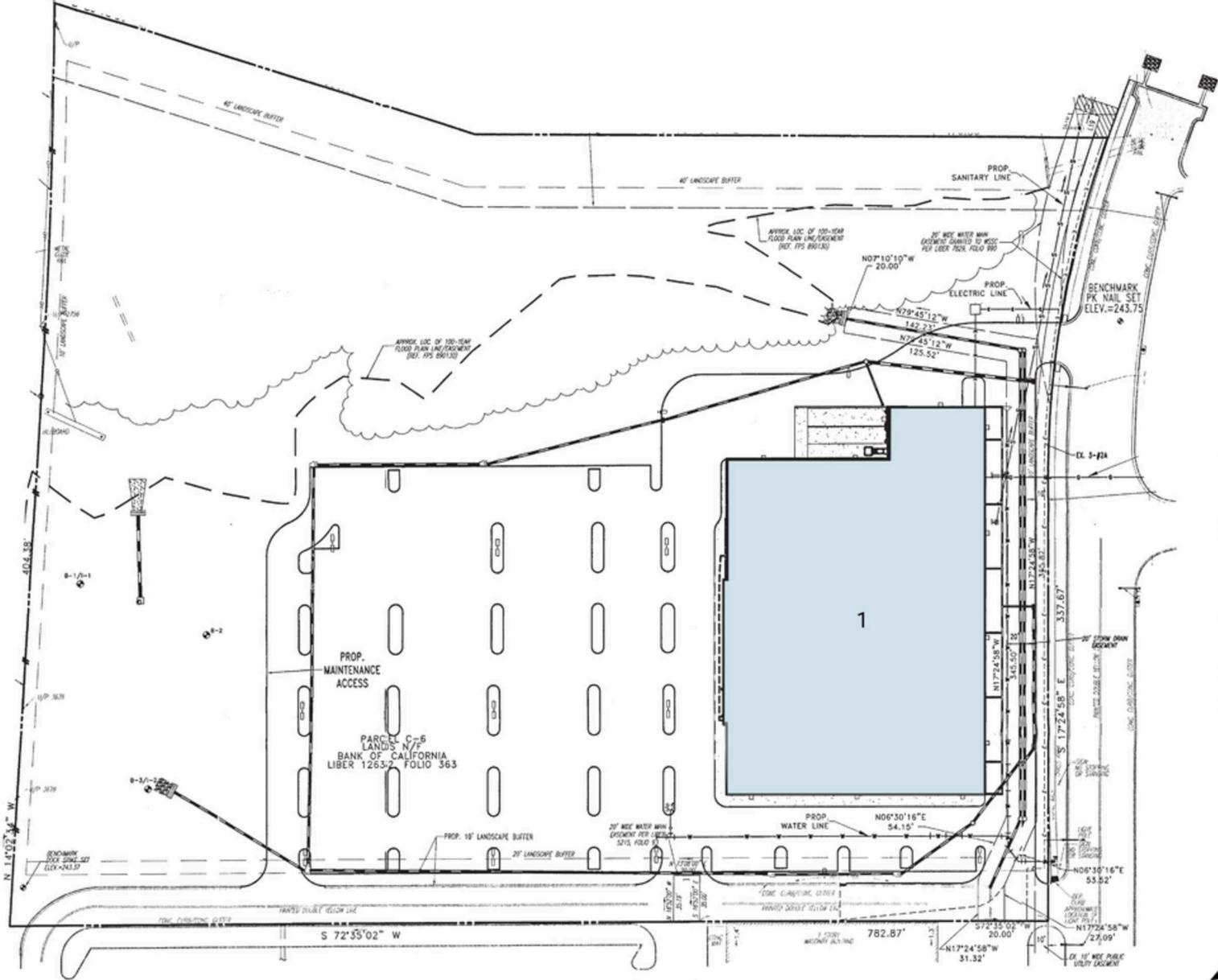


SITE PLAN

8401 MIKE SHAPIRO DRIVE | CLINTON, MD

52,467 SF AVAILABLE

BRANCH AVENUE 100,000 VPD



MIKE SHAPIRO DRIVE



8401 MIKE SHAPIRO DRIVE
CLINTON, MD



RAPPAPORT

8401 MIKE SHAPIRO DRIVE | 8401 MIKE SHAPIRO DRIVE, CLINTON, MD

Michael Howard | mhoward@rappaportco.com | 571.382.1219

rappaportco.com