



RETAIL PROPERTY FOR LEASE

MARLOW HEIGHTS SHOPPING CENTER

3901 BRANCH AVE, TEMPLE HILLS, MD 20748



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PROPERTY OVERVIEW



OFFERING SUMMARY

Lease Rate:	Negotiable
Lot Size:	33.65 Acres
Building Size:	478,596 SF
Renovated:	2001

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 1,200 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.

AVAILABLE SPACES

	SF
9	3,000 SF
2	950 SF
8	3,000 SF
15	5,989 SF
26	1,900 SF
43	16,023 SF
44	3,600 SF
46	3,000 SF

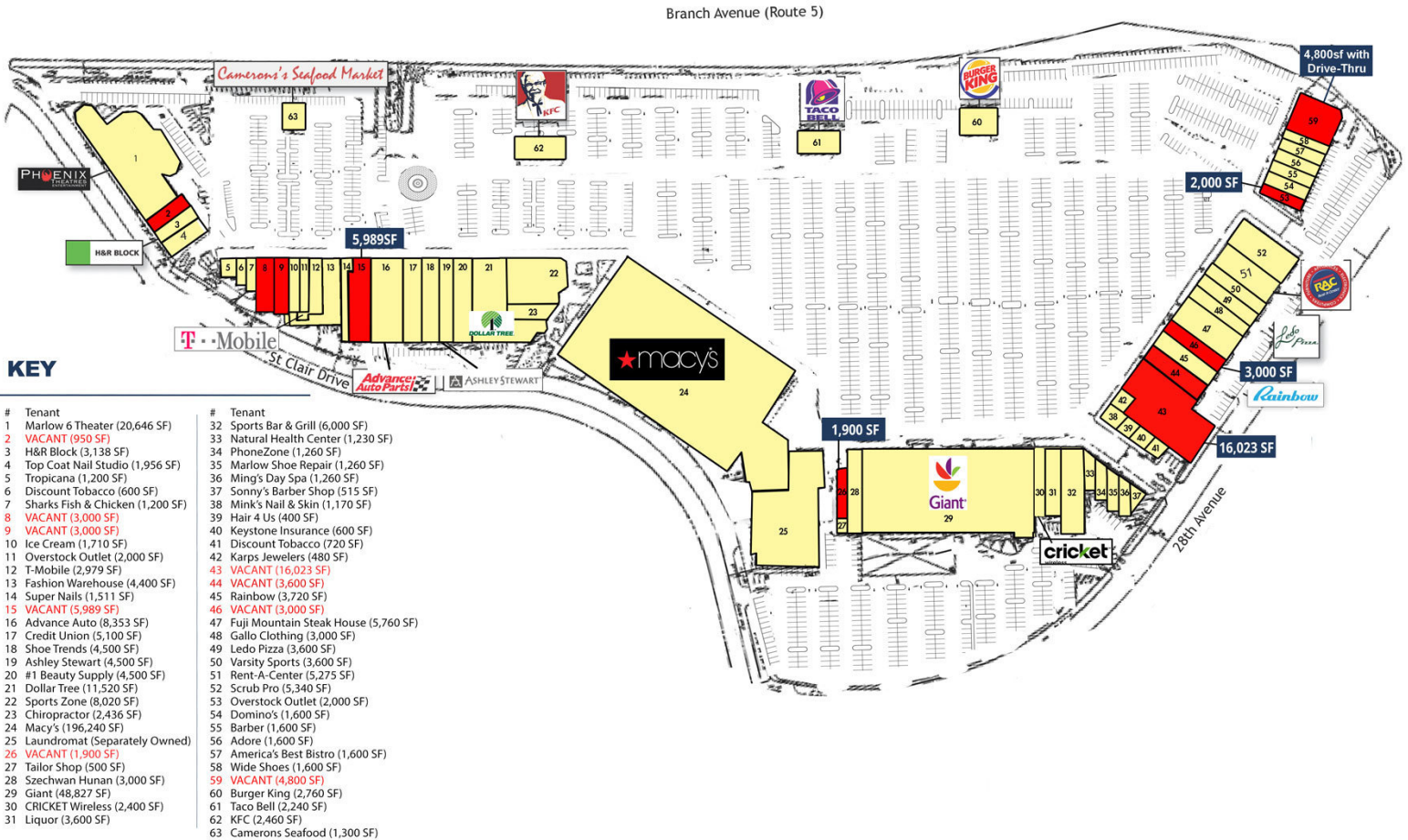
PROPERTY HIGHLIGHTS

- 1,200 - 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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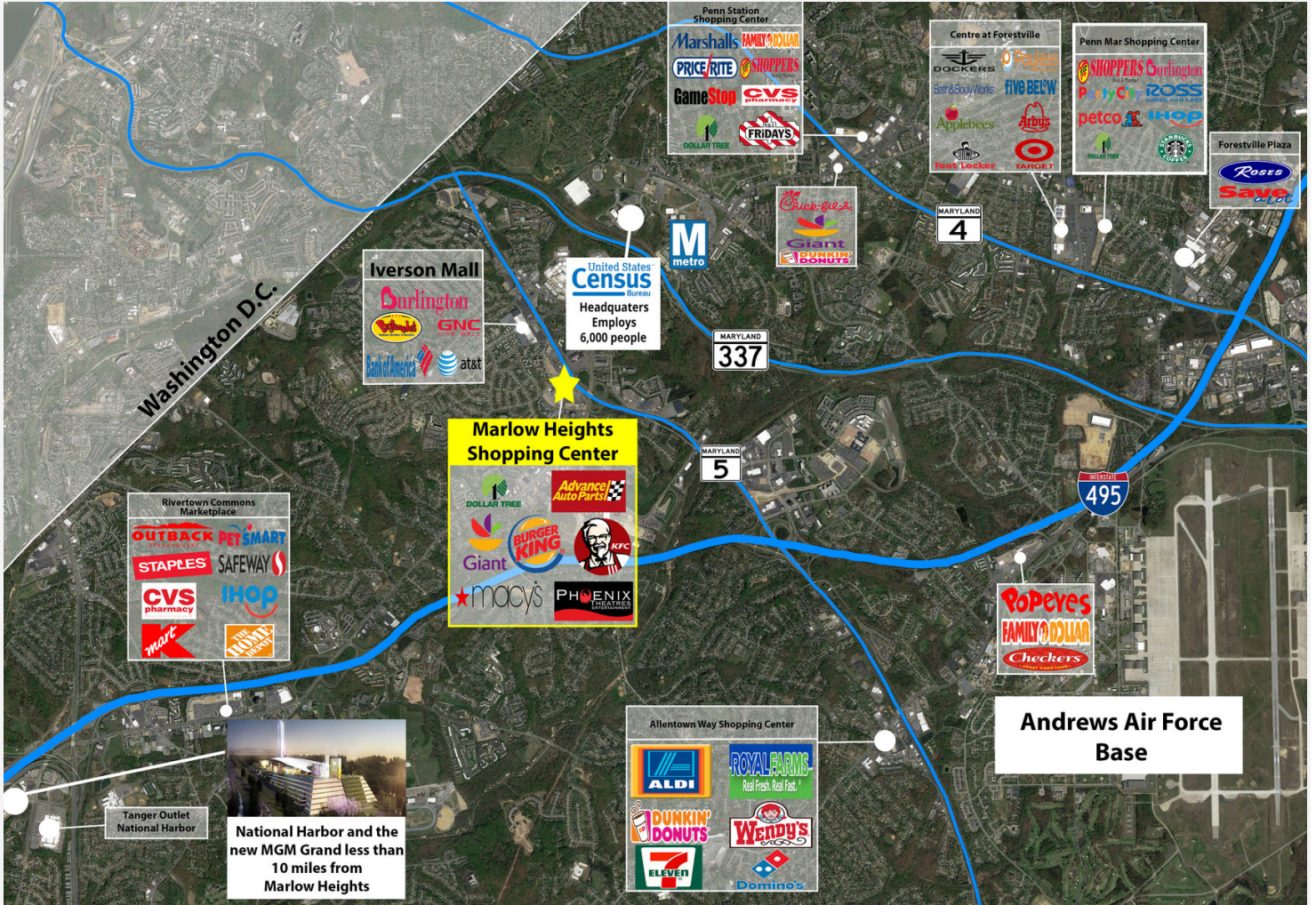
ADDITIONAL PHOTOS



