



Portfolio For Sale Retail Center

Southern Ave SE

Marlboro Pike

Boones Hill Rd

**4700, 4703, 4714 & 4744 Marlboro Pike
and 4429 Southern Avenue**

Capitol Heights, Prince George's County, Maryland 20743

**Portfolio Asking Price:
\$5,736,500.00**

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For Sale

RETAIL CENTER

The Opportunity

NAI Michael is proud to present an opportunity to purchase a portfolio of six (6) buildings located at Marlboro Pike and Southern Avenue in Capitol Heights, Maryland containing approximately 70,033 SF of buildings on roughly 2.5 acres of land zoned M-X-T (Mixed-Use). The M-X-T zone is a transit oriented zoning that provides for a variety of residential, commercial and employment uses. The following properties are included in the sale:

PROPERTIES		DESCRIPTION
PROPERTY A		
A-1 - 4429 Southern Ave	Retail Store	Approx. 1,456 SF of enclosed area and an adjacent parcel containing approx. 6,140 SF of Land with Tax ID # 0430538
A-2 - 4429 Southern Ave	Land	Approx. 6,140 SF of land
A-3 - 4703 Marlboro Pike	Church	Approx. 23,940 SF of enclosed area situated on 20,691 SF with Tax ID # 0576652
A-4 - 4703 Marlboro Pike	Shopping Center	Approx. 33,101 SF of Enclosed area situated on approx. 46,700 SF of land with Tax ID # 0430520
The approximate value of the property is \$4,985,000		

PROPERTY B		
4700 Marlboro Pike	Retail Store	Approx. 3,233 SF of enclosed area situated on approx. 11,625 SF of land with Tax ID # 2016897 (not including cell tower)
The approximate value of this property is \$200,000		

PROPERTY C		
4714 Marlboro Pike	Retail Store	Approx. 954 SF of enclosed area situated on a site containing approx. 6,500 SF of land with Tax ID # 1991025
The approximate value of this property is \$156,500		

PROPERTY D		
4744 Marlboro Pike	Retail Store	Approx. 1,500 SF of enclosed area situated on a site containing approx. 22,341 SF of land with Tax ID # 1991017; less and except the area of land unencumbered by a cell tower that is situated on a fenced portion of the site, being approx. 50 feet wide by 40 feet deep. The property is believed to be subject to an easement granting ingress and egress to the cell tower site.
The approximate value of this property is \$395,000		

The entire collection of Properties shown above is offered for \$5,736,500



Zoning

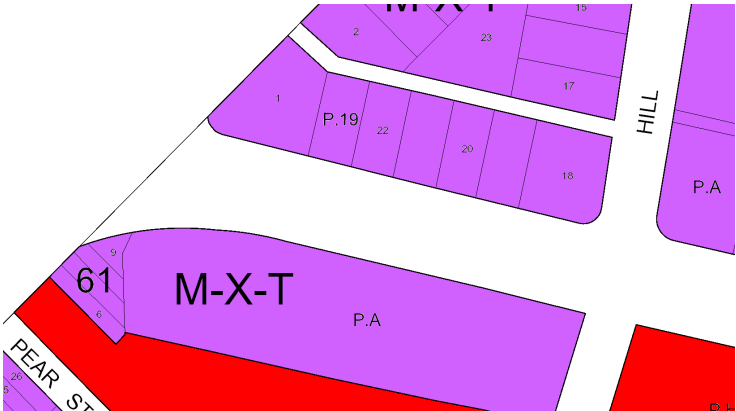
All of the properties are zoned M-X-T.

The zoning code mandates at least two out of the following three use categories: (1) Retail businesses; (2) Office/ Research/Industrial; (3) Dwellings, hotel/motel and encourages a 24-hour functional environment. M-X-T zoned properties must be located near a major intersection or a major transit stop or station and will provide adequate transportation facilities for the anticipated traffic or at a location for which the applicable Master Plan recommends mixed uses similar to those permitted in the M-X-T Zone. The lot size and dwelling types have no restrictions and the maximum floor area ratio is 0.4 without optional method and 8.0 with optional method with the provision of amenities.

