



Now Open!
Anne Arundel Medical Group
Sakura
Hibachi & Sushi

JOIN THESE RETAILERS



SAFEWAY AND PETCO ANCHORED CENTER

- Highly trafficked Safeway and Petco anchored center
- Located in a highly underserved Upper Marlboro
- High Average Household Incomes (\$126,375) within a 3 mile radius
- Leasing opportunities from 1,403 SF to 1,582 SF

BILLY KELLY

bkelly@klnb.com | 703.268.2706

PHIL RUXTON

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AVAILABLE SPACE:

SIZE	RATE	CONDITION	DELIVERY	EST. NNN
1,442 SF- 1,582 SF	\$36.00 PSF NNN	WARM DARK SHELL	IMMEDIATE	\$8.50 PSF
1,403 SF	\$36.00 PSF NNN	VANILLA SHELL	IMMEDIATE	\$8.50 PSF



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AERIAL

OSBORNE SHOPPING CENTER

7583 CRAIN HIGHWAY, UPPER MARLBORO, MD 20772



Smith Home Farms
3,648 Units Planned

Marlboro Ridge
1,058 Units

Westphalia Town Center
4,000-5,000 Units
Phase I
345 Townhomes
400 Multifamily

OSBORNE SHOPPING CENTER
SAFeway
DUNKIN' DONUTS
PETCO
TACO BELL

Marlboro Village Shopping Center
CVS
Starbucks
Dutch Village Farmers Market

Shell
McDonald's

TEXACO

7-ELEVEN

Arby's

Marlboro Crossing Shopping Center

Giant

Wendy's

weis
KFC

Marlboro Square

Joint Base Andrews

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PHOTOS

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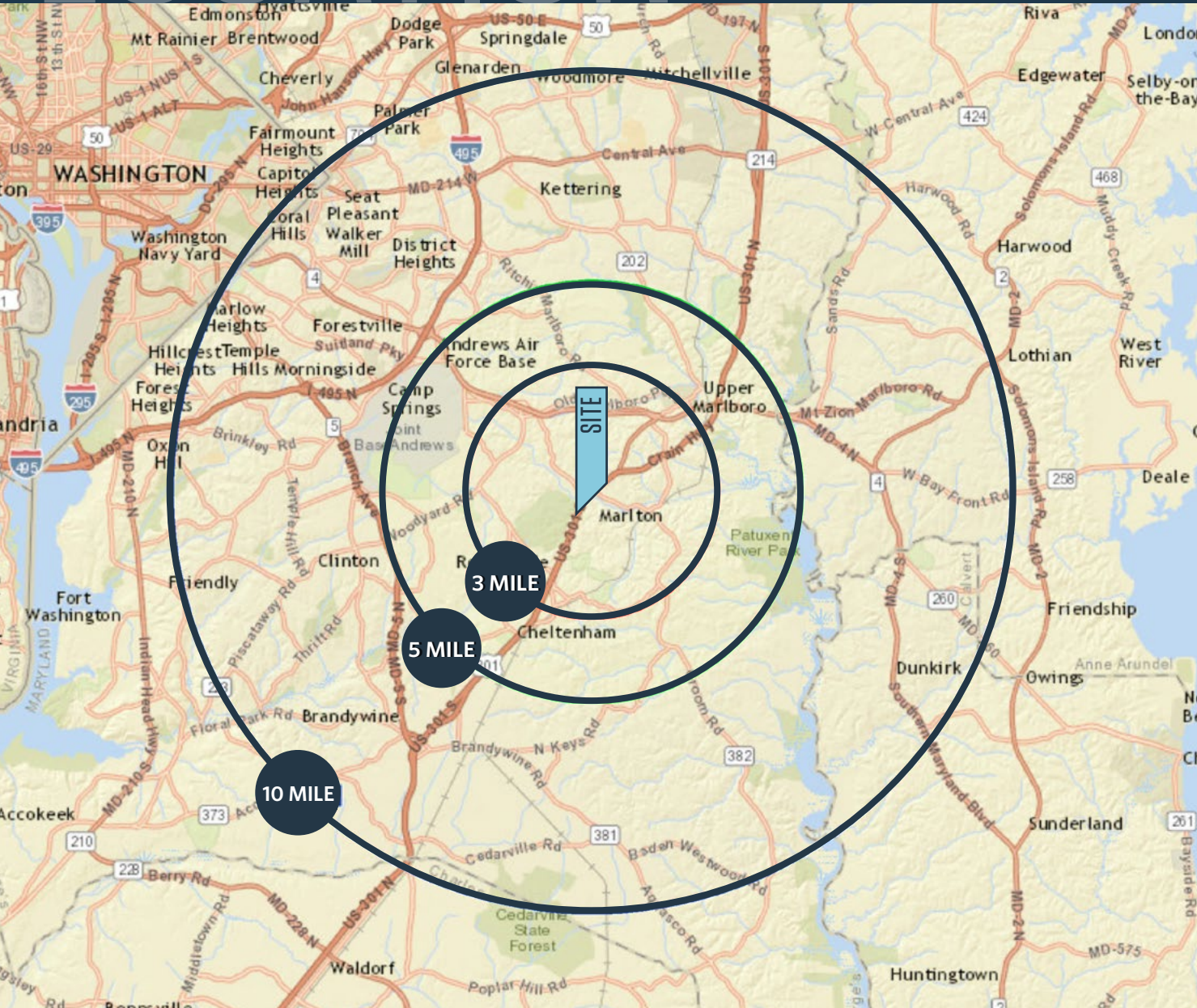
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LOCATION

OSBORNE SHOPPING CENTER

7583 CRAIN HIGHWAY, UPPER MARLBORO, MD 20772



DEMOGRAPHICS | 2019:

1-MILE	3-MILE	5-MILE
Population 3,335	29,721	57,400
Daytime Population 635	4,887	16,833
Households 1,189	9,990	20,154
Average HH Income \$113,461	\$132,890	\$129,731

TRAFFIC COUNTS | 2019:

Crain Highway (Route 301)	32,064 ADT
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FOR MORE INFORMATION, PLEASE CONTACT:

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