



River Hill Village Center

Clarksville, MD

Baltimore-Columbia-Towson (MD)



Skylar Jones
Leasing Representative
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AERIAL



GROSS LEASABLE AREA (GLA)	105,907 SF
PARKING SPACES	434



DENSITY AERIAL



Property Overview

River Hill Village Center is located in the high income demographics area of Clarksville, Maryland, with great visibility and access. The center is home to the dominant grocer and includes various regional and local multi-store businesses.

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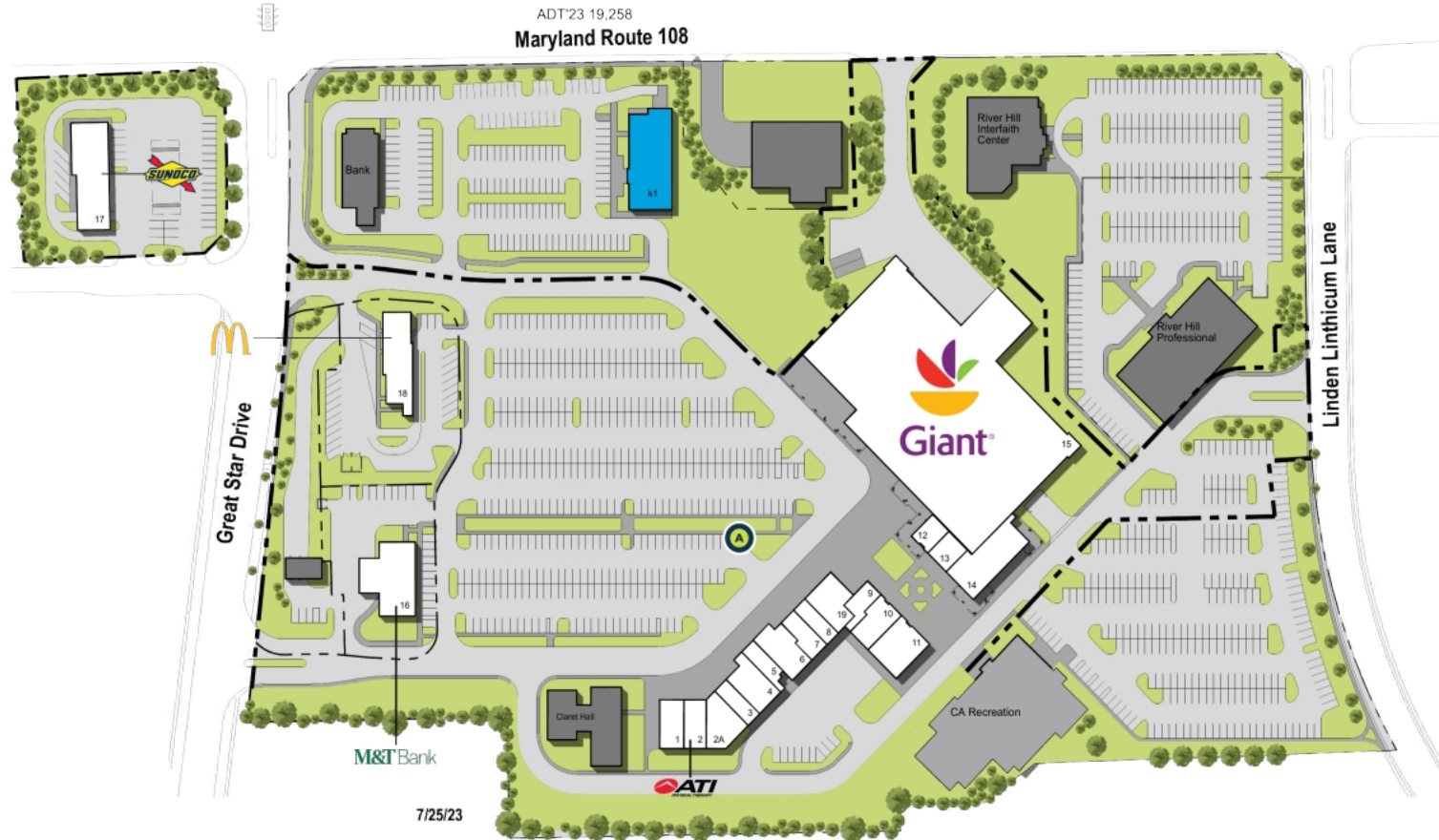