Demographics

	1 M	3 M	5 M
POPULATION	27,455	216,722	528,474
HOUSEHOLDS	10,722	86,930	219,448
AVG. HOUSEHOLD INCOME	\$67,130	\$76,077	\$96,284

(Claritas Spotlight 2020 Est's)



PROPERTY A

- 1 4429 SOUTHERN AVE
- 2 4429 SOUTHERN AVE
- 3 4703 MARLBORO PIKE
- 4 4703 MARLBORO PIKE

PROPERTY B

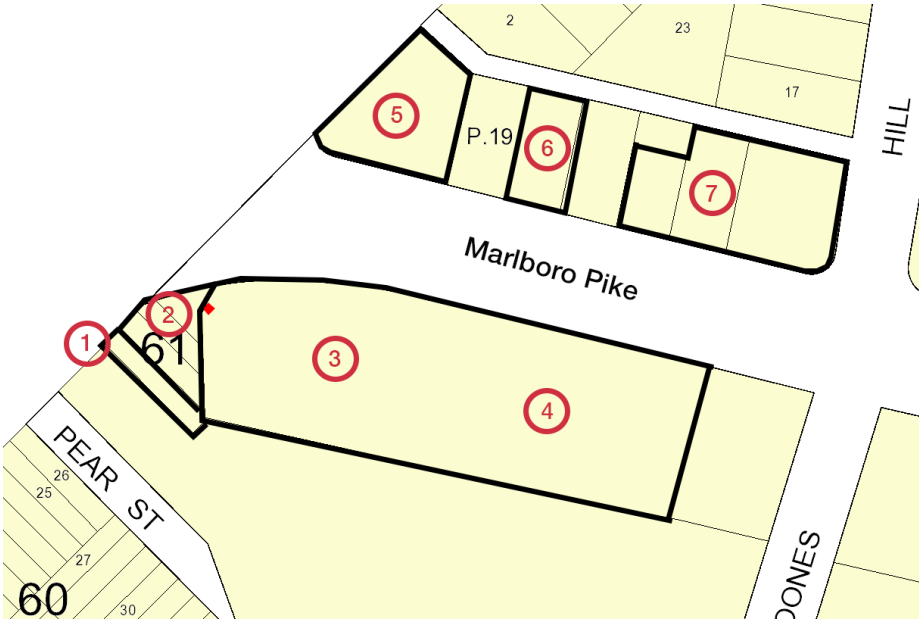
- 5 4700 MARLBORO PIKE

PROPERTY C

- 6 4714 MARLBORO PIKE

PROPERTY D

- 7 4744 MARLBORO PIKE





A - 4700 Marlboro Pike - SHOPPING CENTER

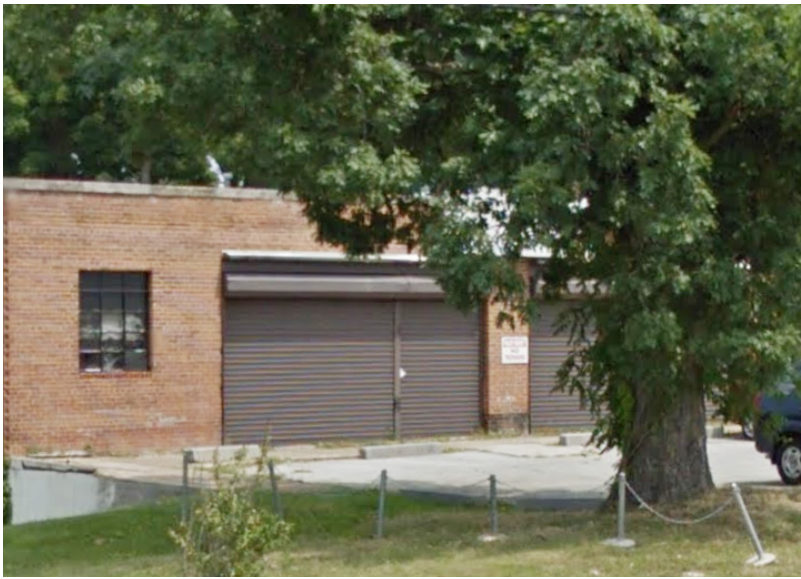
- 33,101 SF Shopping Center consisting of Two (2) Buildings
- 67,391 SF of Land
- Zoned M-X-T (Mixed Use Transit)



A - 4729 Marlboro Pike & 4429 Southern Ave (Former Movie Theatre and Office Building)

- 25,396 SF Church
- 12,280 SF of Land
- Zoned M-X-T (Mixed Use Transit)

