



JOIN THESE RETAILERS



RETAIL FOR LEASE

- Join Lidl (coming soon), Wawa, Advance Auto, Domino's Pizza in this exciting new mixed-use project including 59 new townhomes
- 2,957 SF stores still available
- New construction, available immediately
- Huge traffic counts: 133,616 ADT on Branch Avenue, (Route 5) and 34,096 ADT Allentown Road
- Joint Base Andrews 19,000 civilian and military personnel in addition to residential population shown

PHIL RUXTON

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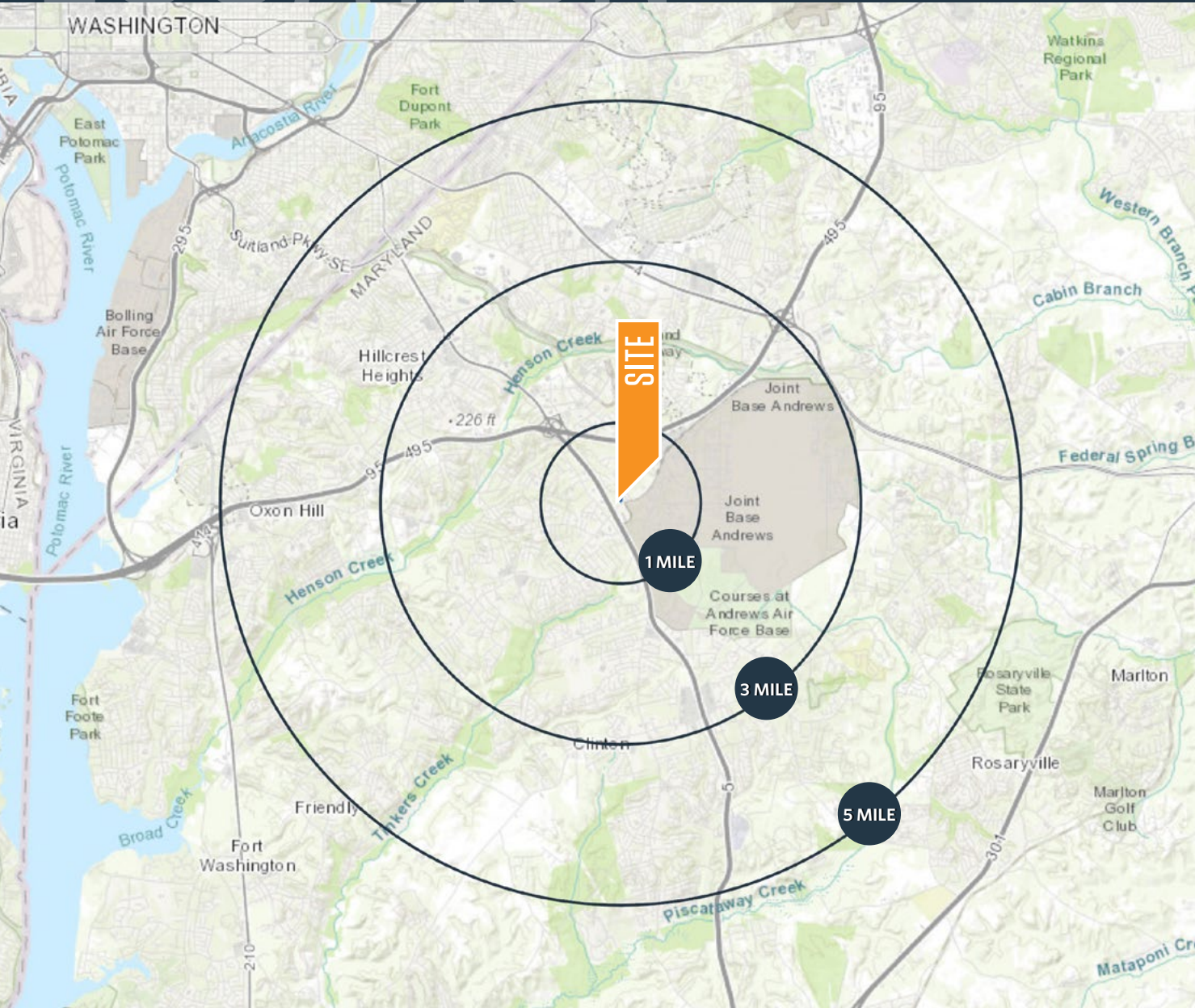
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LOCATION

ANDREWS PARK TOWN CENTER

6000 ALLENTOWN ANDREWS DRIVE, CAMP SPRINGS MD



AVAILABLE SPACE

SIZE	NNN RENT	EXTRAS	CONDITION	DELIVERY
2,957 SF	\$35	\$8.50 PSF	Vanilla Shell	Immediate

DEMOGRAPHICS | 2023:

1-MILE	3-MILE	5-MILE
Population 8,779	78,879	248,800
Daytime Population 9,673	71,346	195,371
Households 3,093	31,414	97,522
Average HH Income \$110,424	\$107,500	\$105,464

TRAFFIC COUNTS | 2023:

