



River Hill Village Center

Clarksville, MD

Baltimore-Columbia-Towson (MD)



Skylar Jones
Leasing Representative
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River Hill Village Center

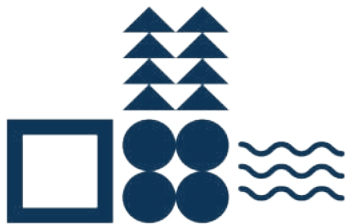
Clarksville, MD

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Google Earth

AERIAL



GROSS LEASABLE AREA (GLA)

105,907 SF

PARKING SPACES

434

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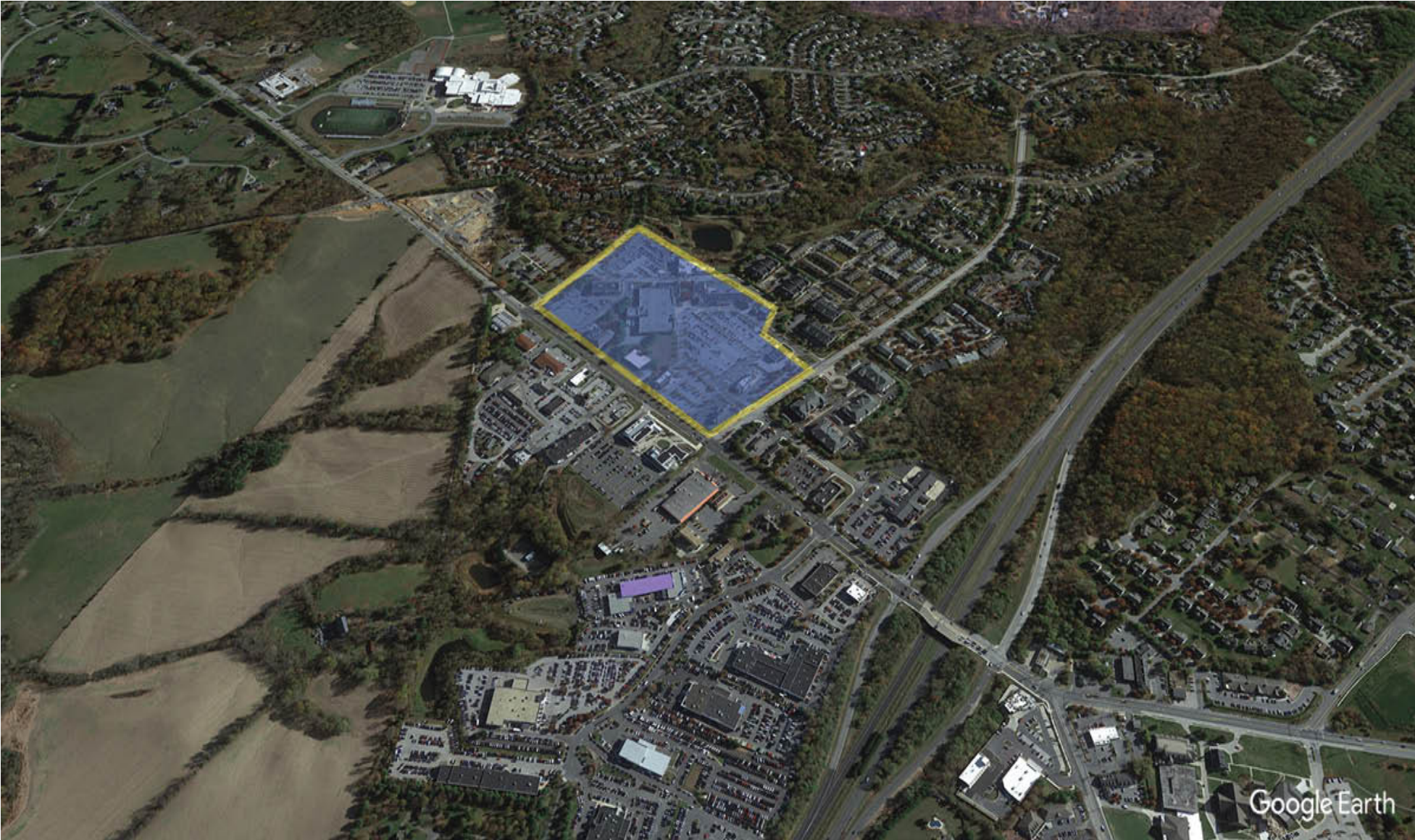
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DENSITY AERIAL

