



1,850 SF COMING AVAILABLE 6/30/2024
3,000 SF DRIVE-THRU PAD REDEVELOPMENT AVAILABLE

JOIN: **POPEYES**
* LOUISIANA KITCHEN *

NEARBY RETAILERS



RETAIL FOR LEASE

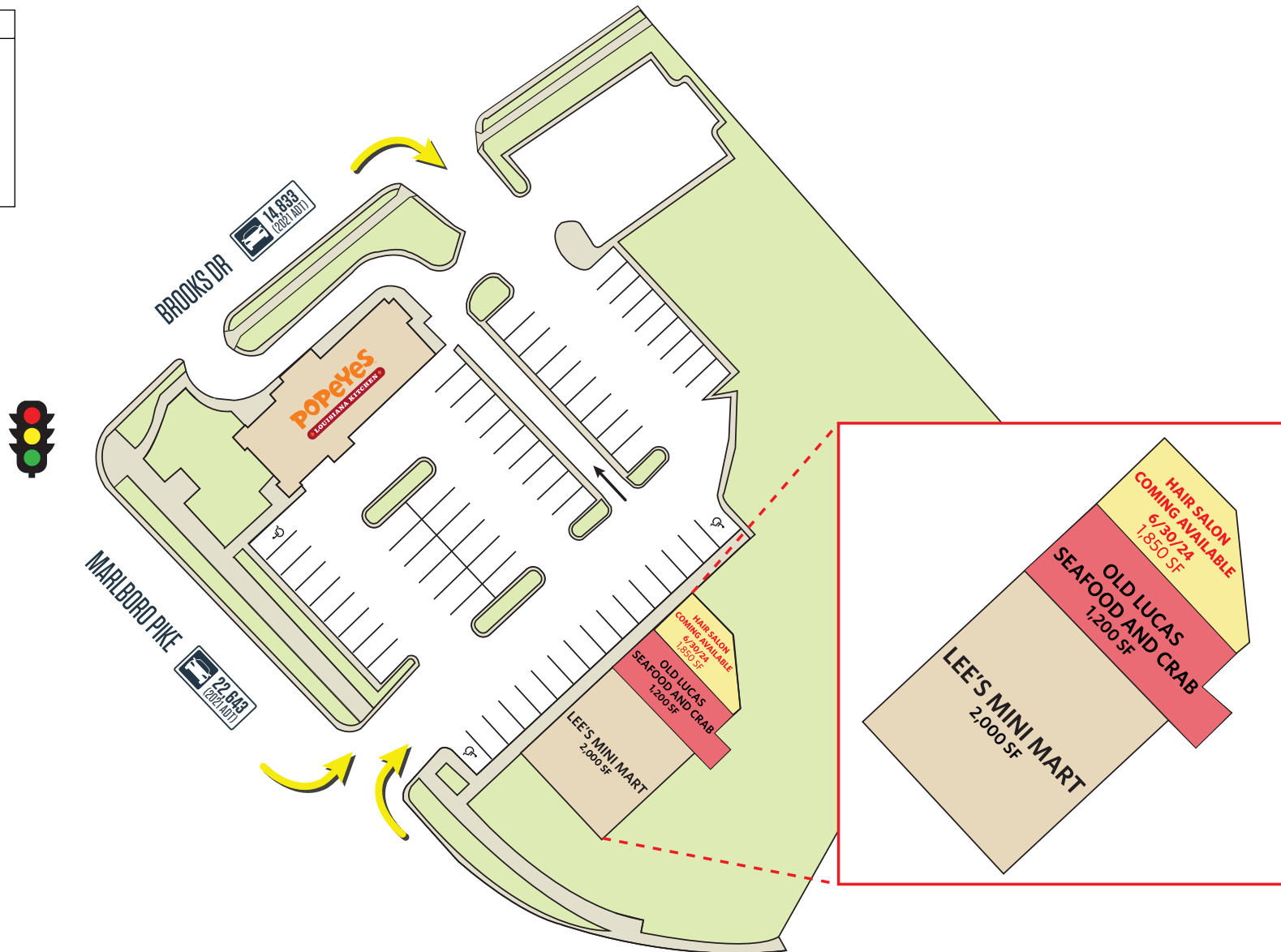
- Located at the confluence of Marlboro Pike (22,643 ADT), Brooks Dr (14,833 ADT) and Walker Mill Rd (22,940 ADT).
- 1,850 SF former hair salon available 6/30/24. **3,000 SF drive-through pad redevelopment available.**
- Accessible to Pennsylvania Ave (25,821 ADT). In close proximity to Washington DC, The Shops at District Heights (90,000 SF GLA), Penn Station (245,000 SF GLA), and Silver Hill Plaza (120,000 SF GLA).
- Dense population of 180,000 within 3-mile radius.

