

A photograph of the Woodmore Towne Centre in Glenarden, MD. The image features a prominent clock tower with a dome and the text 'WOODMORE TOWNE CENTRE AT GLENARDEN'. In the background, there are other commercial buildings, including one with a sign for 'JAPANESE STEAK HOUSE'. The foreground shows a parking lot with cars and some landscaping. A blue overlay box is positioned in the lower-left corner, containing the project name and address.

WOODMORE TOWNE CENTRE

2250 PETRIE LN, GLENARDEN, MD 20706



RETHINK. RECREATE. REDEVELOP.



PRINCE GEORGE'S COUNTY'S DESTINATION FOR EVERYDAY SHOPPING

Woodmore Towne Centre is the dominant grocery-anchored regional center located in Glenarden, Maryland and a growing suburb of Washington. Anchored by Wegman's and Costco, Woodmore Towne Centre features segment-leading retailers like At-Home, Best Buy, L.A. Fitness, Nordstrom Rack, Old Navy, Nike and over 20+ food and beverage offerings.

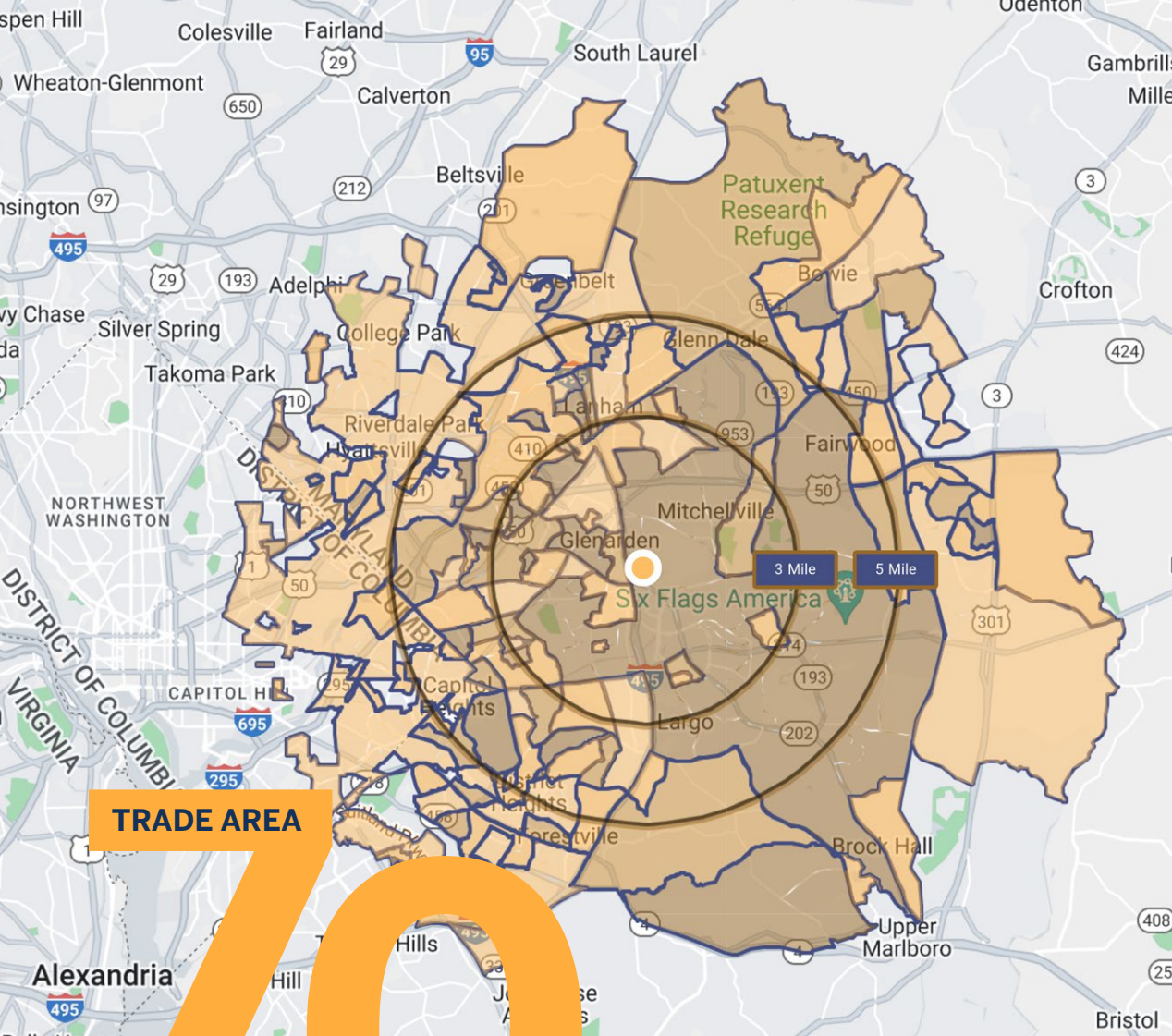
Woodmore Towne Centre serves the surrounding areas including Glenarden, Bowie, Upper Marlboro, Lanham, Capital Heights, Hyattsville, District Heights and Washington, D.C. The property provides excellent regional access and connectivity with >240,000 vehicles per day along the Capital Beltway and 70,000 vehicles per day along Landover Rd. The Largo Metro station provides easy public transportation to and from Downtown. 25% of the Woodmore Trade Area utilize public transportation.