PROPERTY A
(SHOPPING CENTER & CHURCH)
Estimated Value: \$4,985,000



B - 4700 Marlboro Pike

- 3,233 SF Retail Store
- 11,625 SF of Land
- Zoned M-X-T (Mixed Use Transit)

PROPERTY B
Estimated Value: \$200,000



C - 4714 Marlboro Pike

- 954 SF Retail Store
- 6,500 SF of Land
- Zoned M-X-T (Mixed Use Transit)

PROPERTY C
Estimated Value: \$156,500



D - 4744 Marlboro Pike

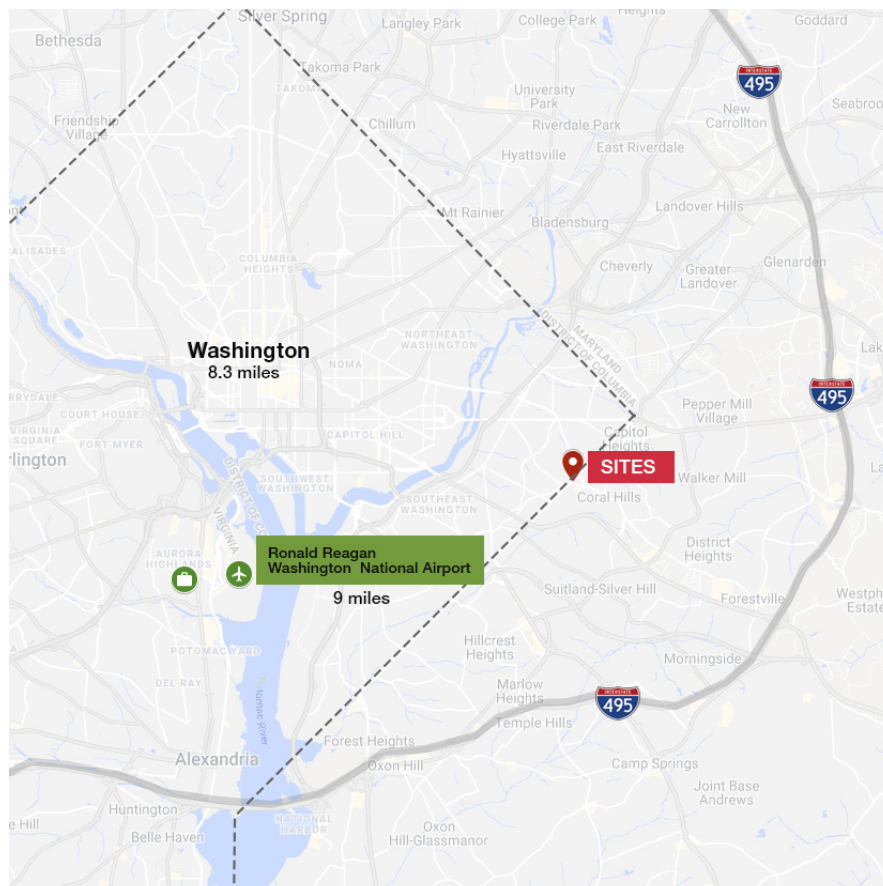
- 1,500 SF Retail Store
- 22,341 SF of Land
- Zoned M-X-T (Mixed Use Transit)

