

MARLBOROUGH VILLAGE CENTER

5010-5098 Brown Station Rd., Upper Marlboro, MD 20772
Prince George's County

**BTS PAD
SITE WITH
DRIVE-THRU**



RETAIL FOR LEASE

JOIN:



- 107,703 SF Neighborhood Center surrounded by several residential communities in an underserved market.
- Located less than 1 mile from Prince George's County Circuit Court (which brings over 1.5 million visitors per year) and about 5 miles from Andrews Air Force Base.
- Within 1 mile of main highway Route 4/ Pennsylvania Ave.

AVAILABLE SPACE

SPACE	SIZE	RATE	CONDITION	DELIVERY
PAD	0.6 ACRES	"MARKET"	"ROUGH-GRADED OR BTS"	IMMEDIATE
200	1,950 SF	\$22.00 PSF NNN- \$26.00 PSF NNN	"AS-IS" (FORMER STARBUCKS)	IMMEDIATE
100	1,200 SF	\$22.00 PSF NNN- \$26.00 PSF NNN	"AS-IS" (FORMER BARBER)	30 DAYS FROM LEASE EXECUTION
110	1,150 SF	\$22.00 PSF NNN- \$26.00 PSF NNN	"AS-IS" (VANILLA SHELL)	IMMEDIATE
145	1,700 SF	\$22.00 PSF NNN- \$26.00 PSF NNN	"AS-IS" (VANILLA SHELL)	IMMEDIATE

