



RETAIL PROPERTY FOR LEASE

MARLOW HEIGHTS SHOPPING CENTER

3901 BRANCH AVE, TEMPLE HILLS, MD 20748



MARLOW HEIGHTS SHOPPING CENTER

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PROPERTY OVERVIEW



OFFERING SUMMARY

Available SF:	1,600 - 16,000 SF
Lease Rate:	Negotiable
Lot Size:	33.65 Acres
Year Built:	1957
Building Size:	478,596 SF
Renovated:	2001
Zoning:	C - S - C

PROPERTY OVERVIEW

The Marlow Heights Shopping Center is a 478,596 SF dominant regional power center consisting of five buildings and several freestanding restaurants with 1,600 to 16,000 SF spaces available. The center is anchored by Giant Foods & Macy's and is home to over 50 national, regional and local retailers. The property sits on approximately 33.65 acres on Branch Avenue (MD Route 5) and benefits from multiple points of access including a signalized entry.

PROPERTY HIGHLIGHTS

- 1,600 - 16,000 square feet of retail space available.
- Multiple points of access and prime visibility from MD Route 5 (52,000 ADT)
- Fantastic mix of national, regional and local tenants.
- Vibrant, well-attended center with tremendous customer traffic
- Densely populated area with 166,113 households within a five mile radius
- Average household income of \$78,867 within a five mile radius
- Located less than three miles from the Washington D.C. line
- Abundance of surface level parking

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SITE PLAN



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AVAILABLE SPACES



Lease Rate: NEGOTIABLE **Total Space:** 1,600 - 16,000 SF
Lease Type: NNN **Lease Term:** Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
4	Power Center	NEGOTIABLE	NNN	1,956 SF	Negotiable	
9	Power Center	NEGOTIABLE	NNN	3,000 SF	Negotiable	
11	Power Center	NEGOTIABLE	NNN	2,000 SF	Negotiable	
18	Power Center	NEGOTIABLE	NNN	4,500 SF	Negotiable	
26	Power Center	NEGOTIABLE	NNN	1,900 SF	Negotiable	
43	Power Center	NEGOTIABLE	NNN	16,023 SF	Negotiable	
46	Power Center	NEGOTIABLE	NNN	3,000 SF	Negotiable	
51	Power Center	NEGOTIABLE	NNN	5,275 SF	Negotiable	
52	Power Center	NEGOTIABLE	NNN	5,340 SF	Negotiable	
59	Power Center	NEGOTIABLE	NNN	4,800 SF	Negotiable	

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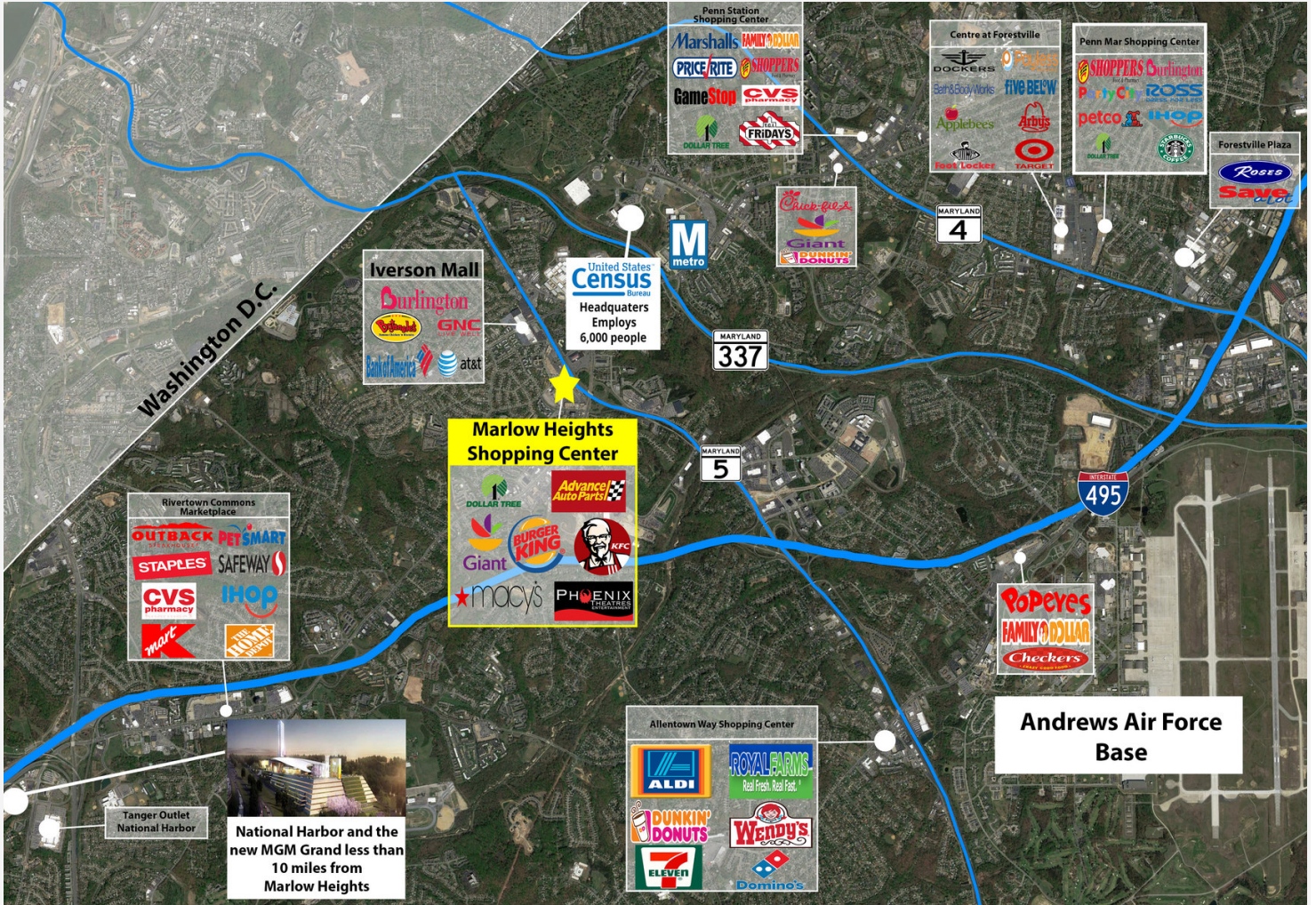
ADDITIONAL PHOTOS