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www.kimcorealty.com/102350

Available Non-Controlled Curbside Pick-up



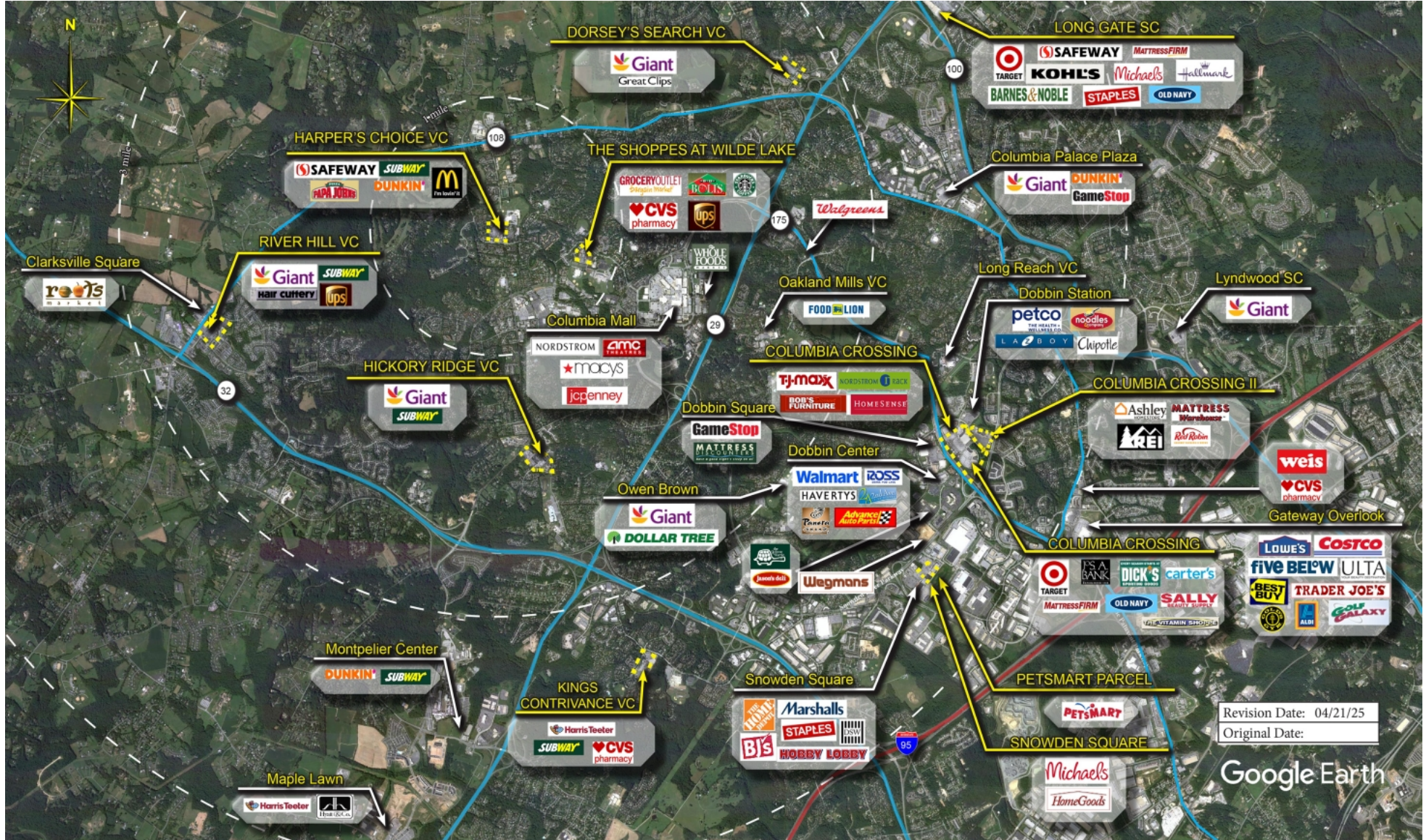
	TENANT	SQ FT
1	Tower Federal Credit Union	1,800
2	ATI Physical Therapy	1,794
2A	Hand & Stone Massage and [...]	2,378
3	The UPS Store	1,200
4	Ledo Pizza	2,377
5	Kokee Tea	1,218
6	Bagel Bin & Deli	2,498
7	Crumbl	1,468
8	Subway	1,200
9	River Hill Optical	1,233
10	Prime IV Hydration & Wellness	2,000
11	River 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
k1	Available	6,128

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 purposed 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.

