



JOIN NEARBY RETAILERS



UNIVERSITY of MARYLAND
CAPITAL REGION MEDICAL CENTER

RETAIL FOR LEASE

- 1,313 SF – 6,335 SF available.
- Ground floor retail space available of 318-unit mixed use Class-A apartment development.
- Excellent visibility at signalized intersection of Arena Drive & Lottsford Rd.
- Convenience access from I-495 and 8-minute walk from Largo Town Center Metro Station.
- Directly across the street from University of Maryland Capital Region Medical Center.

CRAIG CHENEY

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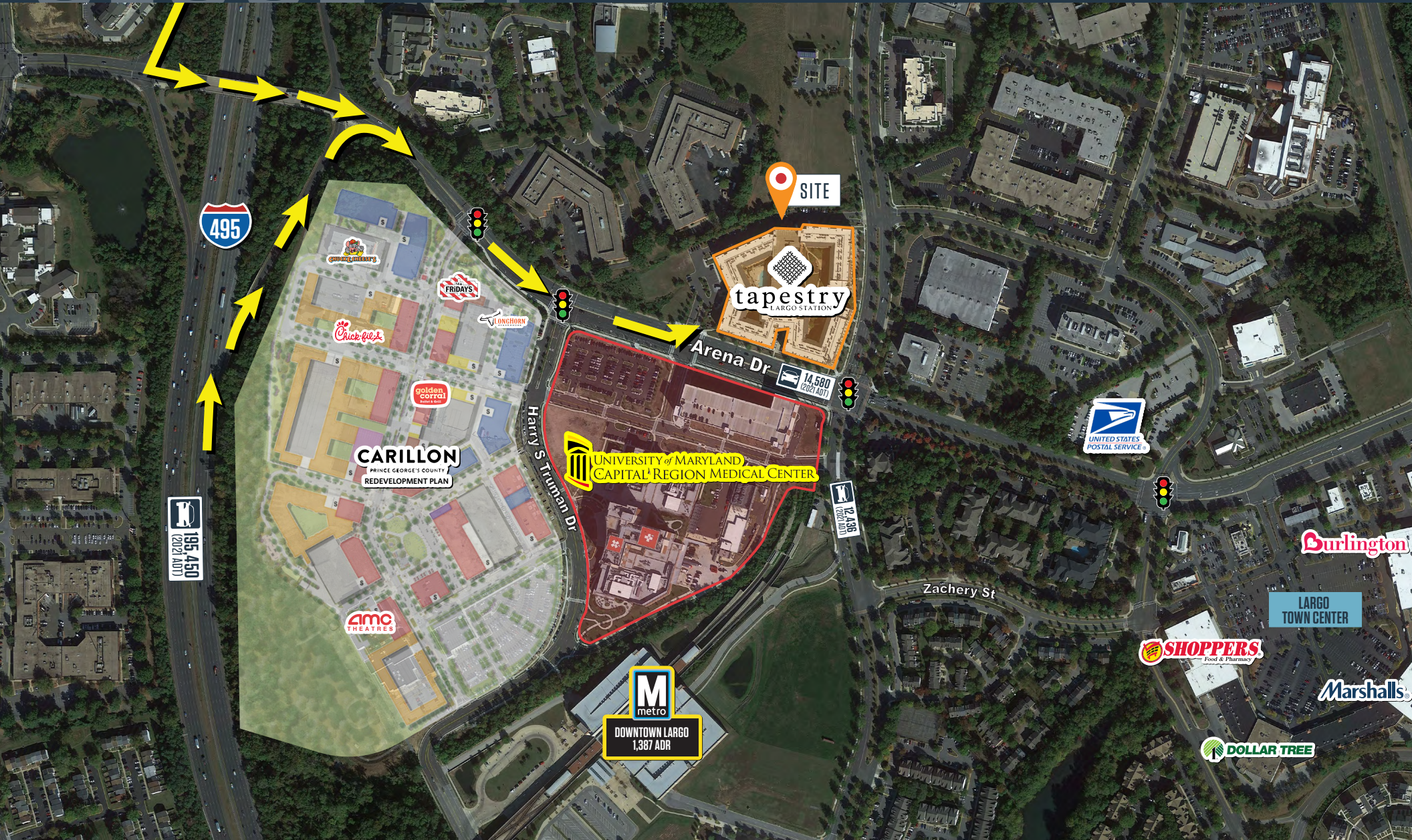
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CLOSE-UP

THE TAPESTRY

9300 LOTTSFORD RD, LARGO, MD 20774, PRINCE GEORGE'S COUNTY



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LOCATION

THE TAPESTRY

9300 LOTTSFORD RD, LARGO, MD 20774, PRINCE GEORGE'S COUNTY



DEMOGRAPHICS | 2022:

	1-MILE	3-MILE	5-MILE
Population	10,476	103,191	279,703
Daytime Population	15,353	94,534	250,104
Households	5,045	37,897	99,835
Average HH Income	\$105,786	\$116,188	\$109,651