EST. NNN: \$5.40 PSF

Melissa Welch
mwelch@klnb.com
703-268-2704

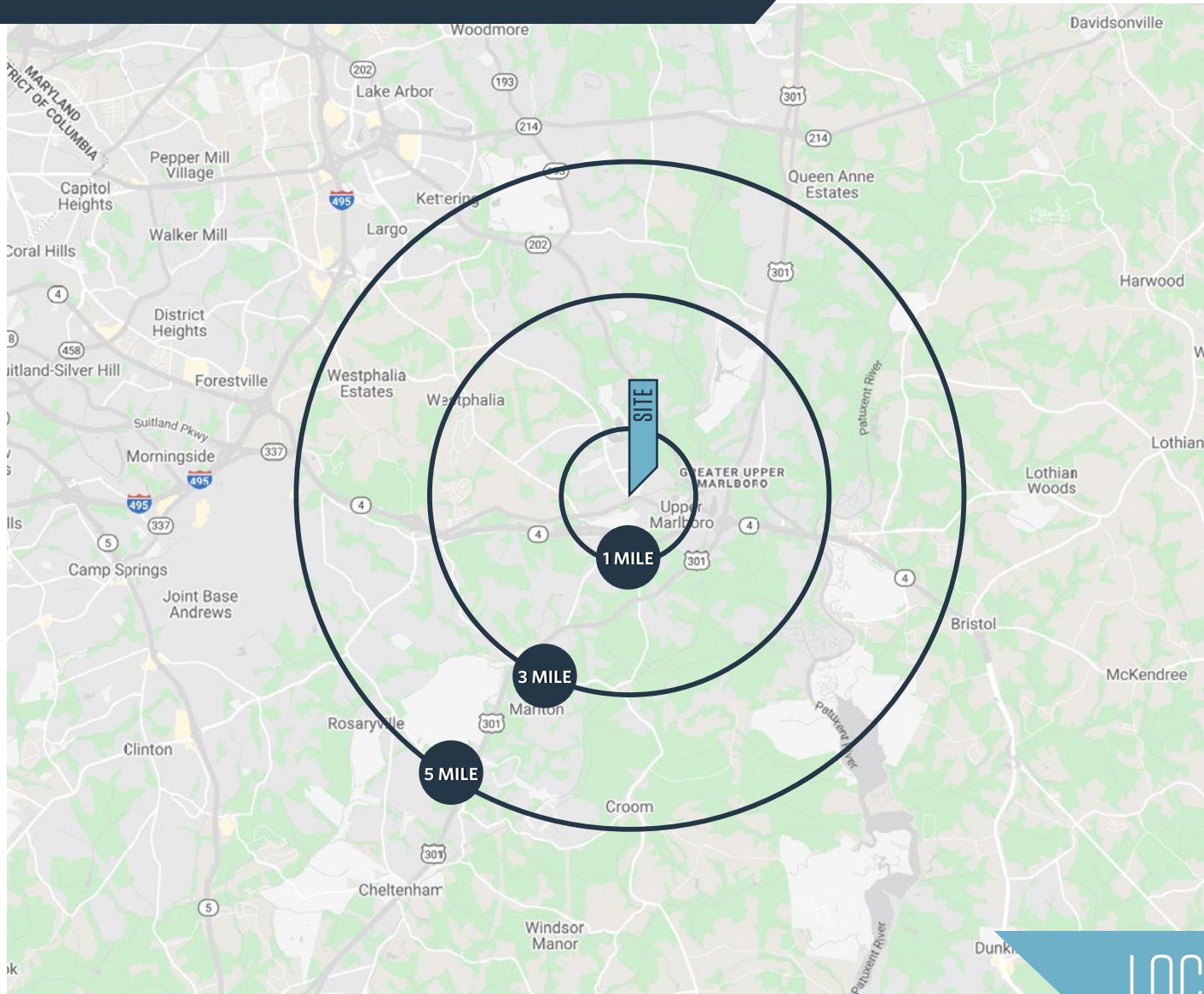
Mai Vo
mvo@klnb.com
703-268-2722

8065 Leesburg Pike, Suite 700
Tysons, VA 22182
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DEMOGRAPHICS | 2020:

1-MILE	3-MILE	5-MILE
Population		
8,919	26,859	65,130
Daytime Population		
4,170	8,036	17,827
Households		
3,525	9,502	23,739
Average HH Income		
\$118,539	\$150,962	\$143,619

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2019:

Old Marlboro Pike	12,460 ADT
Pennsylvania Avenue	51,340 ADT

LOCATION & DEMOGRAPHICS

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CLOSE UP AERIAL

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SITE PLAN

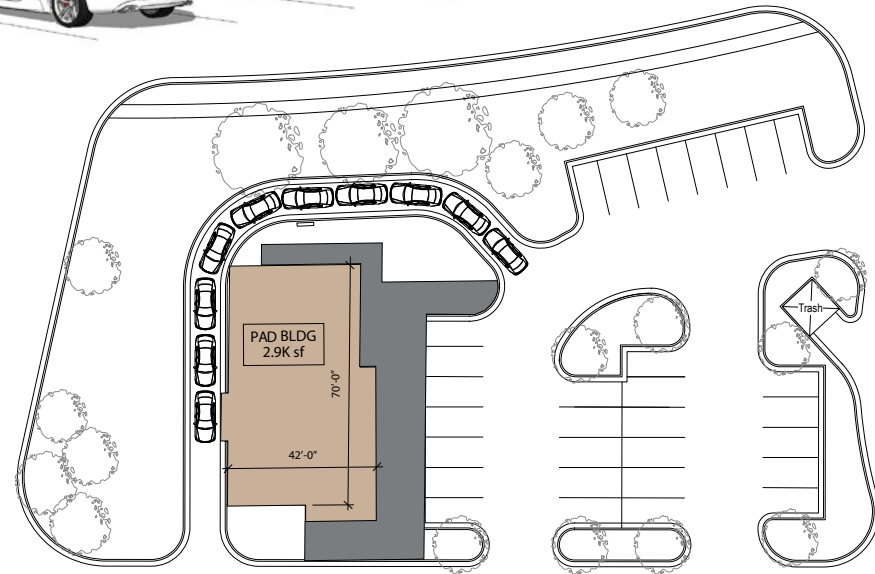
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PROPOSED PAD

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PHOTOS

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CLICK TO VIEW PROPERTY WEBSITE

For More Information, Please Contact:

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