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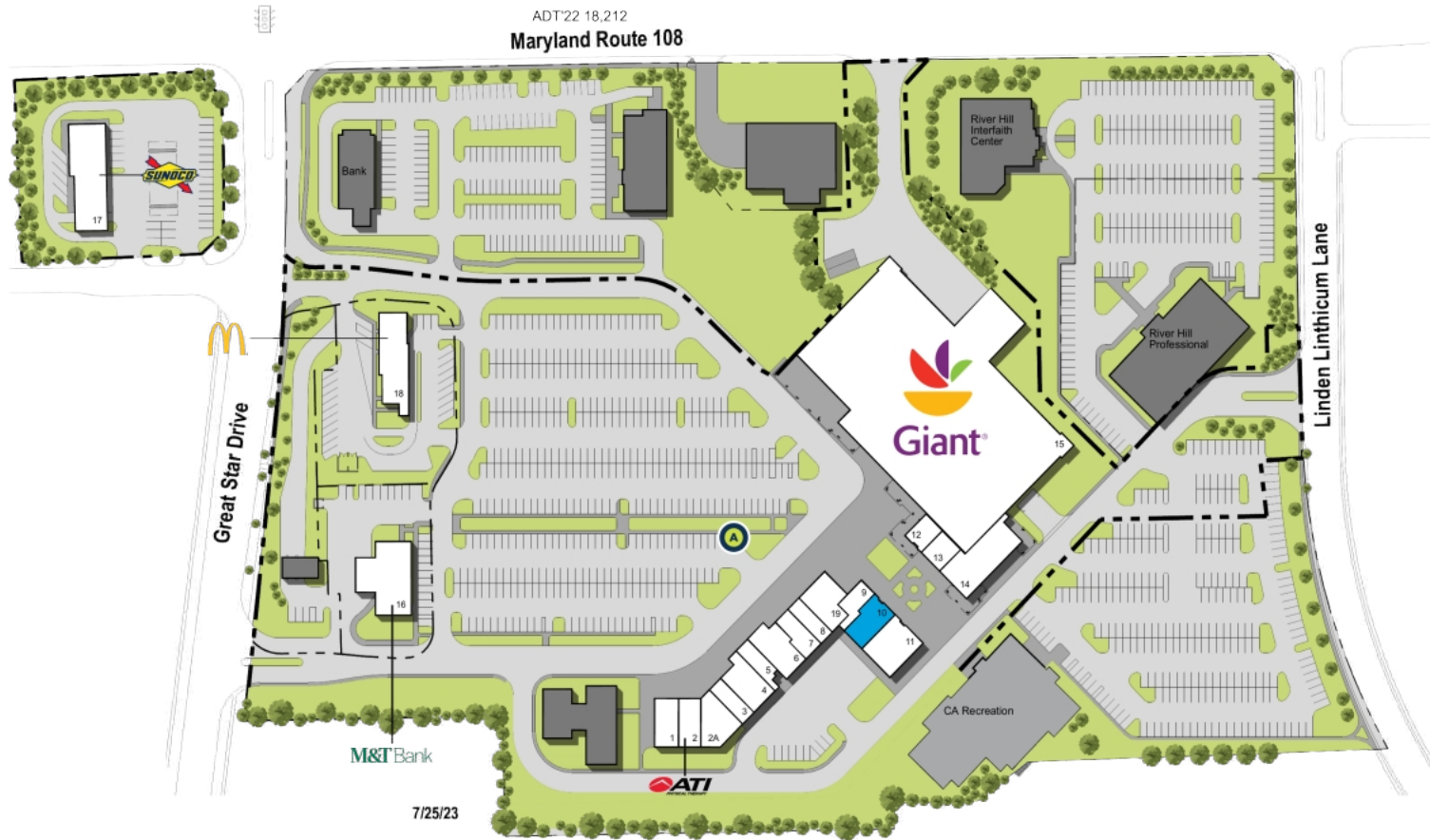


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■ Available ■ Non-Controlled ● Curbside Pick-up



	TENANT	SQ FT
1	Tower Federal Credit Union	1,800
2	ATI Physical Therapy	1,794
2A	Hand & Stone Massage and [...]	2,378
3	The UPS Store	1,200
4	Ledo Pizza	2,377
5	Kokee Tea	1,218
6	Bagel Bin & Deli	2,498
7	Crumbl Cookies	1,468
8	Subway	1,200
9	River Hill Optical	1,233
10	Available	2,000
11	River Hill Wine & Spirits	3,000
12	Nouvelle Nails Spa	1,111
13	Hair Cuttery	1,214
14	River Hill Grille	4,331
15	Giant Food	62,943
16	M&T Bank	4,200
17	Sunoco	4,000
18	McDonald's	3,500
19	Fulton Bank	2,442

Disclaimer: This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposes only and shall not be deemed a representation by Landlord or their accuracy. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.