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2021:

Arena Drive	14,580 ADT
Lottsford Road	12,436 ADT

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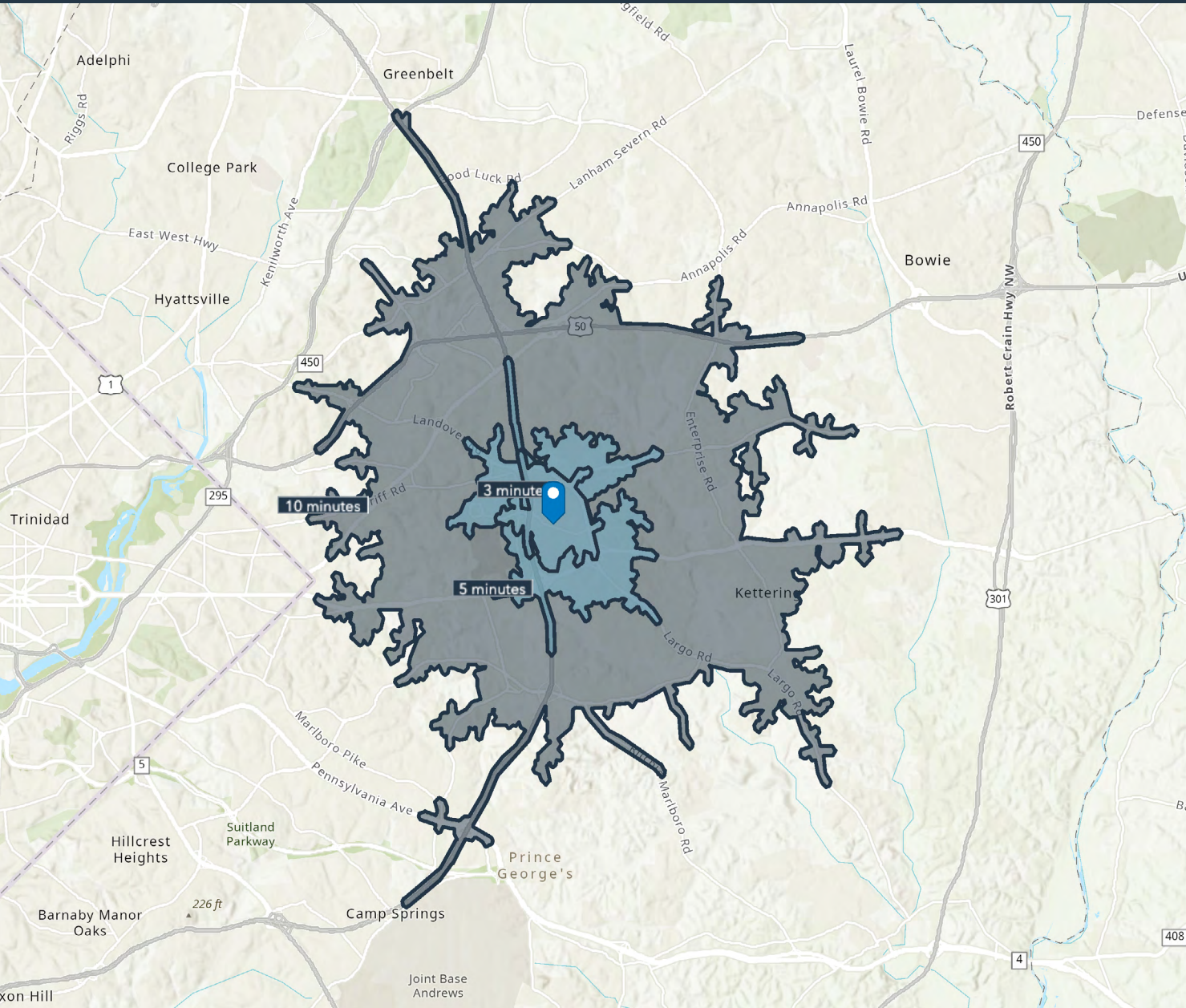
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DRIVE TIME

THE TAPESTRY

9300 LOTTSFORD RD, LARGO, MD 20774, PRINCE GEORGE'S COUNTY



DRIVE TIME DEMOGRAPHICS | 2022:

	3 MINUTES	5 MINUTES	10 MINUTES
Population	2,416	14,376	128,149
Daytime Population	8,382	19,743	125,637
Households	1,412	6,682	46,608
Average HH Income	\$88,637	\$112,509	\$115,546