Woodmore Towne Centre

250 Petrie Lane, Glenarden, MD 20706

UE





TRADE AREA

70%

DEMOGRAPHICS

Sources: ESRI and CreditnTell. CreditnTell's Tru Trade is based on geo-fenced data embedded in over 500 applications on tens of millions of mobile devices nationwide.

POPULATION

540,320
Tru Trade*

107,491
3 Mile

306,862
5 Mile

FAMILY HOUSEHOLDS

195,214
Tru Trade*

38,613
3 Mile

104,886
5 Mile

AVERAGE HH INCOME

\$90,732
Tru Trade*

\$113,219
3 Mile

\$111,489
5 Mile

COLLEGE EDUCATION

31.5%
Tru Trade*

35.4%
3 Mile

32.3%
5 Mile

*Tru Trade Area; 7.04 Miles



8.9M

Visits Annually

377.8K

Visitors Annually

3.12X

Average Frequency

46%

of the Woodmore Towne Centre
customers come from within
4-Miles of the center

Sources: CreditnTell

CUSTOMER INSIGHTS

RETAIL EXPENDITURES

Total retail expenditures exceed 4.2B within 5-miles of Woodmore Towne Centre amid this richly residential retail corridor in Prince George's County.

FOOD & BEVERAGE

\$55.3M

1 Mile

\$436.2M

3 Miles

\$1.17B

5 Miles

APPAREL

\$12.9M

1 Mile

\$101.2M

3 Miles

\$272.5M

5 Miles

HH FURNISHING

\$13.3M

1 Mile

\$105.5M

3 Miles

\$281.9M

5 Miles

PERSONAL CARE

\$5.3M

1 Mile

\$42.5M

3 Miles

\$114.1M

5 Miles

HEALTHCARE

\$35M

1 Mile

\$281.1M

3 Miles

\$752M

5 Miles

ENTERTAINMENT

\$18.2M

1 Mile

\$148.3M

3 Miles

\$396.8M

5 Miles

Source: ESRI

AERIAL



Woodmore Towne Centre is a part of a 245-acre mixed-use development which features an adjacent children's medical center and a 106-room Hampton Inn and Suites. The University of Maryland Capital Region Medical Center brought additional health services to the area in 2021.

SITE PLAN



HIGHLIGHTS

Total SF

704,530

Parking Spaces

3,117

Parking Ratio

4.37 per 1,000 SF

TENANT ROSTER

TENANTS	SQFT	TENANTS	SQFT	TENANTS	SQFT
100 Nordstrom Rack	30,139	426 Available	2,077	540 Sola Salons Studios	6,343
102 Crumbl Cookies	2,309	500 Best Buy	45,000	542 Beauty Mart	9,463
103 Cold Stone Creamery	1,856	501 Massage Envy	2,728	544 Kumon Math & Reading	2,797
104 Ledo Pizza	2,291	503 Gallery Africa	1,392	Center of Lanham-Woodmore	
105 Nando's Peri-Peri	3,180	504 European Wax Center	1,500	548 Available	3,728
200 At Home Stores	96,446	505 Wings 21	1,500	550 Smoothie King	1,206
300 Costco	148,628	506 Quickway Japanese Hibachi	1,458	552 Fabulocs Natural Hair	1,200
302 Kobe Japanese Steak	6,461	507 Sweet Frog	1,514	Products and Services	
and Seafood House		508 Crown Royal Barbers	1,078	600 Edible Arrangements	606
306 Woodmore Wine & Spirits	4,680	509 The Joint Chiropractic	1,162	601 Venetian Nails and Spa	2,000
310 Noodles & Company	2,640	510 Kenny's Chinese Take-Out	1,536	602 T-Mobile	2,500
312 Party City	13,372	511 Nothing Bundt Cake	2,019	605 Kay Jewelers	2,043
316 Available	2,630	512 Available	2,548	614 Tidewater Dental	2,197
318 The UPS Store	1,200	513 Firehouse Subs	2,024	616 Pivot Physical Therapy	2,200
320 Mathnasium	1,438	514 Chipotle Mexican Grill	2,199	620 Bath&Body Works	3,724
322 Dat Jerk Caribbean Charrill	2,876	518 Nike	15,000	624 Centre Cleaners	1,676
324 Woodmore Tailor	600	519 City of Glenarden	2,069	at Woodmore	
326 Super Spa & Nail	1,506	520 Management Office	1,364	628 Visionworks	3,558
400 Sephora	5,051	521 Broadway Services (security)	419	700 Wegmans	128,813
402 Last stop	2,241	522 The City of Glen Arden Police	463	2701 Silver Diner	5,874
403 Hook & Reel Restaurant	4,928	526 Mattress Firm	6,571	9100 Cava Mezze Grill	2,955
404 Milk & Honey Express	1,564	532 Old Navy	14,793	OP700 PNC Bank	3,000
406 FootAction	4,246	534 Club Pilates	2,073	OP702 Starbucks	2,289
410 Roaming Rooster	2,467	536 Navy Federal Credit Union	3,776	OP706 Copper Canyon Grill	6,424
412 Available	1,278	538 Available	3,733	OP718 Bank of America	1,000
418 Snipes	6,975	539 Available	1,524	OP720 LA Fitness	42,154

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