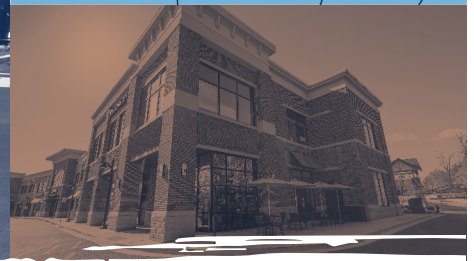
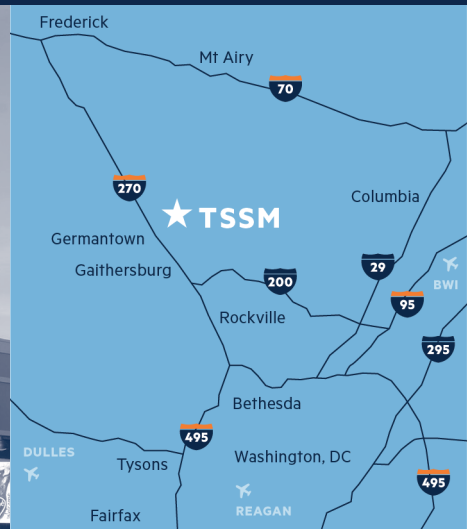


# THE SHOPS

## AT SENECA MEADOWS



### GERMANTOWN, MD | OVER 210,000 SF IN 7 BUILDINGS

#### DIVERSE TENANT BASE

Anchored by Wegmans Food Markets, the center is home to local, regional, and national retailers focusing on restaurants, health & beauty, and other service-oriented operators. The center also includes approximately 30,000 sf of medical office space.

#### CONVENIENT LOCATION

Get to where you need to go quickly, with easy access to and from Interstate 270, Germantown Road (Route 118), Father Hurley Boulevard (Route 27), and Observation Drive.

#### EXCELLENT VISIBILITY

At the corners of both Father Hurley Boulevard (Route 27) and Observation Drive as well as Observation Drive and Seneca Meadows Parkway, the center boasts visibility from multiple locations and is thus easily accessible for the regional community as well the local one within Germantown, MD.

#### DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	12,208	101,174	203,761
Average HH Income	\$135,128	\$128,915	\$128,319
Number of Employees	8,084	26,789	55,973



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