

**FOR LEASE** Available Immediately



# 9022 - 9024 Woodyard Road

Clinton, MD 20735

## Overview

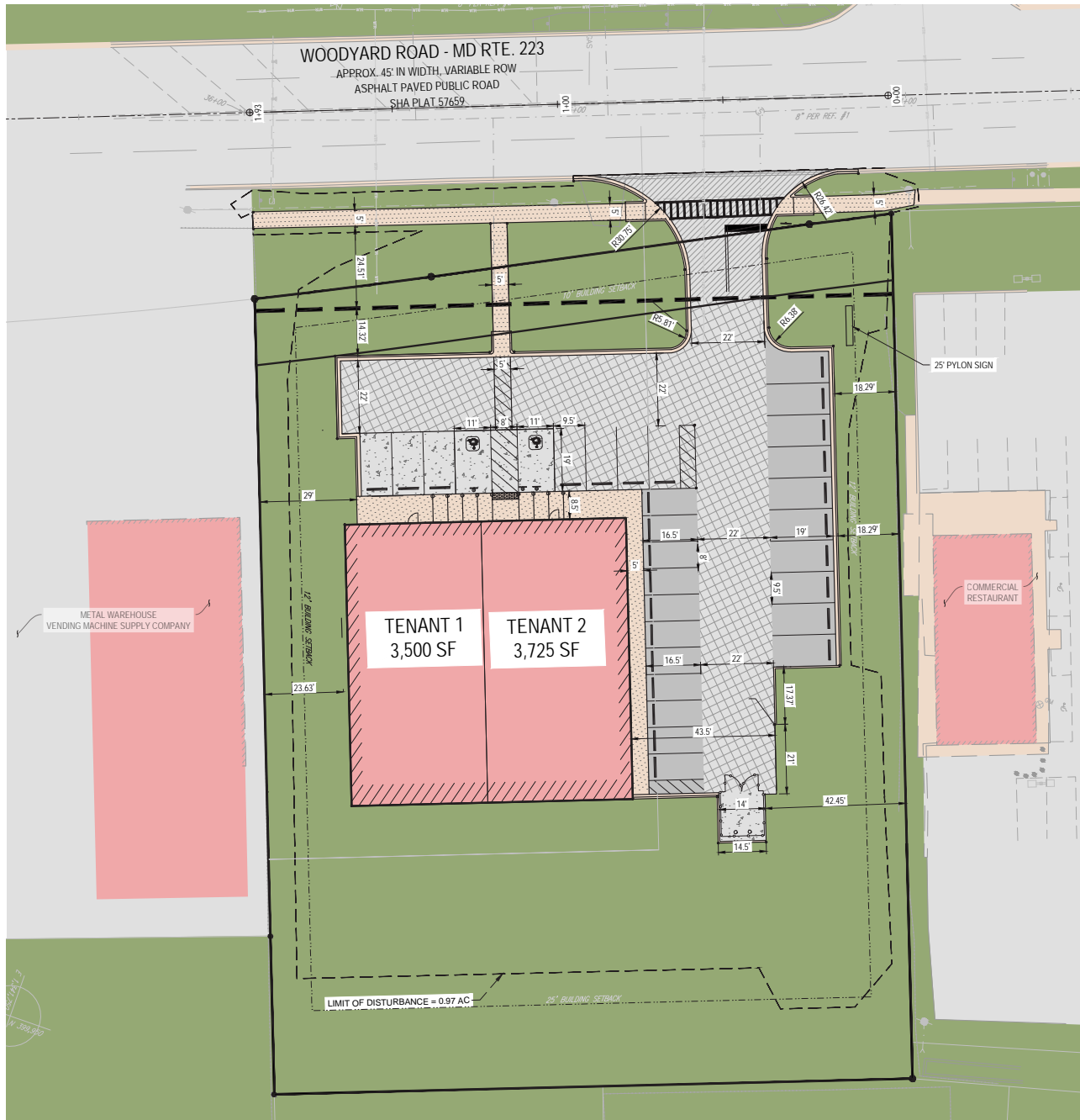
One acre, commercially-zoned property with full access from Woodyard Road in Clinton, MD. Owners have entitlements to construct a 7,225 square foot retail building which can be leased to a single tenant or demised. Alternatively, the site can be developed for fast food, medical, auto service or a variety of other uses.

