

**RED MILL SHOPPING CENTER
& OFFICE BUILDING**

7200-7258 MUNCASTER MILL RD, DERWOOD, MD



OVERVIEW

Red Mill Shopping Center is a 43,400 square foot convenience center anchored by CVS. National recognized retailers include McDonald's, Subway, Allstate The UPS Store and Verizon Wireless. Within three miles the population is over 80,000 with a median household income of nearly \$100,000. Approximately 2,500 new homes are currently under construction within this trade area. Magruder High is located within 2 miles of the center. Montgomery County Airpark (4th busiest general aviation airport in MD) and Business Center is located within 2.5 miles and contributes to a daytime customer base.

FEATURING

SIZE	1,215 - 3,547 square feet
AVAILABILITY	Immediate
LOCATION	The I-270 Corridor Cluster
TRAFFIC COUNTS	16,840 AADT (Muncaster Mill Road) 11,061 AADT (Redland Road)
CO-TENANCY	CVS, McDonald's, Subway, Allstate Insurance, The UPS Store and Verizon

DEMOGRAPHICS AT A GLANCE

2016 DEMOGRAPHICS	1 MILES	3 MILES	5 MILES
Population	6,451	80,853	244,186
No. Households	2,010	26,798	87,161
Median HH Income	\$116,208	\$99,840	\$95,776
Daytime Population	1,588	43,710	169,837

FOR MORE INFORMATION, CONTACT:

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AVAILABLE



AVAILABILITY

SUITE #	SQUARE FEET	STATUS
7206	1,250	Greatest American Hot Dogs
7208	1,846	The Party Place
7210	584	Karen's Nails
7212	1,215	Biscotti Italian Restaurant
7214	1,215	Hair Cuttery
7216	1,215	Subway
7218	888	Allstate Insurance
7220	1,500	The UPS Store
7222	1,670	Panda's Karate
7224	2,084	Gourmet Asian Bistro
7226-7232	12,390	CVS
7234	1,428	Yogu Realm
7238	3,547	AVAILABLE
7242	1,711	Dry Cleaner
7244	1,710	AVAILABLE
7246	1,688	AVAILABLE
7248	2,114	Beer & Wine
7250	1,853	Verizon Wireless
7258	1,900	AVAILABLE - OFFICE SPACE

KEY FACTS

- Signalized intersection with 27,000 VPD.
- 279 free surface spaces are available.

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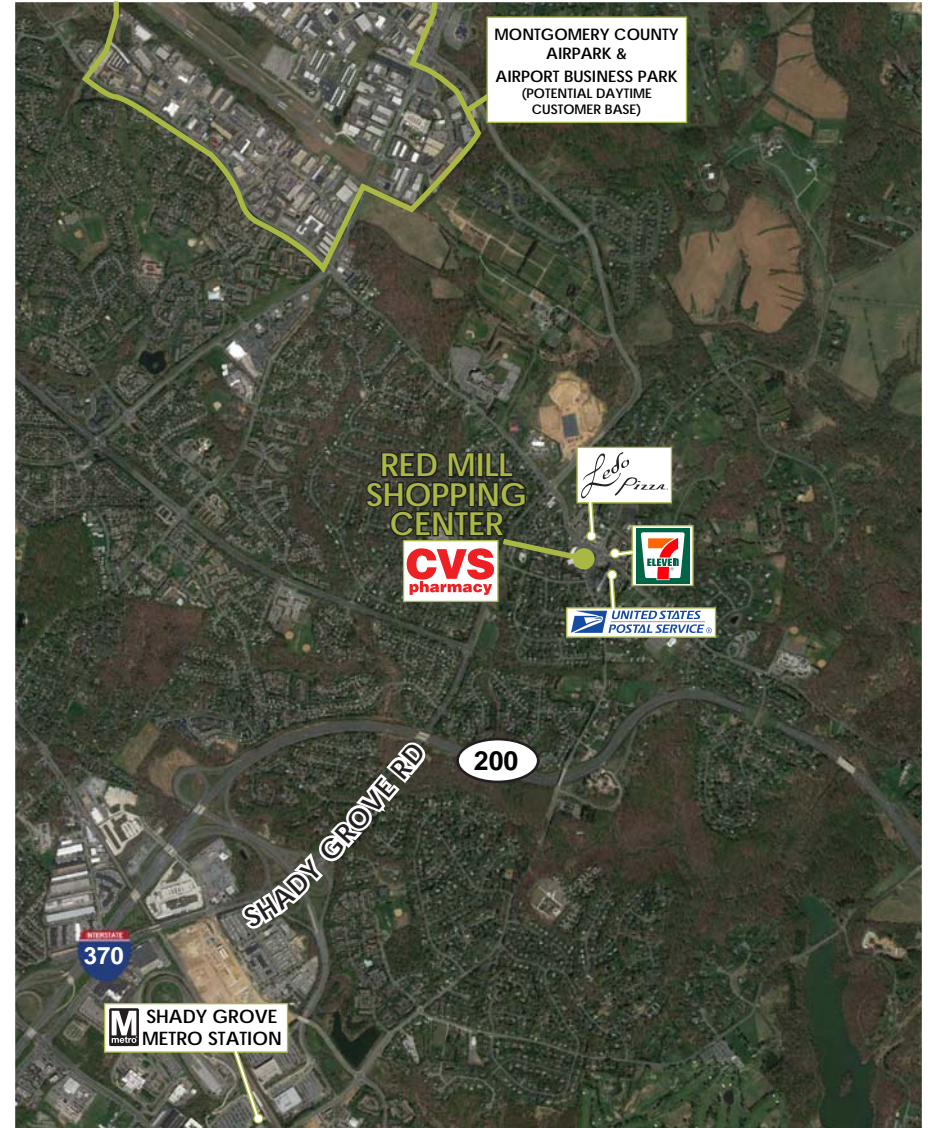
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