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

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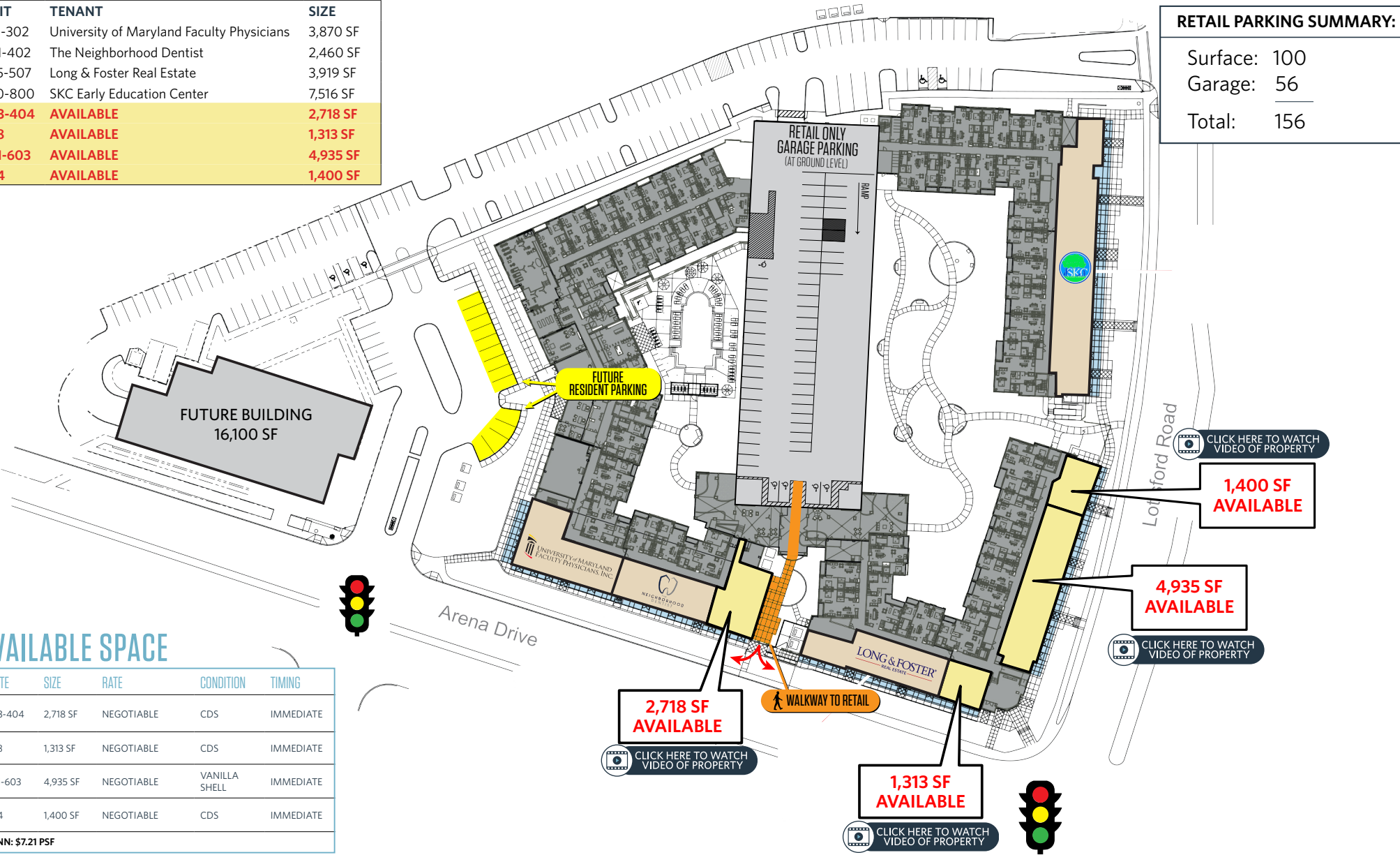
SITE PLAN

THE TAPESTRY

9300 LOTTSFORD RD, LARGO, MD 20774, PRINCE GEORGE'S COUNTY

UNIT	TENANT	SIZE
301-302	University of Maryland Faculty Physicians	3,870 SF
401-402	The Neighborhood Dentist	2,460 SF
505-507	Long & Foster Real Estate	3,919 SF
700-800	SKC Early Education Center	7,516 SF
403-404	AVAILABLE	2,718 SF
508	AVAILABLE	1,313 SF
601-603	AVAILABLE	4,935 SF
604	AVAILABLE	1,400 SF

RETAIL PARKING SUMMARY:	
Surface:	100
Garage:	56
Total:	156



AVAILABLE SPACE

SUITE	SIZE	RATE	CONDITION	TIMING
403-404	2,718 SF	NEGOTIABLE	CDS	IMMEDIATE
508	1,313 SF	NEGOTIABLE	CDS	IMMEDIATE
601-603	4,935 SF	NEGOTIABLE	VANILLA SHELL	IMMEDIATE
604	1,400 SF	NEGOTIABLE	CDS	IMMEDIATE

*NNN: \$7.21 PSF

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Largo

Prince George's County | Maryland

klnb

- Google Earth Pro Aerial Photograph -

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy.

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FOR MORE INFORMATION, PLEASE CONTACT:

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CLICK TO VIEW PROPERTY WEBSITE

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