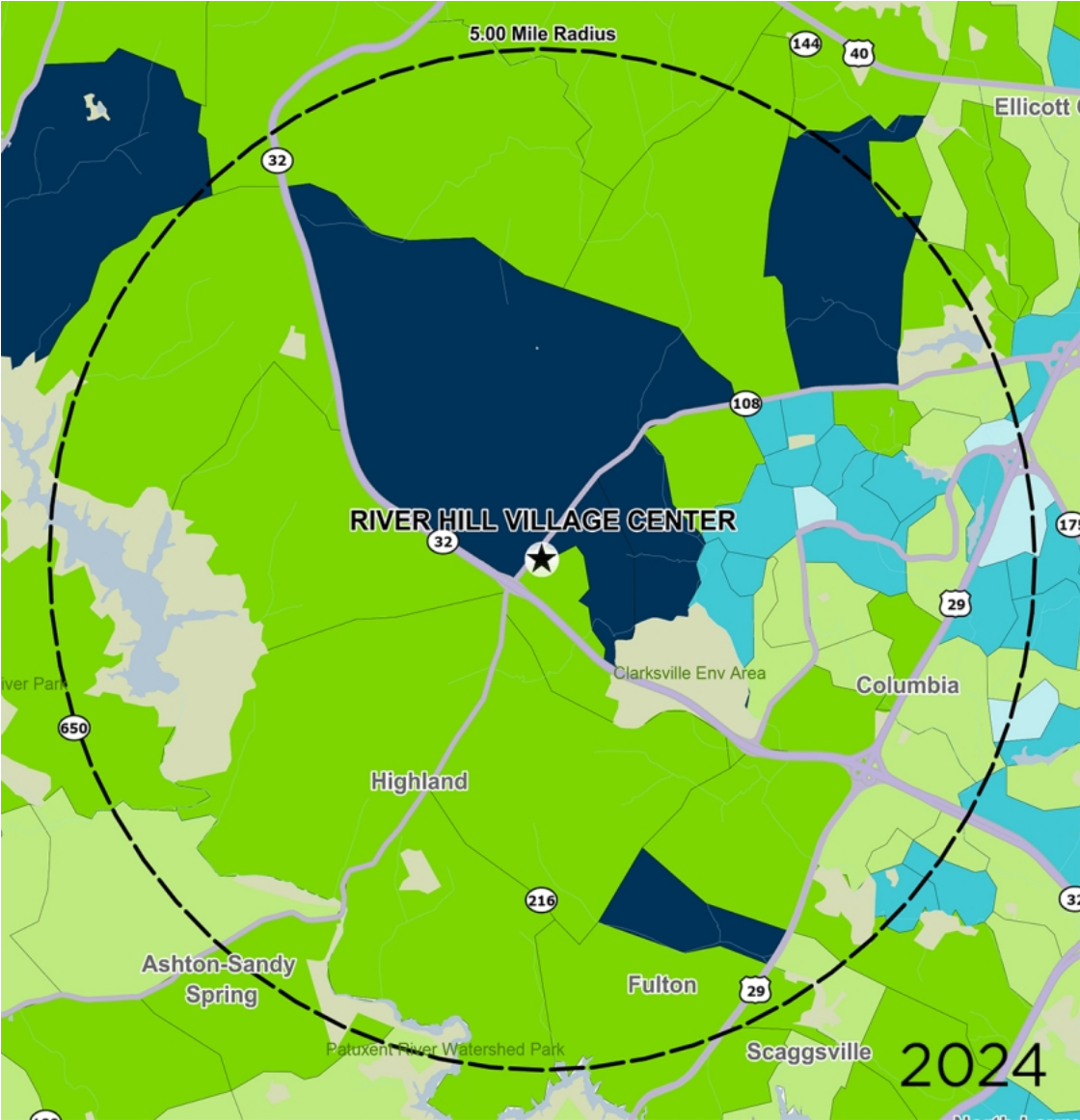
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COMPETITION MAP



by Block Group

Demographics

2024 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	6,187	38,364	95,568
Daytime Pop	7,996	45,305	121,487
Households	1,908	13,467	35,257
Average HH Income	\$312,929	\$213,200	\$197,905
Median HH Income	\$224,796	\$166,841	\$154,622
Per Capita Income	\$96,519	\$75,174	\$73,355

Average Household Income

Popstats, 4Q 2024, Trade Area Systems



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