



RETAIL PROPERTY FOR LEASE

HIGHLANDS AT CLARKSBURG

23203-23237 STRINGTOWN ROAD, CLARKSBURG, MD 20871



HIGHLANDS AT CLARKSBURG

23203-23237 STRINGTOWN ROAD, CLARKSBURG, MD 20871

PROPERTY OVERVIEW



OFFERING SUMMARY

Available SF:	830 - 2,595 SF
Lease Rate:	Negotiable
Building Size:	18,420 SF

PROPERTY OVERVIEW

The Highlands at Clarksburg is a three building, multi-tenant condominium strip center consisting of 18,420 square feet of net rentable area. It contains residential and office units above retail units with parking both in the front and back of the property. The retail has 2 access points for easy ingress and egress. Parking ratio is 6.4 per 1,000sf.

AVAILABLE SPACES	SF
23225 (Available 12/1/2023)	2,595 SF
23211	830 SF

PROPERTY HIGHLIGHTS

- Prime location at the intersection of Rte 355 & Stringtown Road, with direct access to I-270.
- Only 1 mile from Clarksburg Premium Outlets.
- Little Bennett Park & Golf Course, Ovid Hazen Park & Sugarloaf Mountain nearby.
- Number of households within a 3 mile radius grew 15.3% over the past 5 years and is projected to continue growth at an above market rate.
- Join successful national brands, Subway, The UPS Store & Kumon Learning Center.

23203	CLARKSBURG BARBER	1,057 SF
23207	EVOLUTION PHYSICAL THERAPY	1,058 SF
23209	CHINA SPRING	1,295 SF
23211	AVAILABLE	830 SF
23213	EPIC PHARMACY	1,285 SF
23217	DEJA VU NAILS & SPA	1,534 SF
23219	UPS STORE	1,061 SF

23221	MANHATTAN PIZZA	1,290 SF
23225	AVAILABLE 12/1/2023	2,595 SF
23229	BEAR & WINE	1,531 SF
23231	NEW YOU SALON	1,058 SF
23233	KUMON LEARNING	1,267 SF
23235	DRY CLEANER	1,034 SF
23237	SUBWAY	1,549 SF

STRINGTOWN RD - 9,781 VPD

evolution
physical therapy



KUMON
MATH. READING. SUCCESS.

