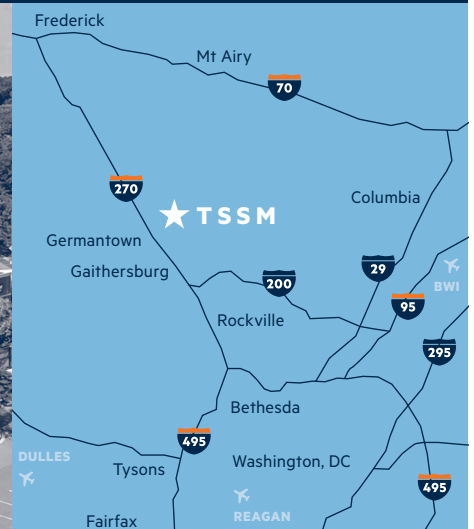


# THE SHOPS AT SENECA MEADOWS



## GERMANTOWN | 212,000 SF RETAIL DEVELOPMENT

### CONVENIENT LOCATION

The Shops at Seneca Meadows (TSSM) is an exciting 212,000 square foot, Wegman's-anchored development located at I-270 and Father Hurley Boulevard in Germantown, MD. Located at a major interchange, TSSM provides direct access from Observation Drive and Seneca Meadows Parkway. Easy access to and from Interstate 270, Germantown Road (Route 118), Father Hurley Boulevard (Route 27), and Observation Drive.

### STRONG WORKFORCE AND DEMOGRAPHIC PROXIMITY

TSSM is located as a part of the Seneca Meadows Corporate Center which currently contains approximately 717,000 square feet of office space and is located adjacent to the 800,000 square foot Milestone retail development. Within 3 miles, TSSM has both high average income (above \$116,000) and a high population (above 100,000).

### SUPERIOR TENANT MIX

Tenants include Bank of America, Bella Nail Salon & Spa, Bray & Scarff, Bubbles, Café Rio, Crest Cleaners, Crumbl Cookies, Floormax, For Eyes, F45 Training (Fitness Center), Hair Cuttery, Little Seneca Animal Hospital, Medical Office Space (2nd Floor), Montgomery Co. Beer, Wine & Liquor, Panera Bread, Playful Pack, Mattress Firm, Sirwan Thai, T-Mobile, and Wegmans Food Market.



Minkoff

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REAL ESTATE  
PERSONAL PERSPECTIVE

THE SHOPS AT  
SENECA MEADOWS

SITE PLAN

NEARBY CITIES

- 45 miles to **Baltimore**
- 19 miles to **Frederick**
- 25 miles to **DC**
- 18 miles to **Bethesda**
- 24 miles to **Tysons Corner**

TRANSPORTATION

- 45 miles to **BWI**
- 33 miles to **Reagan**
- 35 miles to **Dulles**
- 10 miles to **Metro** (Shady Grove)
- 3 miles to **MARC** (Germantown)



LOCAL POINTS OF INTEREST

DEPARTMENT OF ENERGY



MONTGOMERY COLLEGE



SENECA MEADOWS  
CORPORATE CENTER



GERMANTOWN SOCCERPLEX