## Quick Facts

- Availability** Immediate
- Size** 1.05 acres
- Rental Rate** TBD
- Net Charges** TBD
- Zoning** CGO (Commercial, General, and Office) ([Permitted Uses](#))
- Parking** 28 parking spaces (as designed)
- Nearby Tenants**

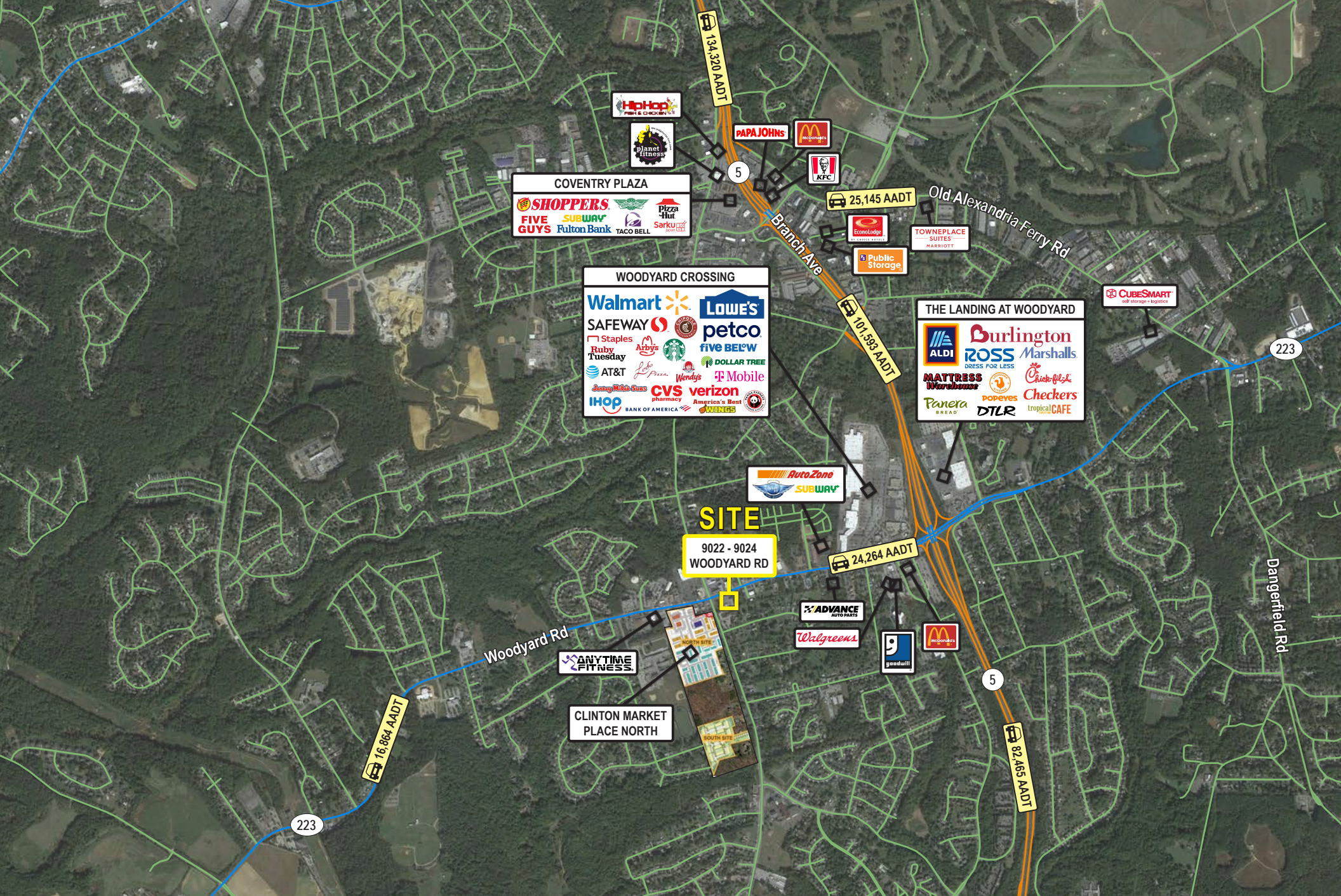


2024 Demographics	1 mile	3 miles	5 miles
POPULATION	<b>6,979</b>	<b>48,113</b>	<b>127,149</b>
HOUSEHOLDS	<b>2,291</b>	<b>16,589</b>	<b>46,082</b>
AVG. HH INCOME	<b>\$134,925</b>	<b>\$131,271</b>	<b>\$130,066</b>
DAYTIME POPULATION	<b>6,981</b>	<b>51,914</b>	<b>103,408</b>
TRAFFIC COUNT	<b>24,264 AADT</b> (Woodyard Rd)	<b>12,235 AADT</b> (Old Branch Ave)	