23203

23207

23209

23211

23213

23217

23219

23221

23225

23229

23231

23233

23235

23237

Brewers Tavern Way

SUBWAY

FREDERICK RD - 13,175 VPD

HIGHLANDS AT CLARKSBURG



Clarksburg

270

Washington National Pk

105 Units

392 Units

Future Residential

Clarksburg Rd

WILBER

253 Units

Clarksburg Premium Outlets



LOFT theory



J.CREW



carter's
babies and kids

Clarksburg Village Center



GREENRIDGE ACRES

67 Units

140 Units

Neelsville Village Center



Shops at Seneca Meadows



270

Fair Hurley Blvd

355

WEXFORD

Milestone Center



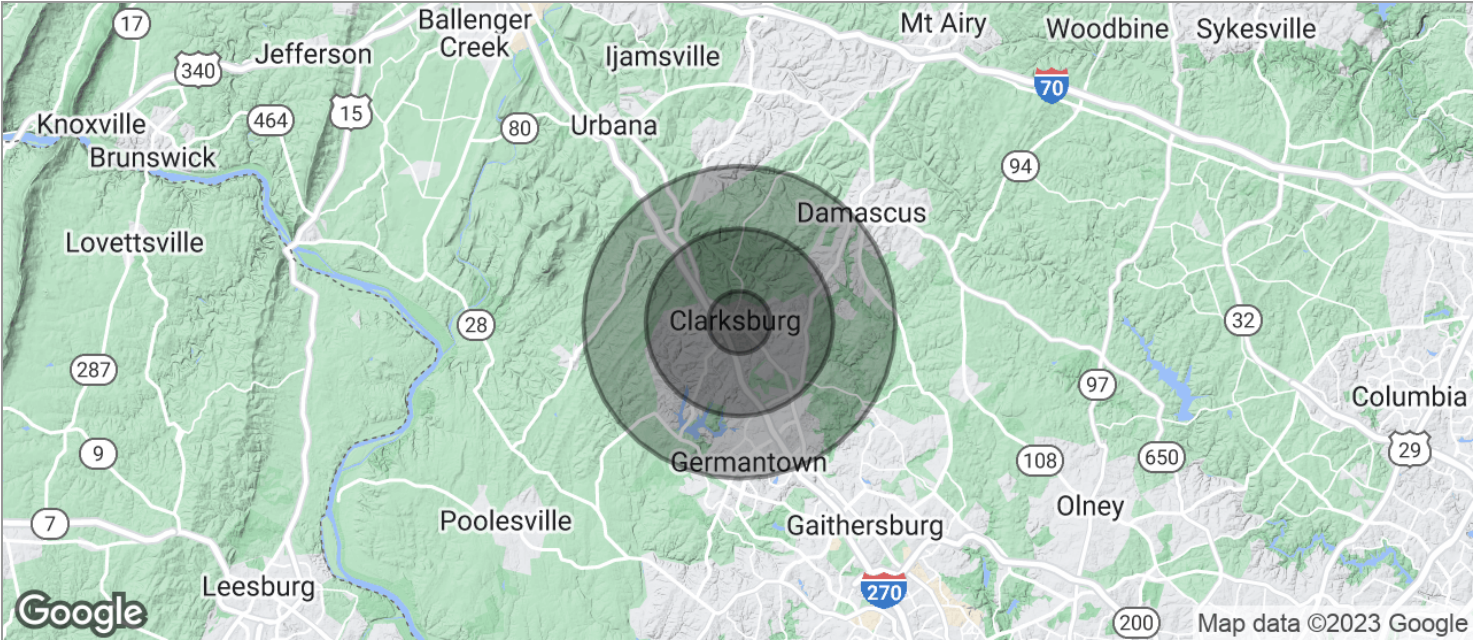
National Pike

Frederick Rd

HIGHLANDS AT CLARKSBURG

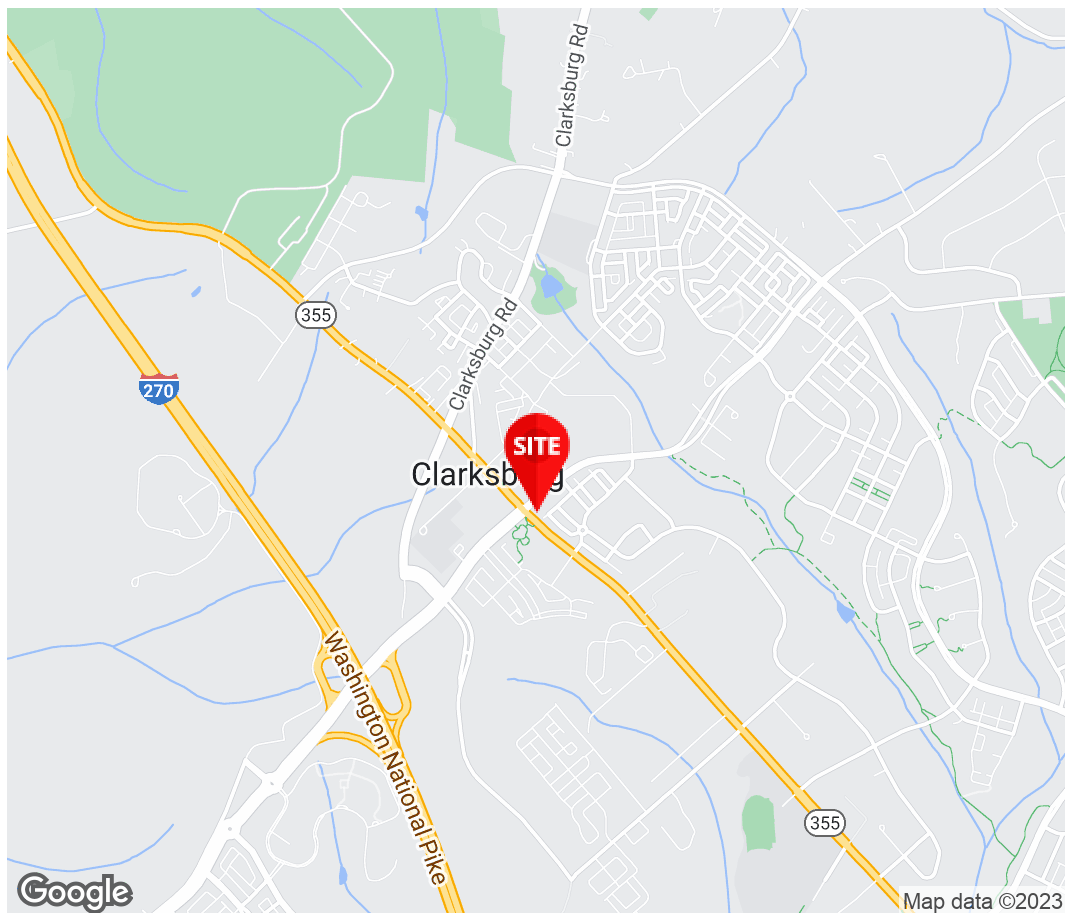
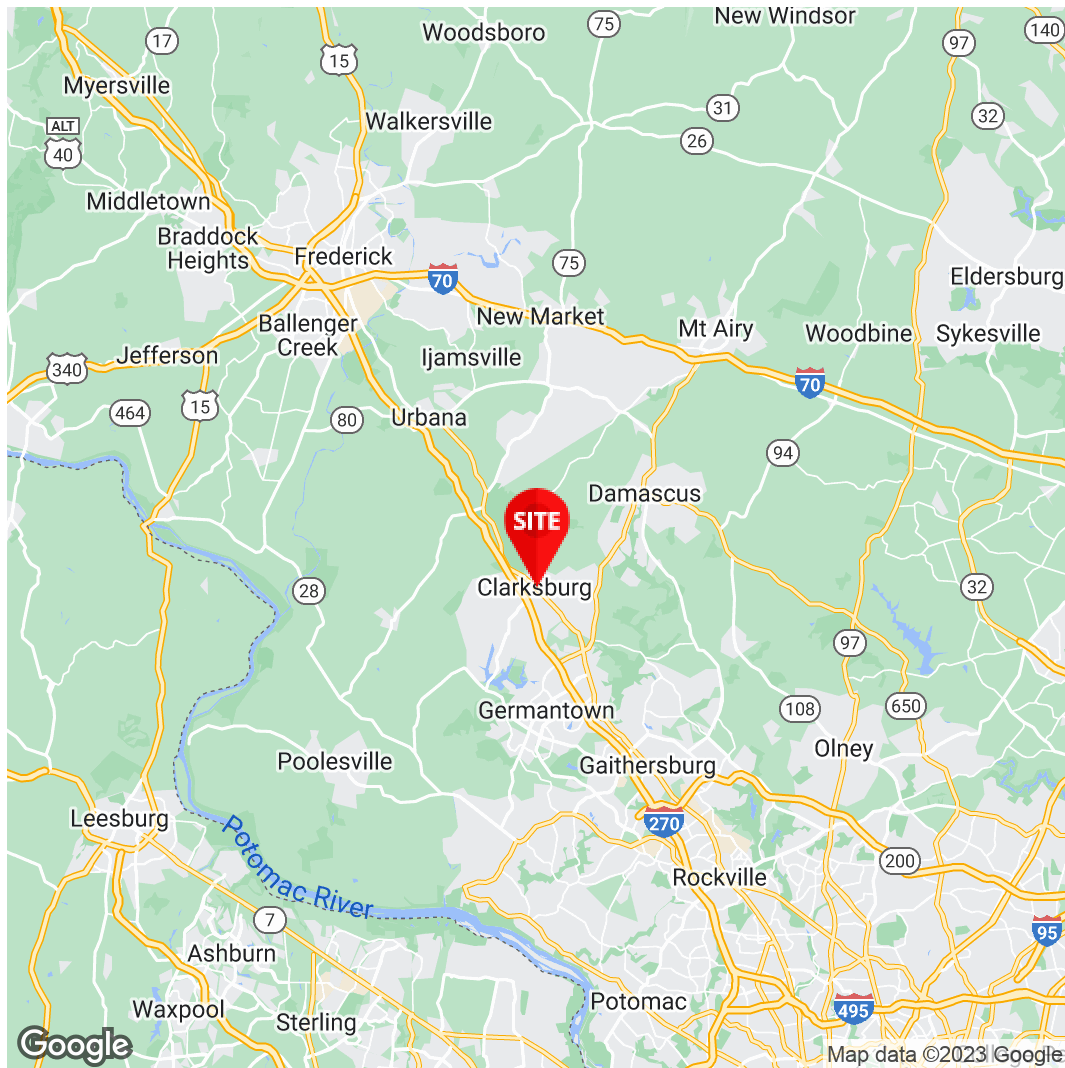
23203-23237 STRINGTOWN ROAD, CLARKSBURG, MD 20871

DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	9,454	39,525	106,926
MEDIAN AGE	35.5	34.7	33.8
MEDIAN AGE (MALE)	35.0	33.3	33.1
MEDIAN AGE (FEMALE)	36.4	36.1	34.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,561	12,188	35,862
# OF PERSONS PER HH	3.2	3.0	2.8
AVERAGE HH INCOME	\$177,542	\$173,718	\$141,767
AVERAGE HOUSE VALUE	\$532,014	\$493,881	\$437,104

* Demographic data derived from 2020 ACS - US Census



Rob Gray

Vice President,
Investment Sales &
Leasing
571.550.9042
Robert.Gray@Divaris.Com

The information contained herein should be considered confidential and remains the sole property of Divaris Real Estate, Inc. at all times. Although every effort has been made to ensure accuracy, no liability will be accepted for any errors or omissions. Disclosure of any information contained herein is prohibited except with the express written permission of Divaris Real Estate, Inc.