



RETAIL PROPERTY FOR LEASE

DISCOVERY CROSSING SHOPPING CENTER

8425 WOODSBORO PIKE, WALKERSVILLE, MD 21793



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PROPERTY OVERVIEW



OFFERING SUMMARY

| | |
|-----------------------|------------|
| Lease Rate: | Negotiable |
| Available: | 14,512 SF |
| Lot Size: | 7.0 Acres |
| Year Built: | 1989 |
| Building Size: | 63,291 SF |
| Zoning: | PUD |

AVAILABLE SPACES

| | SF |
|---------|-----------|
| Unit 13 | 14,512 SF |
| Unit 18 | 4,311 SF |
| Unit 17 | 1,400 SF |

PROPERTY OVERVIEW

Discovery Crossing is a 63,291 SF shopping center with a 14,512 SF junior anchor space available. The center is conveniently located on Woodsboro Pike, benefiting from exposure to more than 21,000 cars per day. Discovery Crossing sits on a signalized intersection directly across from Sheetz. The center is home to national retailers such as Dollar Tree, Goodwill and H&R Block. Discovery Crossing benefits from strong demographics with average household incomes of \$118,579 within a 3 mile radius.

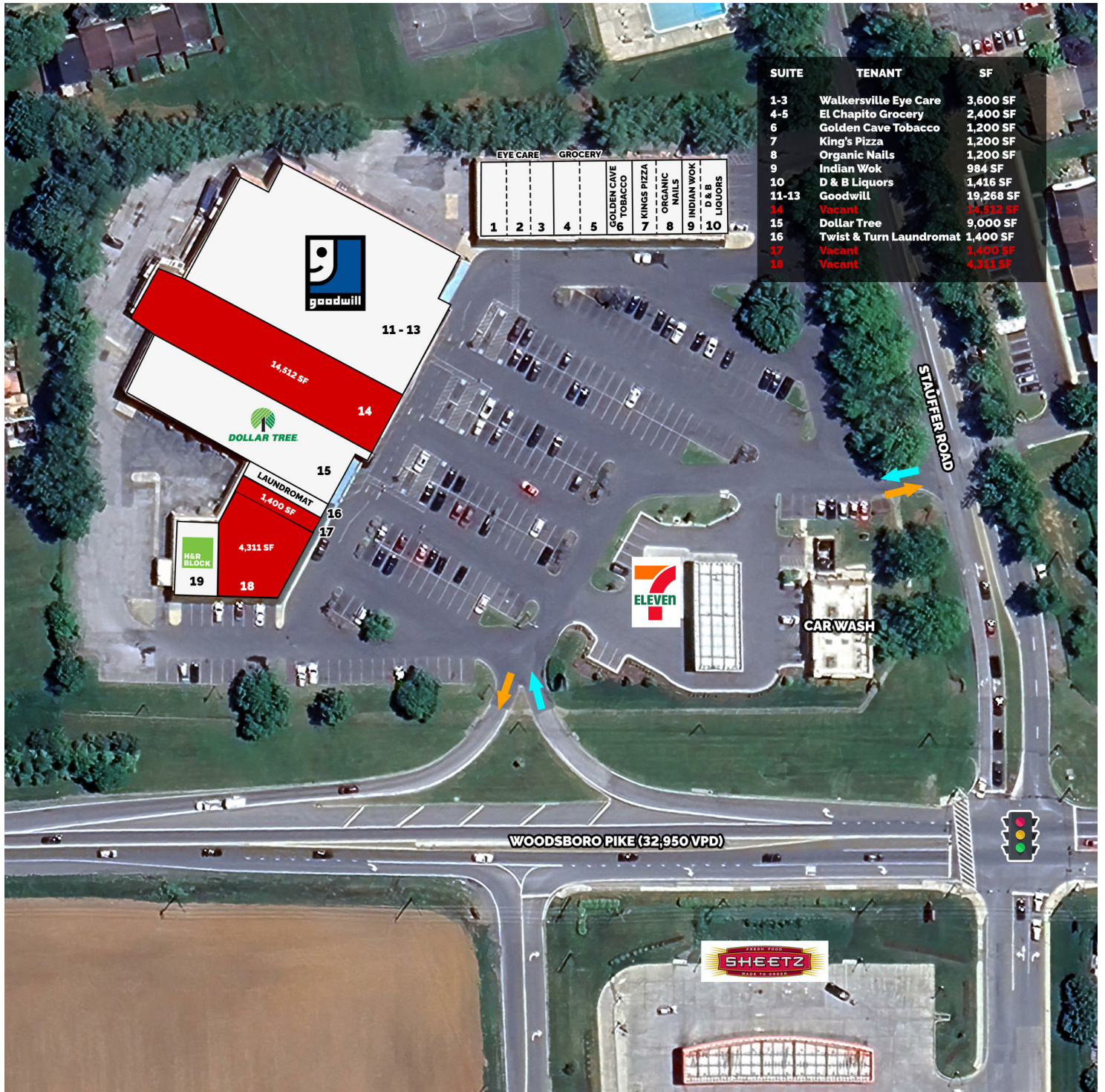
PROPERTY HIGHLIGHTS

- 14,512 SF junior anchor space available
- Directly across from Sheetz
- Great tenant mix of national and regional retailers
- Join co-tenants Goodwill, Dollar Tree, 7-Eleven and H & R Block
- Situated on a signalized intersection with multiple points of access
- Average household income of \$137,437 within a five mile radius

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SITE PLAN

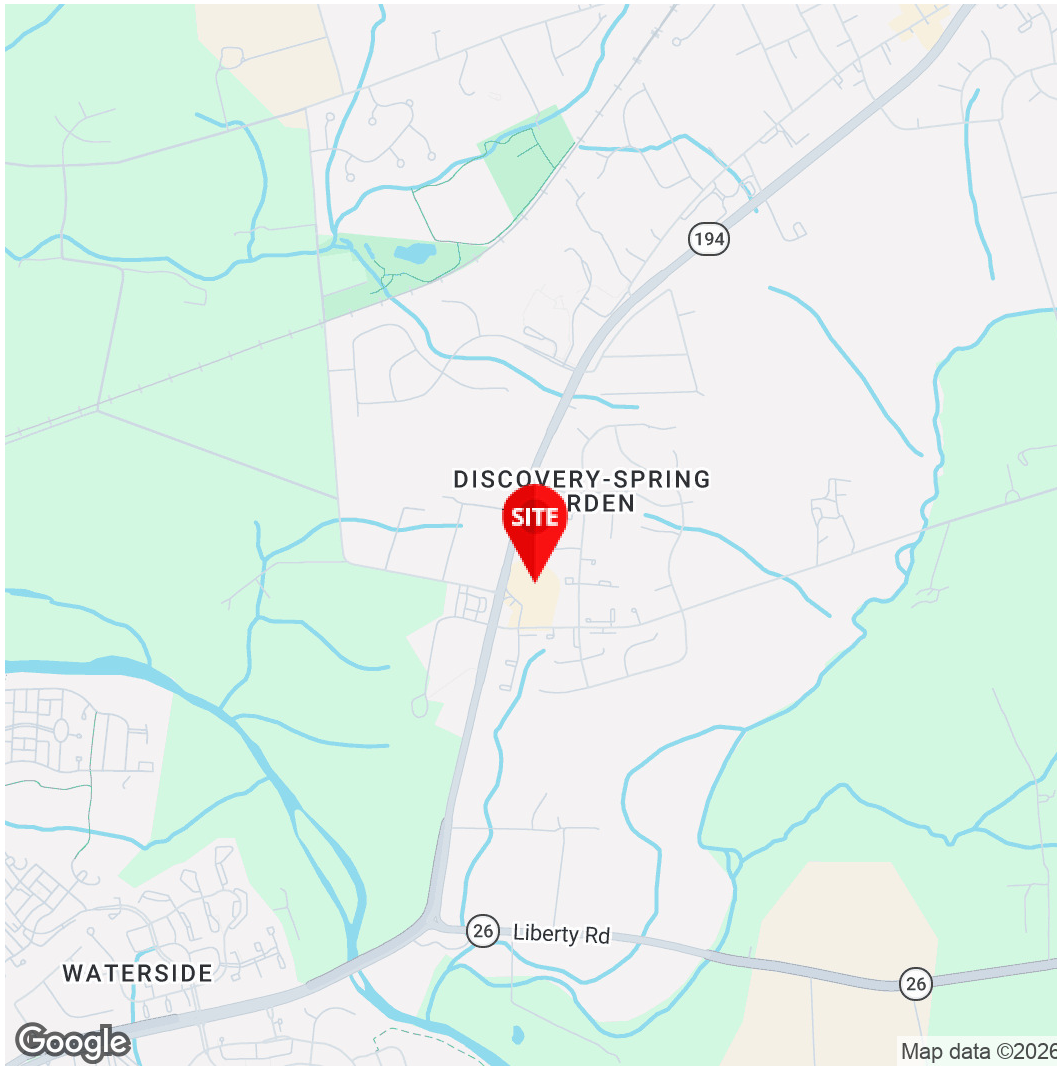


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RETAILER MAP





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