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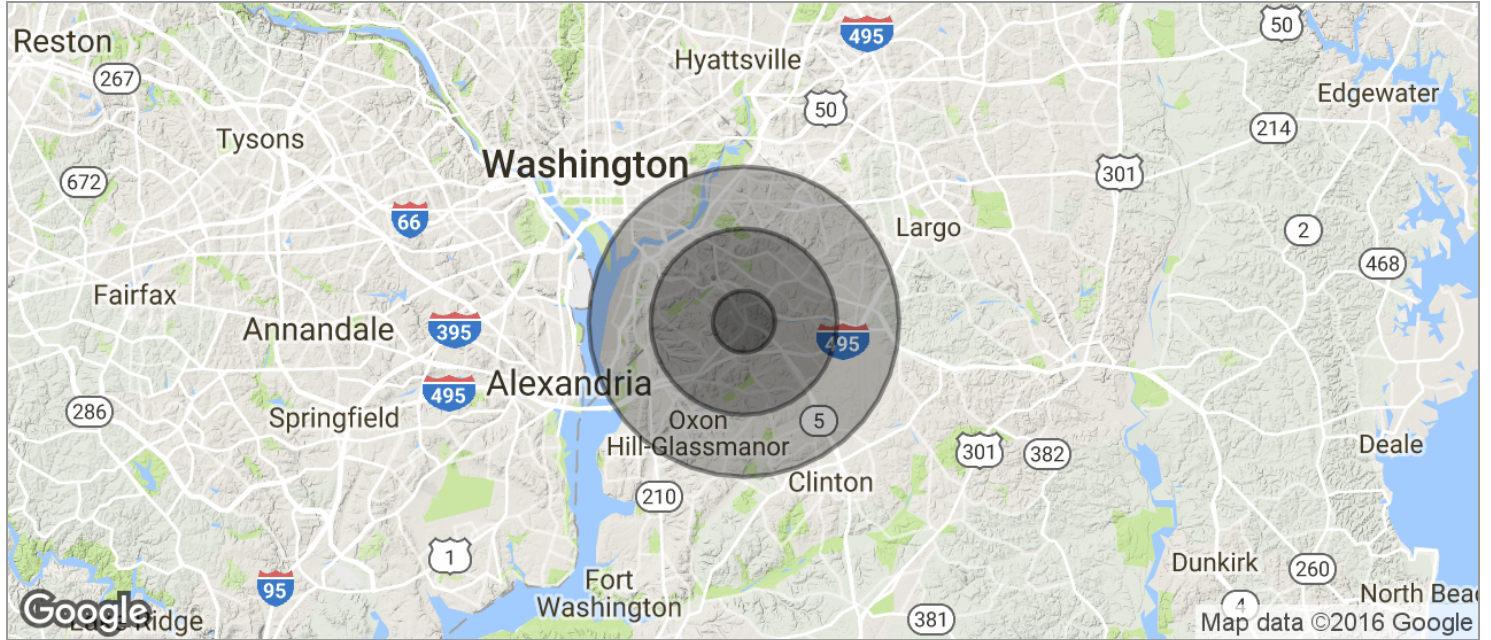
RETAILER MAP