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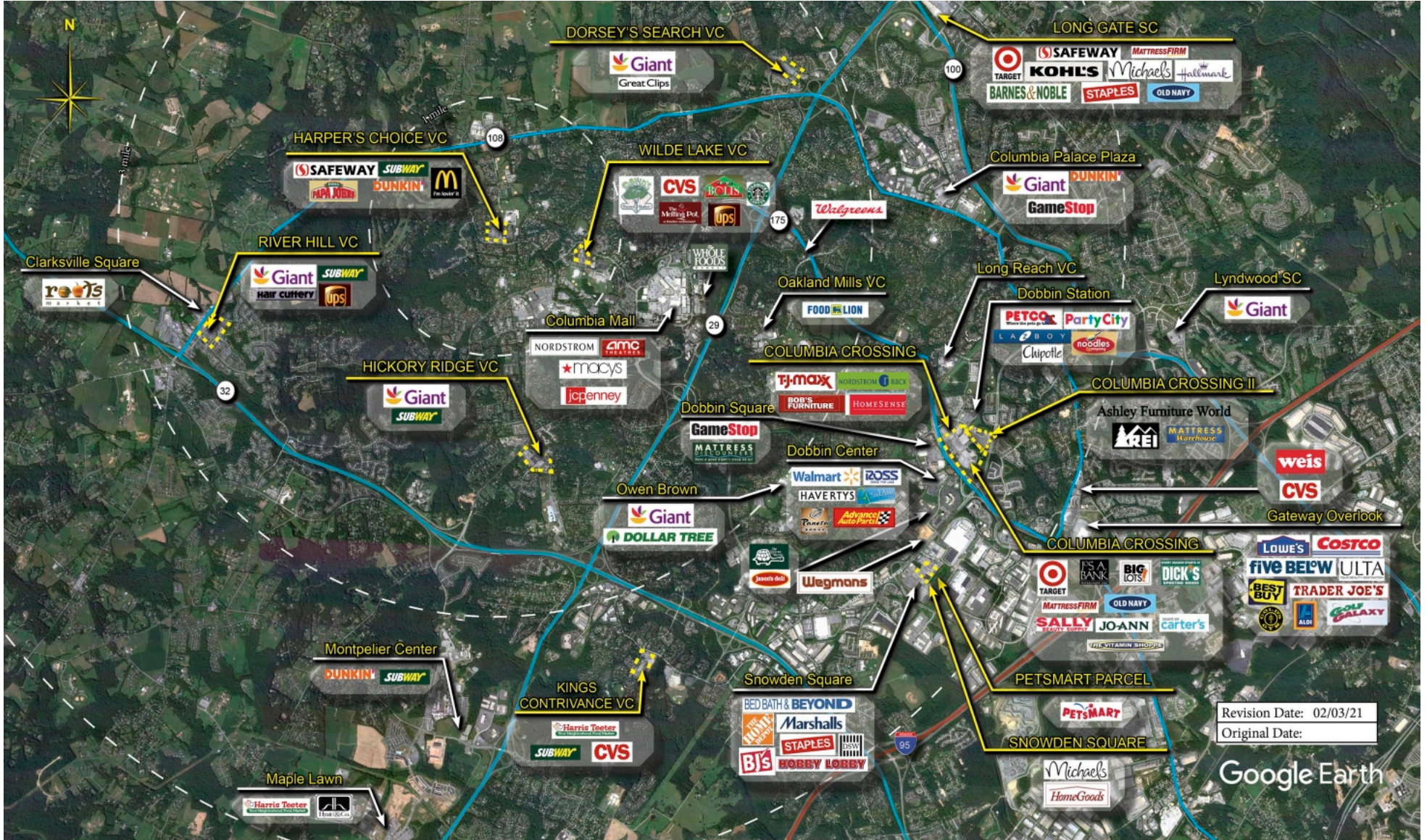
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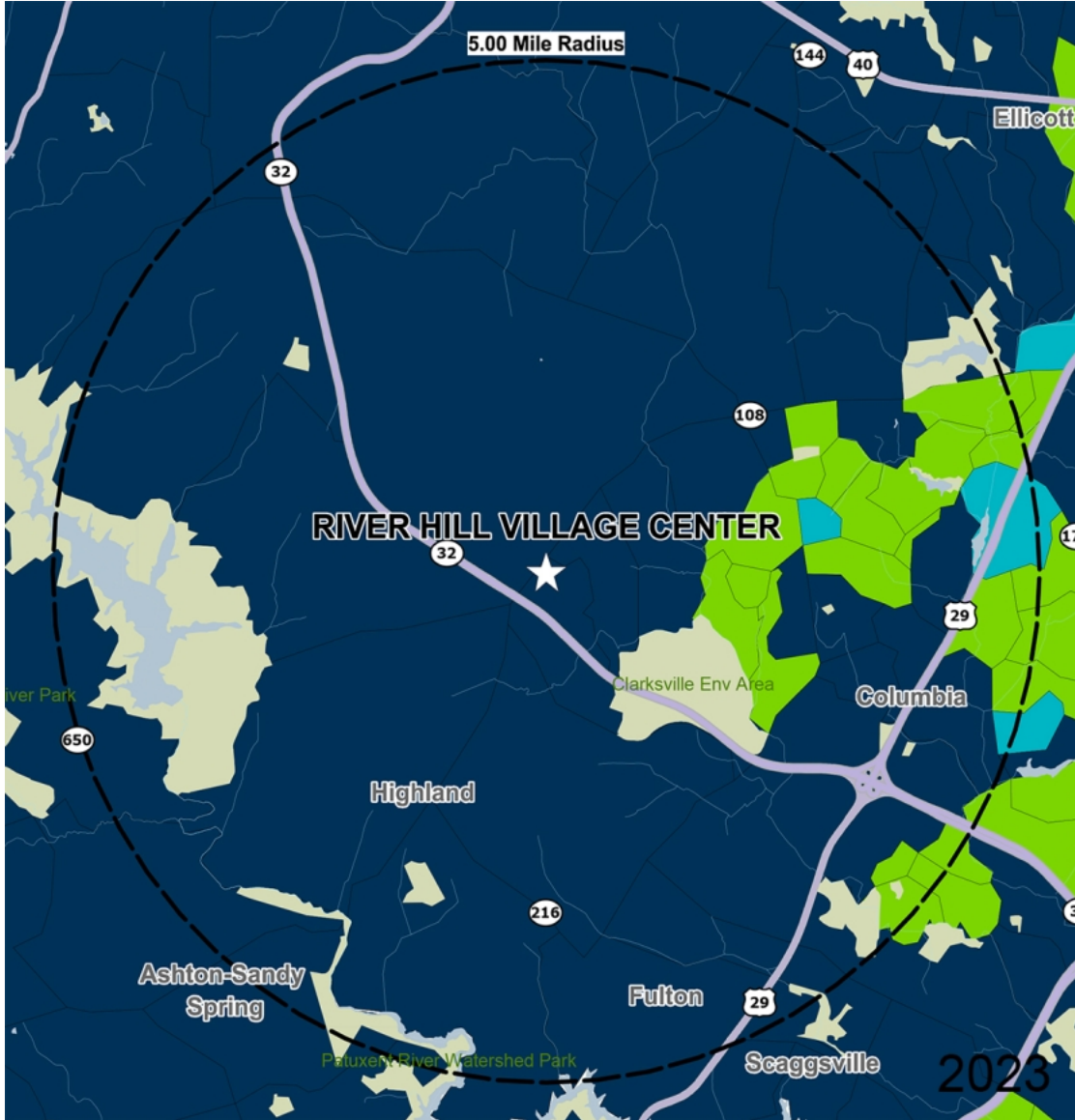


COMPETITION MAP

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by Block Group

Demographics

2023 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	6,232	38,438	96,508
Daytime Pop	7,603	43,910	119,039
Households	1,922	13,503	35,796
Average HH Income	\$279,181	\$197,825	\$184,296
Median HH Income	\$220,725	\$158,382	\$145,554
Per Capita Income	\$86,125	\$69,834	\$68,698

Average Household Income

Popstats, 4Q 2023, Trade Area Systems

- \$150K and up
- \$100K - \$150K
- \$75K - \$100K
- \$50K - \$75K
- \$0K - \$50K



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Great Star Dr. & Rte. 108, Clarksville, MD



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