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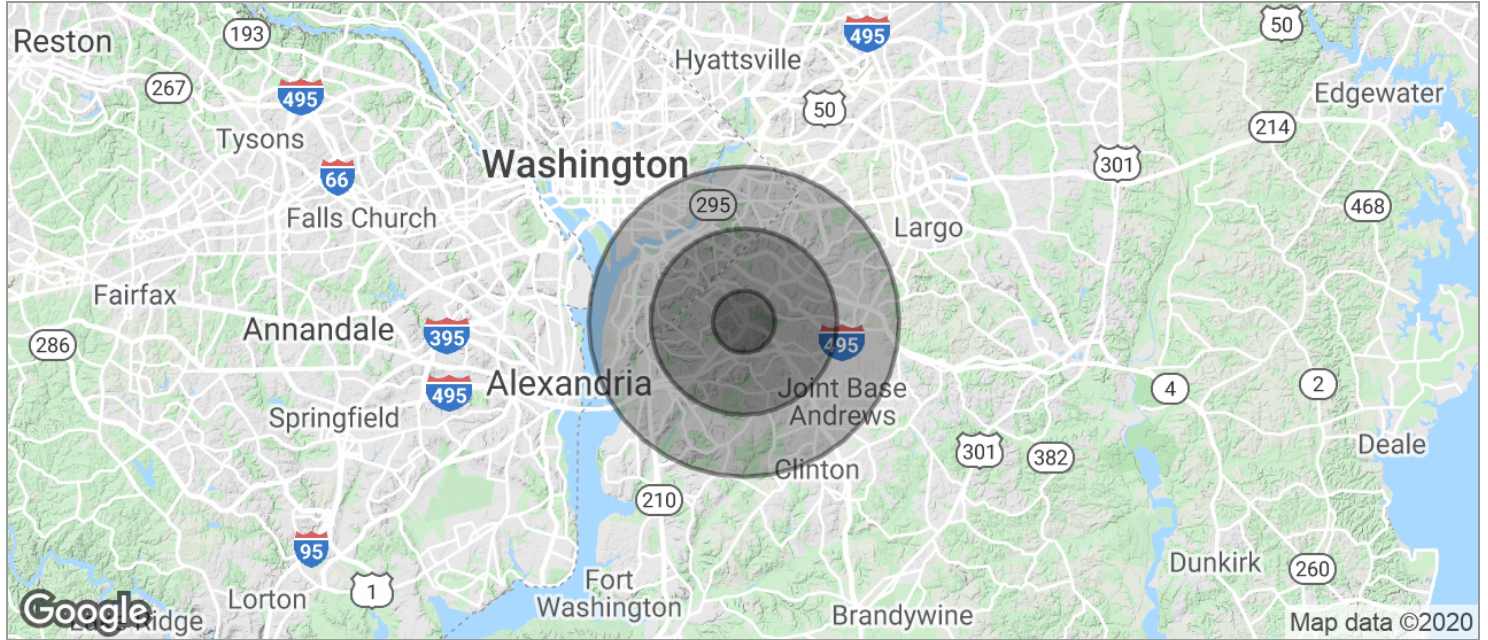
RETAILER MAP