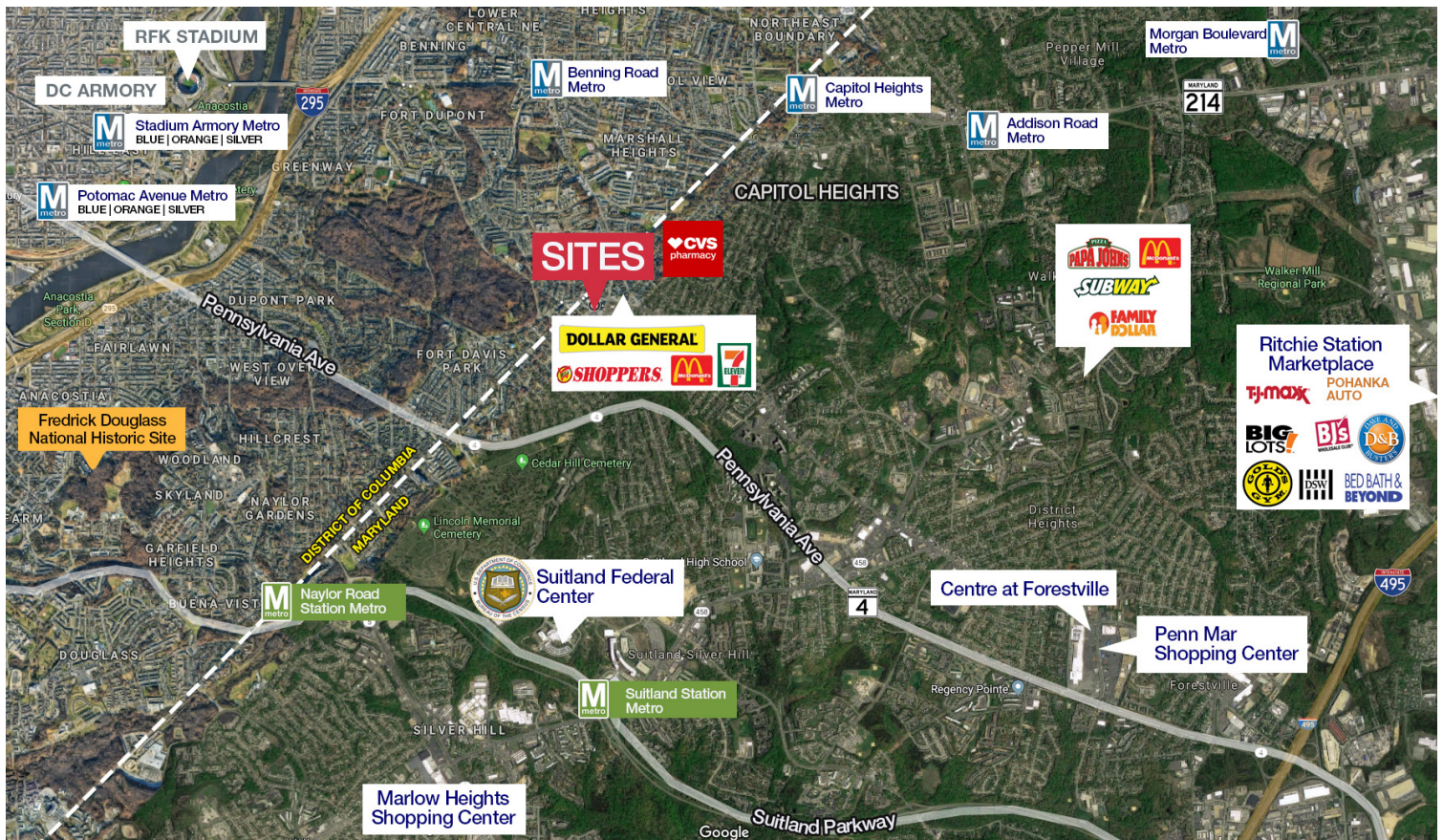
PROPERTY D
Estimated Value: \$395,000

The Prince George's County Retail Market

Shopping centers in Prince George's County are comprised of many tenants, including anchors, junior anchors, and in-line retail, that are over-achieving by locating in centers that are normally too large or too expensive to support them. Retailers, including gyms and pharmacies are frequently found occupying anchor spaces in community centers, when they typically belong in in-line or outparcel space in this center category. Similarly, dry cleaners, nail salons, and independent ethnic restaurants often comprise the full tenant list in a neighborhood center. While this mix may be appropriate for strip center retail, a neighborhood center generally needs a major anchor and a diverse set of tenants in order to effectively fulfill the retail needs of nearby residents. A majority of the neighborhood centers surveyed have a mismatch of tenants, especially centers that are older and smaller.

The Central Outside I-495 trade area provides the strongest opportunity for higher quality retail to serve Prince George's County residents, which could be achieved by improving the quality of tenanting at newer retail centers such as Woodmore Towne Centre. The Central Inside I-495 trade area has a population with less spending power than others in the County. In-line/strip, neighborhood, and community retail centers compose the majority of retail centers. There is a unique opportunity to lease space at these shopping centers to fulfill retail gaps that exist for basis household needs such as grocery, pharmacy, and services.





Local Amenities



Driving Distances

RONALD REGAN WASHINGTON NAT'L AIRPORT	9 MILES
WASHINGTON, DC	8.3 MILES
NATIONAL HARBOR	10.4 MILES
JOINT BASE ANDREWS	7.9 MILES
RITCHIE STATION MARKETPLACE	5.5 MILES



