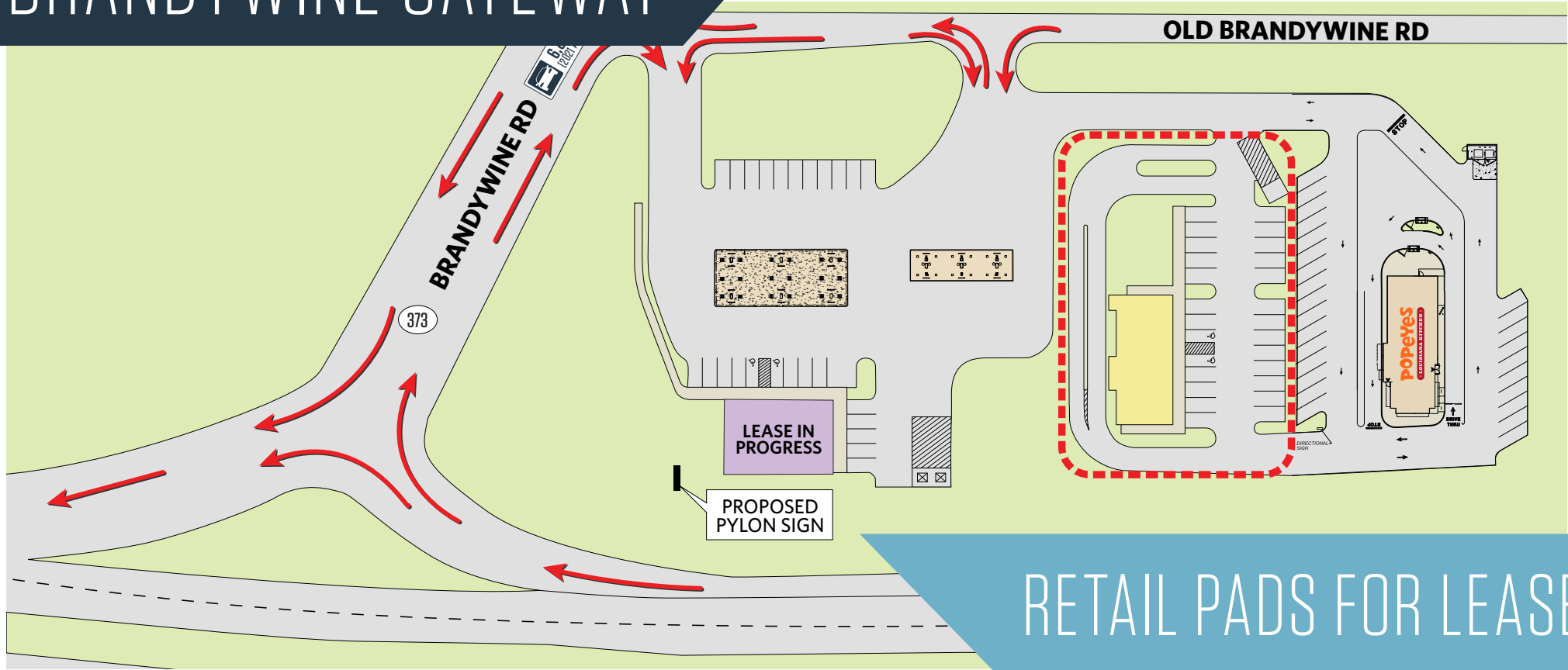


BRANDYWINE GATEWAY

13800 Branch Ave., Brandywine, MD 20613
Prince George's County



RETAIL PADS FOR LEASE



- Join Popeyes at new development at the highly trafficked new interchange at Branch Avenue, Brandywine Road and Accokeek Road which is currently under construction.
- 1 acre pad site remaining for ground lease.
- Located in close proximity to the brand new Park and Ride.
- Great opportunity for fast food and convenience retail concepts with great exposure to Branch Avenue which has over 64,532 cars per day.