SITE PLAN

5404 MARLBORO PIKE

DISTRICT HEIGHTS, MD 20747

KEY	
	SIGNED LEASE
	AVAILABLE
	HOLDOVER TENANT



VICTOR SALCIDO

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CLOSE-UP

5404 MARLBORO PIKE

DISTRICT HEIGHTS, MD 20747

POTENTIAL
DRIVE-THRU PAD



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District Heights

Prince George's County | Maryland

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- Google Earth Pro -
2018 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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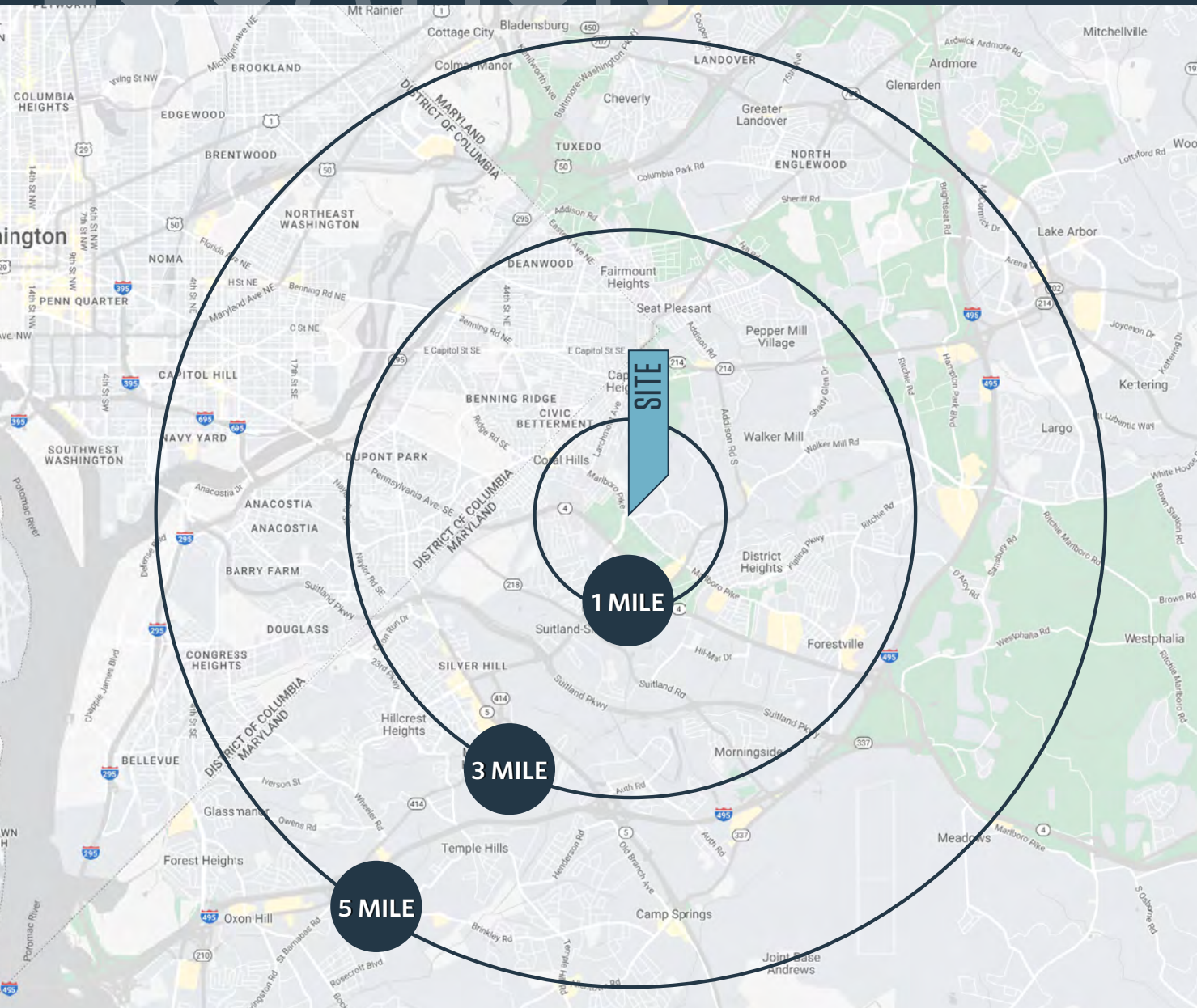
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LOCATION

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DISTRICT HEIGHTS, MD 20747



DEMOGRAPHICS | 2022

1-MILE	3-MILE	5-MILE
Population		
18,573	180,187	438,724
Daytime Population		
14,160	143,088	395,339
Households		
7,824	73,560	179,979
Average HH Income		
\$88,734	\$88,604	\$104,847

TRAFFIC COUNTS | 2021:

Marlboro Pike	22,643 ADT
Walker Mill Rd	22,940 ADT
Brooks Dr	14,833 ADT

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

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