MARLOW HEIGHTS SHOPPING CENTER

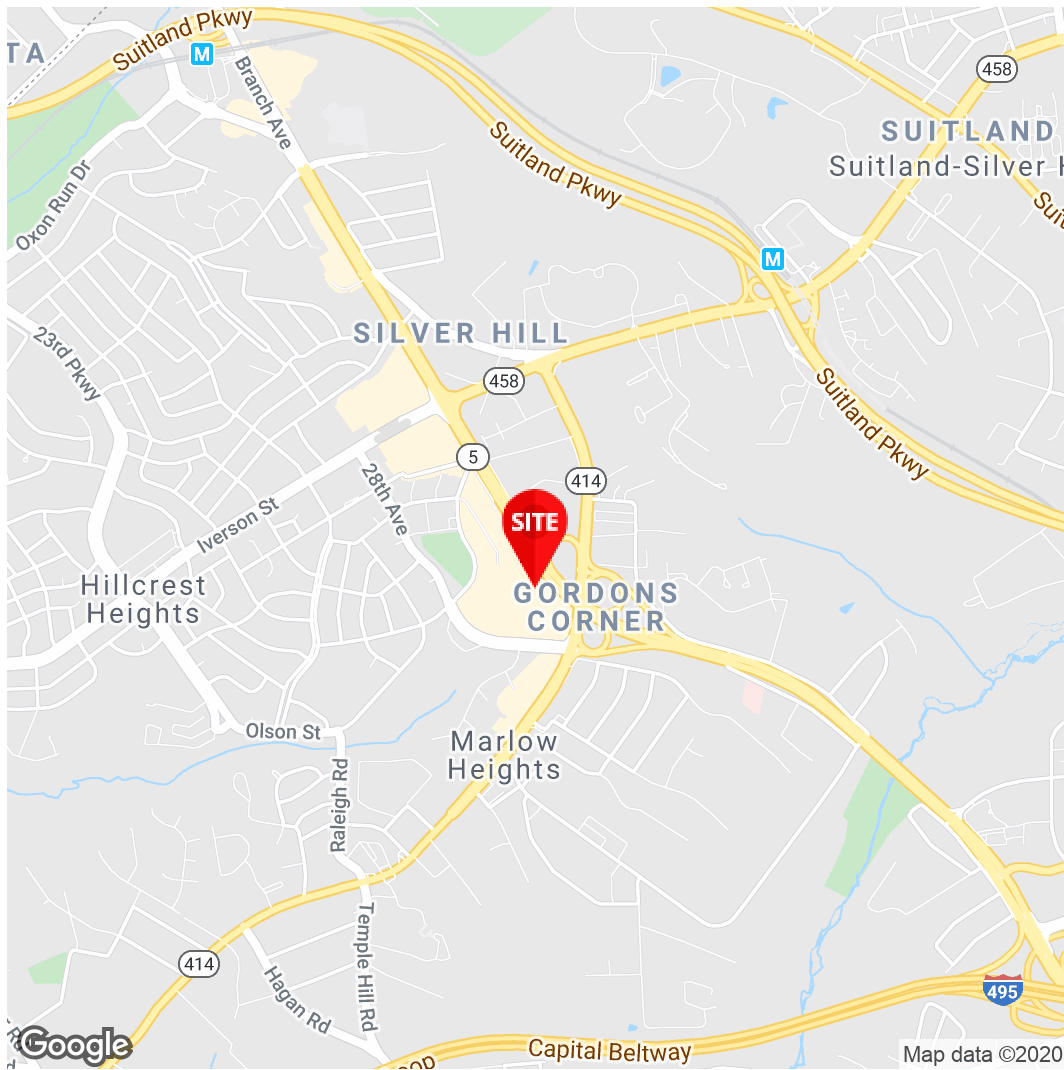
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DEMOGRAPHICS MAP



	1 MILE	3 MILES	5 MILES
POPULATION			
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			
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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