



WAVERLY WOODS VILLAGE CENTER

10775-10829 BIRMINGHAM WAY | WOODSTOCK, MARYLAND 21104

FOR
LEASE



SUITE 6
1,400 SF
AVAILABLE



MACKENZIE
RETAIL

PROPERTY OVERVIEW

HIGHLIGHTS:

- 1,400 SF ± inline retail space (former Yoga studio)
- Popular neighborhood retail shopping center anchored by Weis Markets and also including Oscar's Alehouse, Celebree Learning Centers, Subway, US Postal Service, Tandoor Spice, wine/ spirit shop, Shell gas/convenience and Chase Bank
- Ample on-site parking
- Multiple forms of ingress/egress
- Superior access to Interstate 70
- Convenient to Route 40 and Route 29, as well as Turf Valley Resort
- Surrounded by dense residential neighborhoods
- Highly affluent market

AVAILABLE:

1,400 SF ± (SUITE 6)

ZONING:

PEC (PLANNED EMPLOYMENT CENTER)

RENTAL RATE:

\$30.00 PSF, NNN

OP EX:

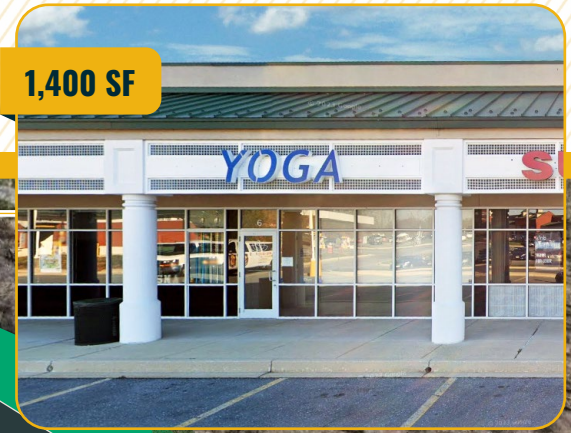
\$6.00 PSF ±
(REAL ESTATE TAXES / INSURANCE / CAM)