Allentown Rd	34,096 ADT
Branch Ave	133,616 ADT

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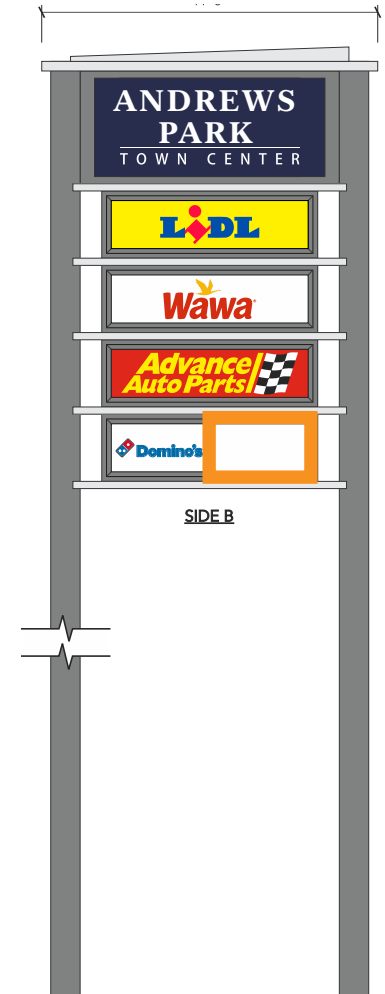
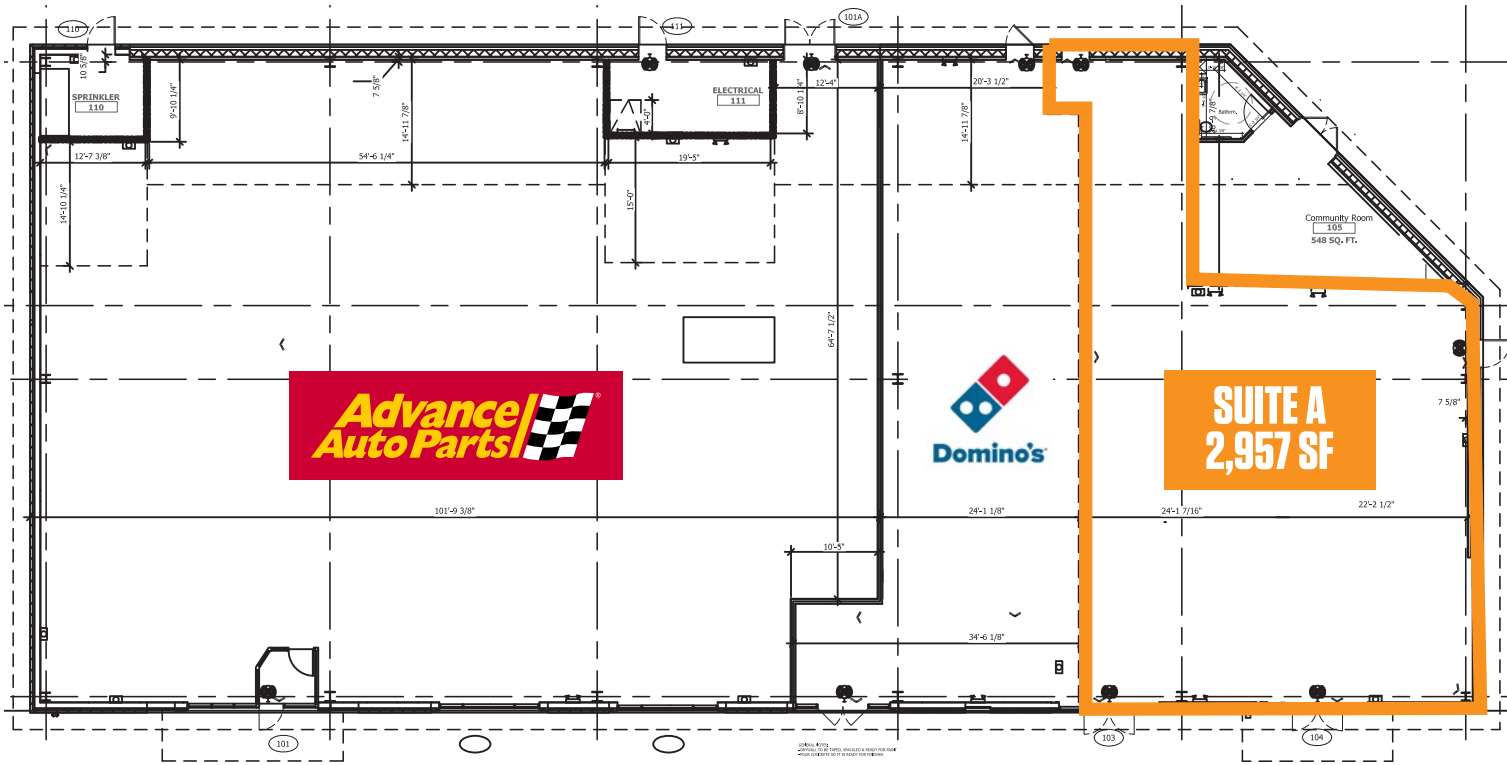
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SITE PLAN

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AERIAL

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FOR MORE INFORMATION, PLEASE CONTACT:

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