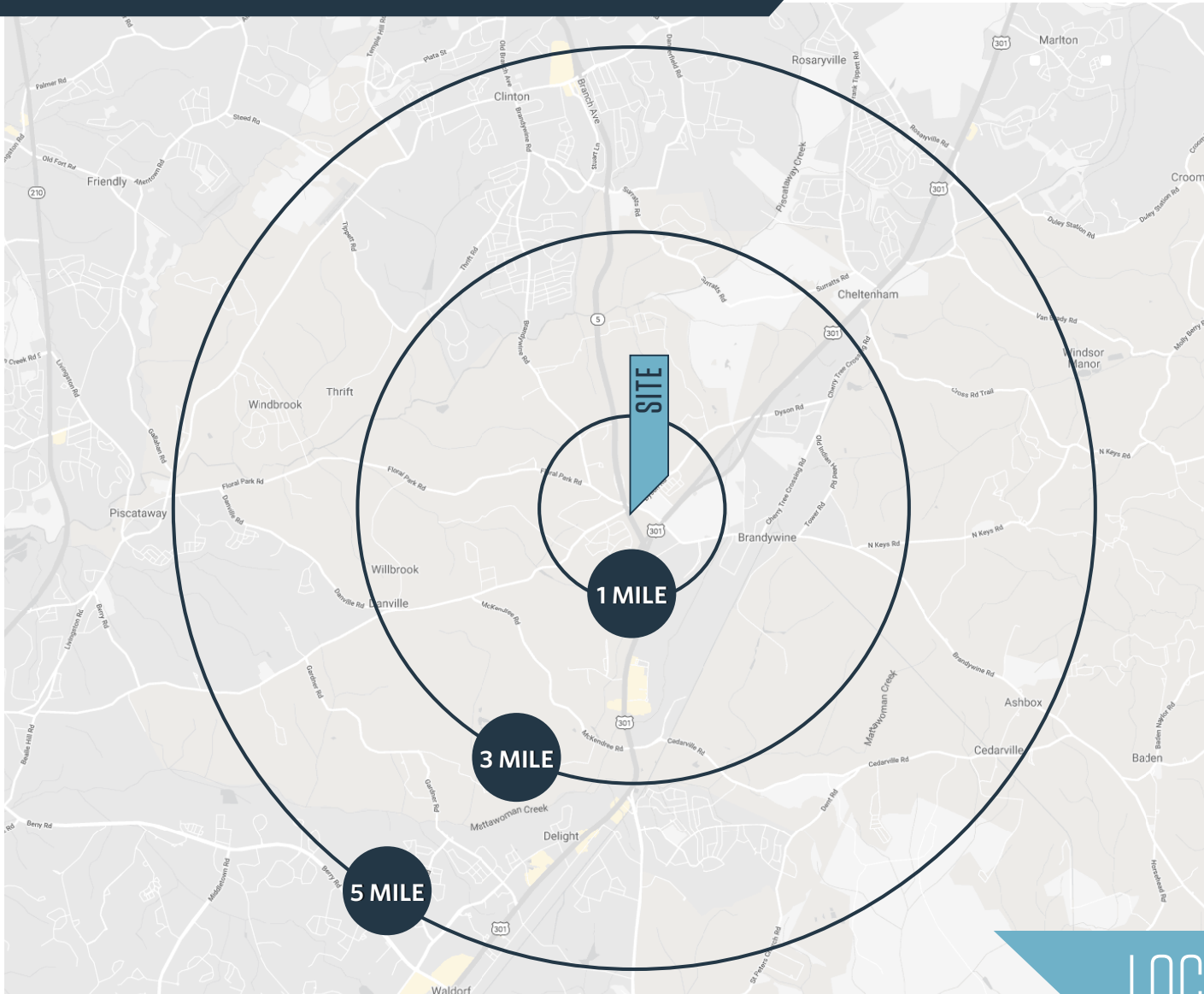
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DEMOGRAPHICS | 2022:

	1-MILE	3-MILE	5-MILE
Population	2,620	17,707	67,861
Daytime Population	2,552	14,485	56,251
Households	784	5,975	23,354
Median HH Income	\$159,540	\$135,134	\$122,378
Average HH Income	\$189,955	\$167,406	\$155,250

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2021:

Branch Avenue (MD 5)	65,020 ADT
Brandywine Road	6,850 ADT
Accokeek Road	6,850 ADT

