### **BRANDYWINE CROSSING**

15802 Crain Highway, Brandywine, MD 20613





sville	woodbiile s	Randa	llstown	Middle 18	e River	Betterton Freder Ga Kennedyville
Damascus		Friendship		Baltimore 695		
		Ellico	tt City			Worton
Clarksburg	650	100	103	Dundalk Edgen Sparrows Poi	nere Georgeti	A SALVERY
	97	Clarksville Columbia	Hanover	2	Georgen	Chestertown
Germantown	Brookeville	29				S
Gaithersburg	Olney		人公告	Glen Burnie	4	Church Hill
28 270		<b>™</b>	(32)	100	Rock Hall	Church Hill
	(200)	Laurel		Pasadena		Price
Rock	ville		Odenton	Severna Park		BEET OF LAWS
	North Bethesda	(I)		Amold		Centreville (301)
Potomac (193) (26) (793) (793)	Bethesda Washingt	College Park Lanham Hyattsville	Bowie Crofton (450)	Annapolis  Edgewater  214	Stevensville Grasonvill Kent Island	eenstown e Wye Mills Ric 30 Queen Anne
	Arlington	Capitol (295) Heights			Romancoke Eastern Bay	Cordova
airfax Springfield	Alexandria	Joint Base Andrews	Upper Marlboro 4	Lothian Shady Side	St Michaels	
23		CI			Bozman	Easton
Lorton (1)	Fort Washingt	on Sywine	Dui	nkirk Owings Chesapeake Beach	Roya Tilghman Island Belle Ox	Williamsburg
Woodbridge						Trappe
o City		The second second				

### **HIGHLIGHTS**

MSA	Washington, DC Prince George	
COUNTY		
GLA	231,036	
ACRES	30.04	
PARKING	879	

DEMOGRAPHICS							
	1 Mile	3 Mile	5 Mile				
iţi	3,214	22,651	64,157				
	1,107	8,204	23,148				
	\$195,719	\$135,628	\$137,142				

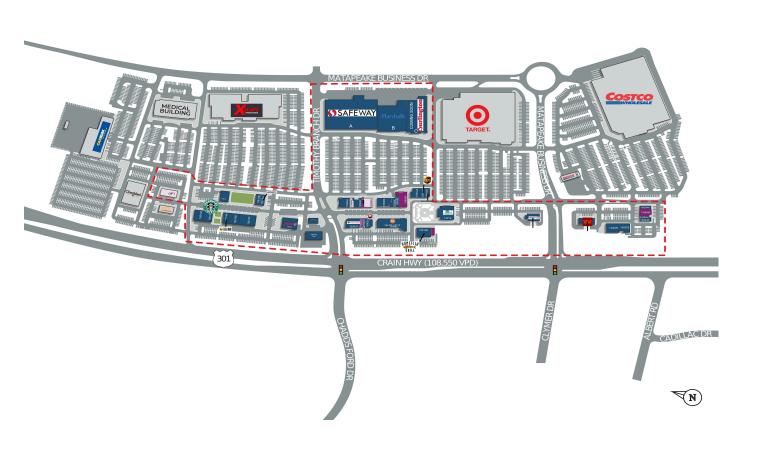
#### **PROPERTY FEATURES**

- Brandywine Crossing is a 231,036 SF shopping center anchored by a 59,678 SF Safeway grocery store.
- With Target and Costco as shadow-anchors, the property offers a rare three grocery-anchor line up that attracts local shoppers for daily convenience needs, as well as regional destination shopping.
- The center features national tenants including Marshalls, Burlington, Starbucks, Truist Bank, Wells Fargo, Bonefish Grill, BWW Go, Another Broken Egg Cafe, AT&T, and UPS Store.
- Brandywine Crossing is located along Crain Highway (Route 301; 108,550 VPD), a major commuting corridor.
- Population density within a 5-mile radius of the center is 64,000+ people.

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SUITE A B C OP1	TENANT NAME Safeway Marshalls Burlington PAD SITE AVAILABLE UP TO 4,640	SF 59,678 29,907 25,310
15810A 15810B 15812 15814A 15814B 15814C 15816B 15816B 15902C 15902D 15902F 15904C 15904E 15904F 15904G 15908C 15908C 15908E 15908E 15908B 15908C 15908B 15910B 15912A 15912B 15912C 15914 15912C 15914 16000D 16002B 16004D	SF Crazy Crab Shack Starbucks The Carolina Kitchen Buffalo Wild Wings Go Joyland Hanabi Japanese Grill & Bar uBreakiFix AT&T Advance Auto Parts Panda Express US Army Corp of Engineers Available VisionWorks Another Broken Egg Cafe Madeleine Hair Braiding Available Hand & Stone Massage Mad Cow Grill Salon Lofts Indish Brandywine Family Dental Wiglifee Studios Available Bonefish Grill Bebe Nails & Spa The UPS Store Saladworks Green Turtle Truist Bank Wells Fargo Beauty 2 U Wine & Liquor Depot Crystal Cleaners Available Florence's Hair Braiding Iron Shear Barber	3,995 2,415 3,500 1,440 4,800 6,600 940 2,465 6,500 2,166 1,800 989 3,413 3,623 1,200 1,162 3,046 1,986 10,327 4,356 1,658 1,352 5,000 1,008 4,906 2,891 1,535 1,600 8,442 3,773 4,025 3,365 4,000 1,106 2,926 869 962
100040	non shear barber	702

AVAILABLE AVAILABLE SOON LEASED



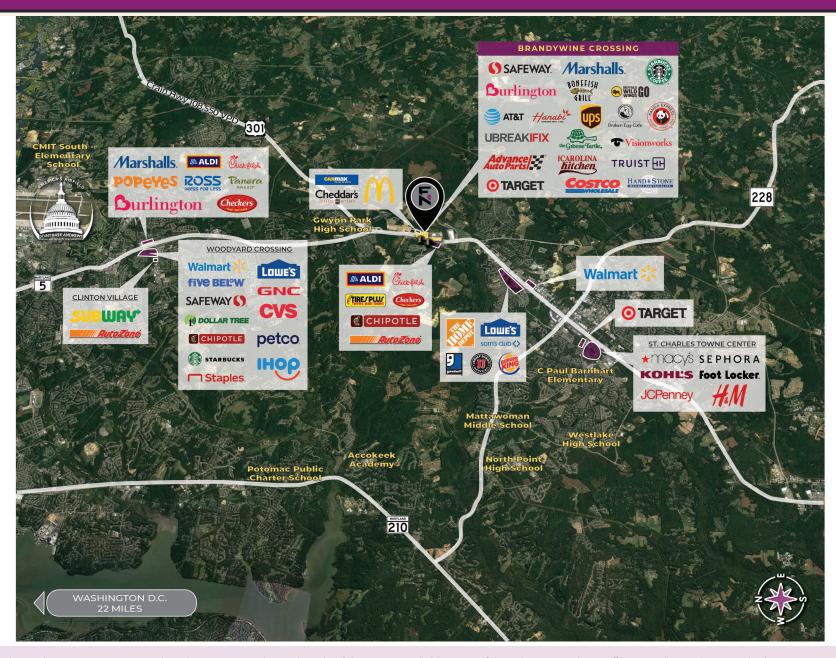
NAP (NOT A PART)



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