GOOGLE STREET VIEW



SITE PLAN



LOCAL BIRDSEYE



TURF VALLEY
RESORT

SUITE 6
1,400 SF
AVAILABLE

P-S-J
ORTHODONTICS

Celebree
SCHOOL

SUBWAY

tandoor
spice

TOP BREADSTREET
PRODUCTIONS

INTERSTATE
70

weis

XYLOS
SPORTS MEDICINE

CHASE

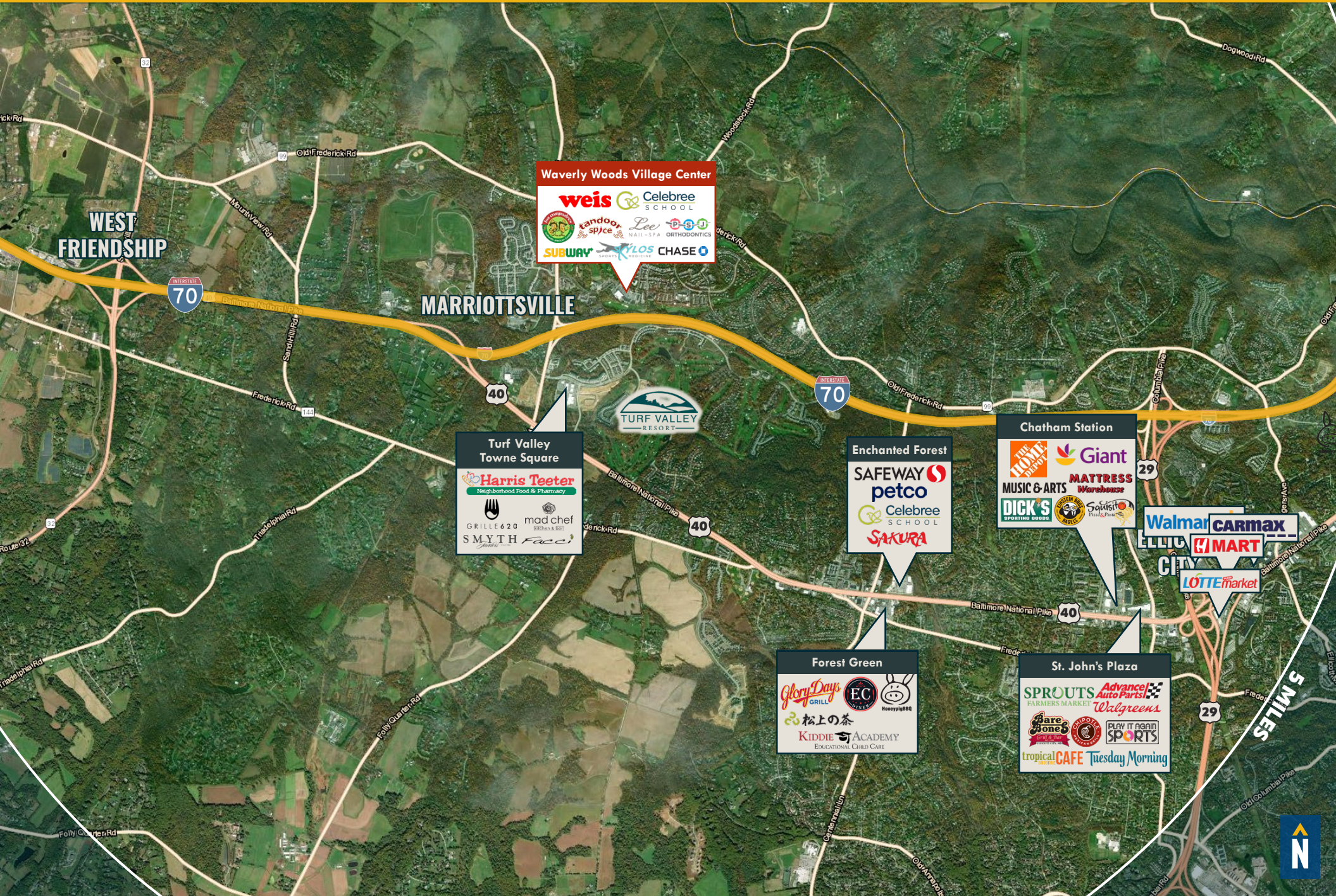
Waverly
GARDENS 2

Shell

Waverly Woods
Golf Club



MARKET AERIAL



WEST FRIENDSHIP

MARRIOTTSVILLE

Waverly Woods Village Center

TURF VALLEY RESORT

Turf Valley Towne Square

Enchanted Forest

Chatham Station

Walmart

Forest Green

St. John's Plaza

5 MILES



DEMOGRAPHICS

2023

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



6,965

27,908

69,556

DAYTIME POPULATION



5,678

20,828

56,235

AVERAGE HOUSEHOLD INCOME



\$188,261

\$225,544

\$215,154

NUMBER OF HOUSEHOLDS



2,588

9,473

23,741

MEDIAN AGE

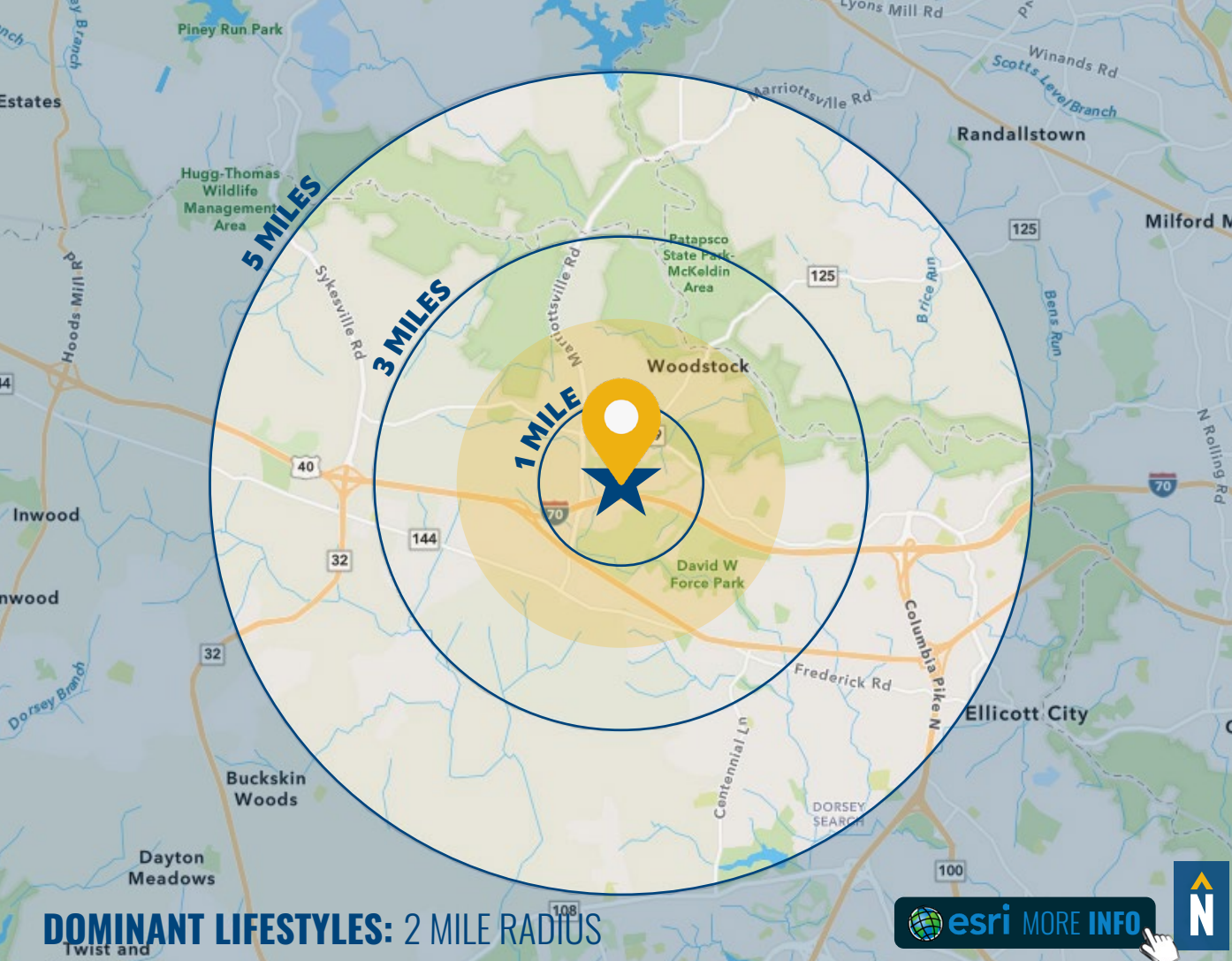


47.7

46.1

45.1

[FULL DEMOS REPORT](#)



DOMINANT LIFESTYLES: 2 MILE RADIUS

56%
PROFESSIONAL
PRIDE



These well-educated consumers are career professionals with an annual household income more than twice the US level. Their homes tend to be equipped with home gyms and in-home theaters.

Median Age: **40.8**

Median Household Income: **\$138,100**

24%
TOP TIER



These residents are the wealthiest in the market, earning more than 3x the US household income. They frequent upscale salons, spas and fitness centers and shop at high-end retailers for their personal effects.

Median Age: **47.3**

Median Household Income: **\$173,200**

21%
EXURBANITES



These residents are approaching retirement but show few signs of slowing down. They are active in their communities and seasoned travelers, with a lifestyle that is both affluent and urbane.

Median Age: **51.0**

Median Household Income: **\$103,400**

FOR MORE INFO **CONTACT:**



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