

**FOR
LEASE****TANTALLON CENTER****Lease Rate:
Negotiable****PROPERTY OVERVIEW**

Two suites available in Fort Washington, MD located in Tantallon Shopping Center on Indian Head Highway. Indian Head Highway provides excellent marketing potential in the community with over fifty thousand cars driving by the center daily. Our prime anchor tenant suite has over ninety feet of frontage with high visibility from Indian Head Highway.

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Households:	1,254	42,916	331,269
Population:	3,642	117,111	813,973
Avg HH Income:	\$129,457	\$104,695	\$94,590

PROPERTY HIGHLIGHTS

- 22,000 SF fully built out former gym anchor suite available with high visibility on Indian Head Highway;
- Ample parking throughout the center and a loading dock located in the back of the vacant suite;
- Great National co-tenants include: Enterprise, Papa Johns, GNC, Curves and Autozone.

AVAILABLE SPACES

10719	22,000 SF
10737	1,997 SF
10749	2,000 SF

FOR FURTHER INFORMATION, PLEASE CONTACT:

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SUITE	TENANT	SF	SUITE	TENANT	SF
10701	ENTERPRISE RENT-A-CAR	816	10735	JIMMY'S BARBER SHOP	683
10703	US RENAL CARE	6,005	10737	AVAILABLE	1,997
10708	NEXUS HEALTH CARE	10,937	10745	STEAK IN A SACK	1,360
10709	AVAILABLE	22,000	10747	PAPA JOHN'S PIZZA	1,280
10727	T & N NAILS	1,458	10749	AVAILABLE	2,000
10729	GNC STORE	1,714	10753	STATE CLEANERS	2,060
10731	JAPAN CAFE	800	10761	AUTO ZONE	13,000
10733	TOP CHINA	900	10801	SUN TRUST BANK	3,057



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