MARLOW HEIGHTS SHOPPING CENTER

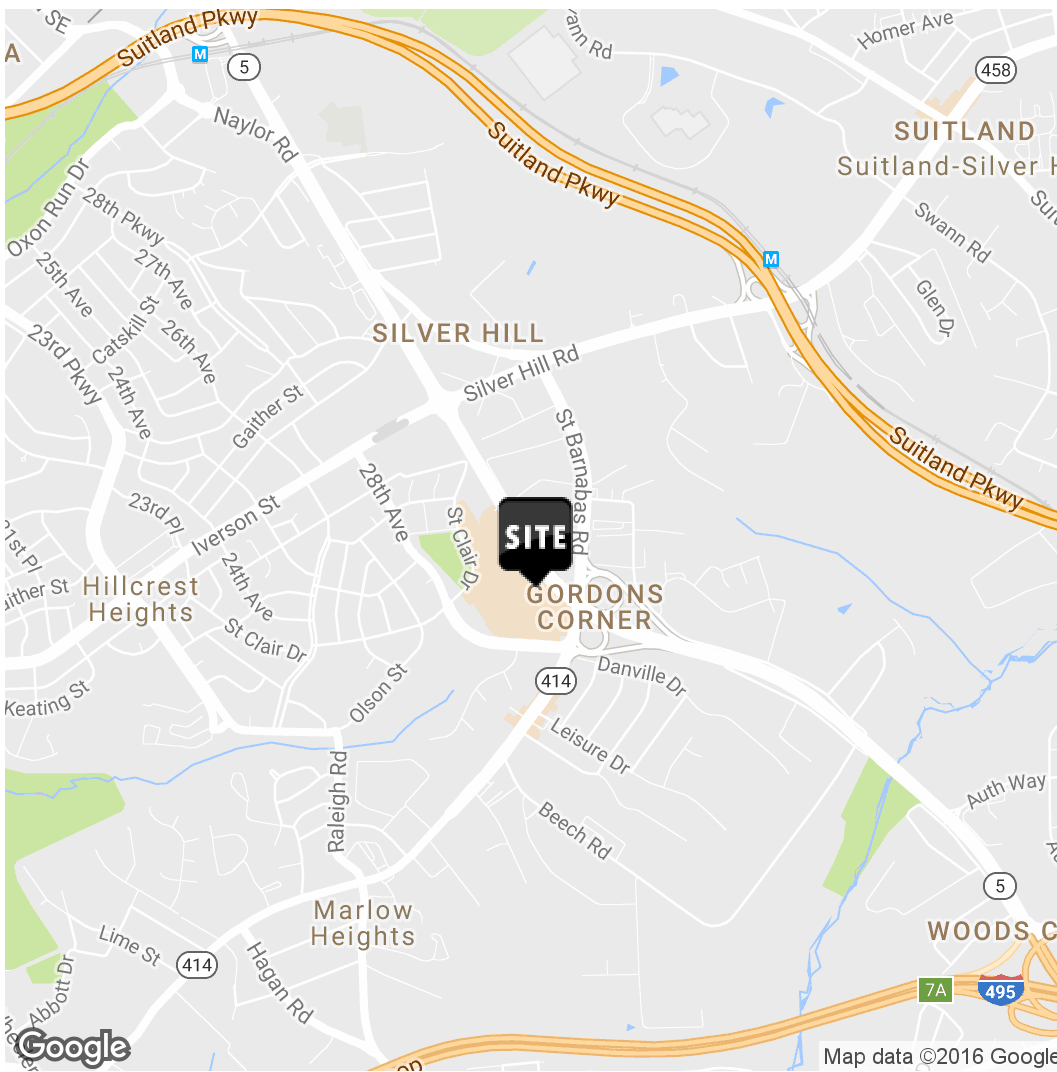
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DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	18,743	183,806	414,976
MEDIAN AGE	34.4	35.5	34.7
MEDIAN AGE (MALE)	32.0	32.9	31.9
MEDIAN AGE (FEMALE)	37.4	37.9	37.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	7,859	72,638	166,113
# OF PERSONS PER HH	2.3	2.4	2.4
AVERAGE HH INCOME	\$70,768	\$62,899	\$78,867
AVERAGE HOUSE VALUE	\$240,514	\$312,988	\$379,684

* Demographic data derived from 2010 US Census



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