# Interested? Contact:

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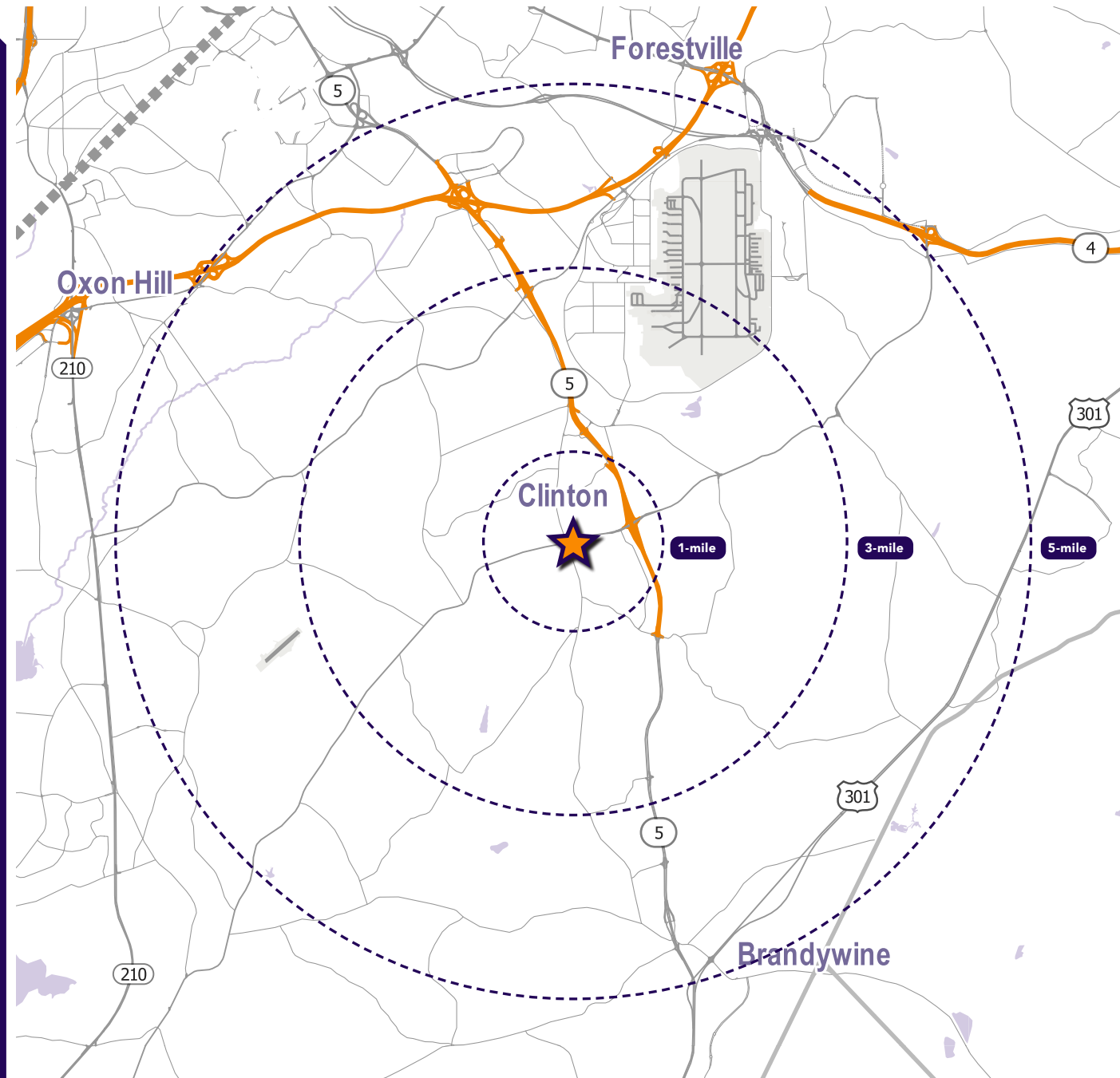
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