LOCATION & DEMOGRAPHICS

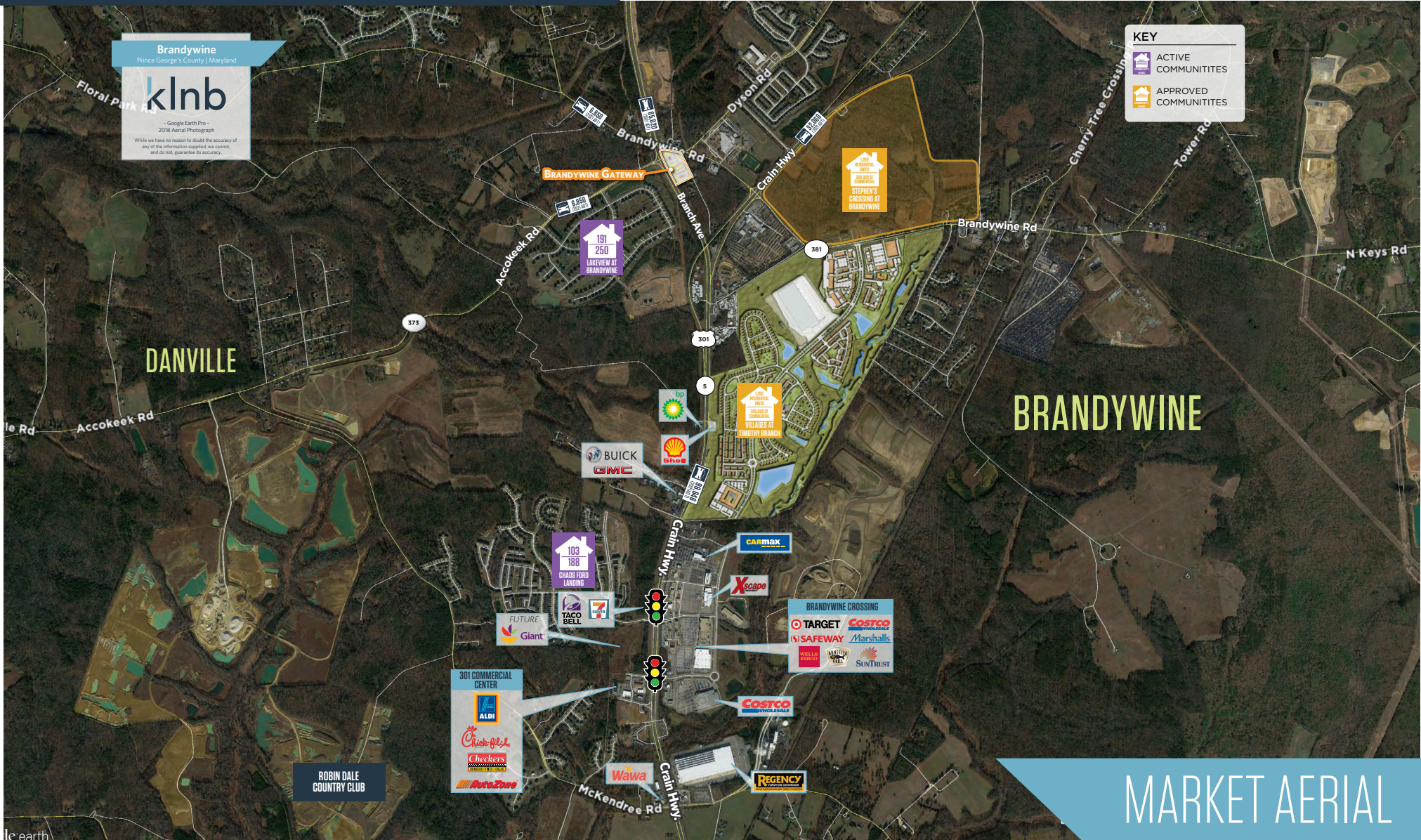
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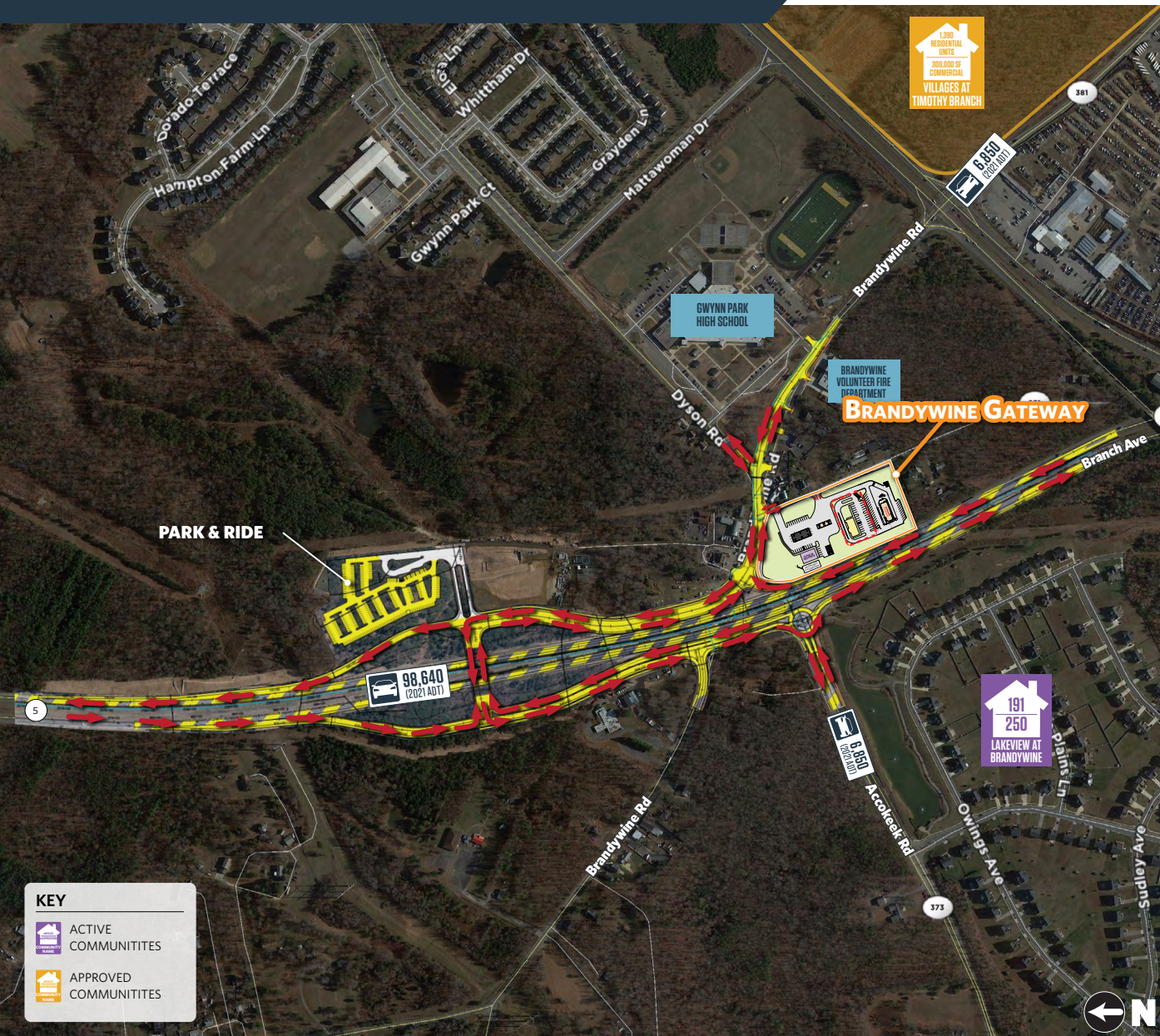
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MD 5 (BRANCH AVE) AT BRANDYWINE RD & MD 373 (ACCOKEEK RD) IMPROVEMENT PROJECT

About the Project

The purpose of this project is to relieve traffic congestion along this section of MD 5 by removing the signalized intersections, thereby allowing vehicles free flow through the area. The project scope consists of constructing an overpass bridge north of the existing Brandywine Road intersection, with ramps and service roads providing access to-and-from MD 5. A roundabout will be constructed at the intersection with MD 373 (Accokeek Road).

Work on the project will also include:

- Drainage and landscaping improvements;
- Interchange lighting;
- Signing and pavement marking upgrades;
- Sidewalks and ramps compliant with the Americans with Disabilities Act (ADA); and
- A Park and Ride Facility

Construction is proposed to take place in five phases. No detours will be required.

- Phase 1-Construction of the MD 5 east-side and west-side embankments, northbound and southbound entrance ramps, and median piers.
- Phase 2-Construction of the Brandywine Road bridge deck and MD 5 median.
- Phase 3-Relocating the Brandywine Road and Accokeek ramps onto the newly-built overpass, and roundabout construction
- Phase 4-Construction of the northbound exit ramp to Brandywine Road and southbound MD 5 shoulder
- Phase 5-Construction of a Park and Ride lot

FACTS

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CLICK TO VIEW PROPERTY WEBSITE

For More Information, Please Contact:

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