

# LARGO TOWN CENTER

950 LARGO CENTER DR, LARGO, MD 20774



MATT SKALET | MSKALET@KLNB.COM | 202-420-7775  
COOPER HENRY | CHENRY@KLNB.COM | 443-632-2085

kl**nb**



# PROPERTY HIGHLIGHTS

## RETAIL FOR LEASE

- Approximately 281,000 SF regional center located at the intersection of Rt. 202 and Rt. 214
- The center features convenient access from I-495 (Beltway), Arena Drive, Landover Road (Rt. 202) and Central Ave (Rt. 214)
- Anchored by Shoppers, Marshalls, Burlington, and Dollar Tree
- Multiple methods of ingress and egress and ample parking field
- Located in the densely populated community of Largo

## TRAFFIC

Landover Rd (MD 202)	58,960 ADT
Arena Drive	10,231 ADT
I-495	197,211 ADT
Central Ave (Rt. 214)	53,481 ADT

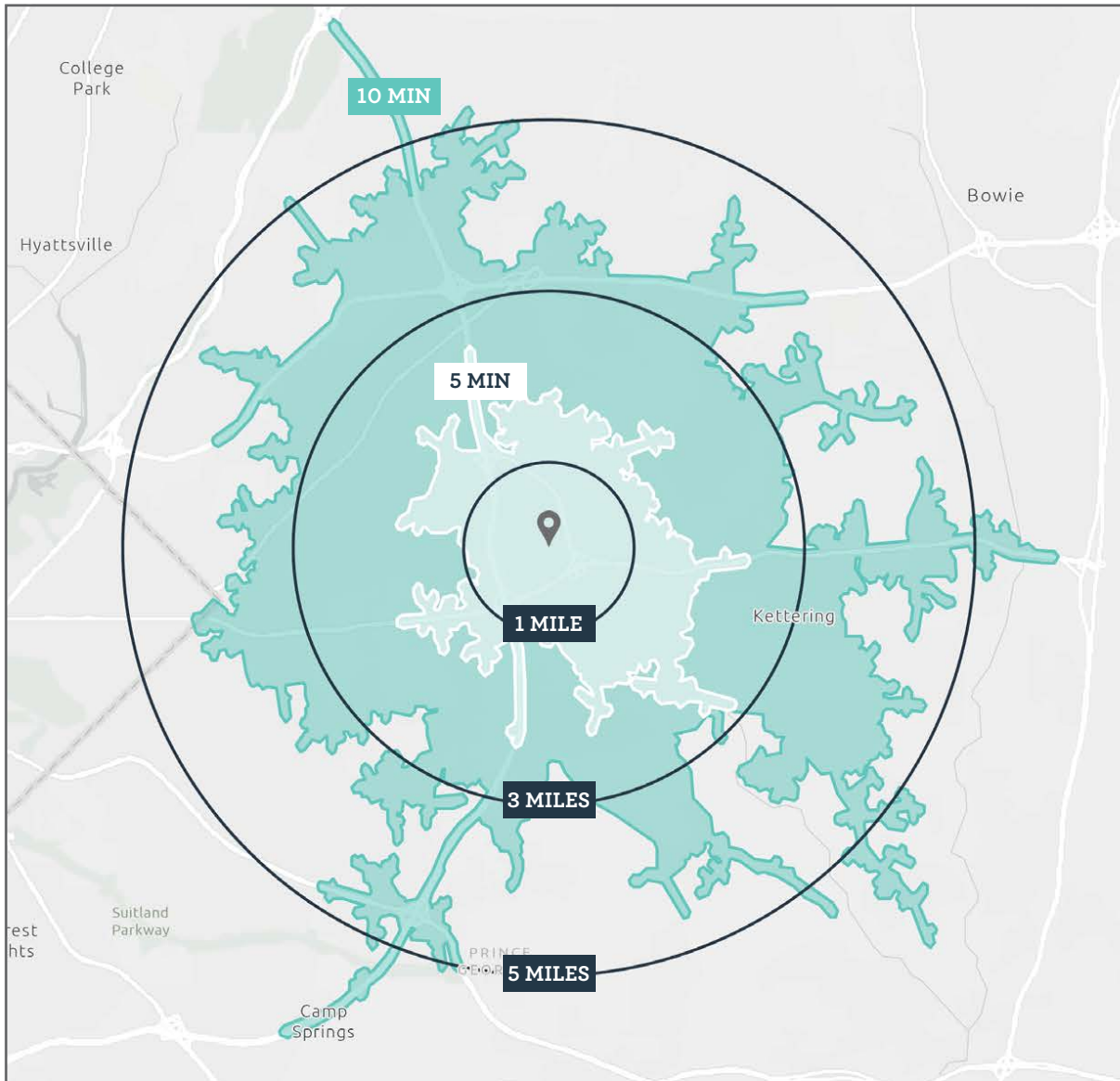
## JOIN



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# DEMOGRAPHICS



1 MILE	3 MILES	5 MILES
12,397 POPULATION	97,011	259,192
18,688 DAYTIME POPULATION	84,187	227,499
6,178 HOUSEHOLDS	35,888	93,069
\$94,553 AVERAGE HOUSEHOLD INCOME	\$106,705	\$102,243

5 MINUTES	10 MINUTES
28,515 POPULATION	141,223
31,884 DAYTIME POPULATION	129,741
11,979 HOUSEHOLDS	51,636
\$120,913 AVERAGE HOUSEHOLD INCOME	\$119,966



# PLACER DATA

SEP 1, 2022 - AUG 31, 2023 | DATA PROVIDED BY PLACER LABS INC. (WWW.PLACER.AI)

## CUSTOMER PROFILE

### SUBURBAN STYLE

Middle-aged, ethnically-mixed suburban families and couples earning upscale incomes.

- Comfortable lifestyle
- Suburban living
- Politically diverse
- Family-centric activities
- Parents
- Financial investments

### SINGLES AND STARTERS

Young singles starting out and some starter families living a city lifestyle.

- Rental housing
- Single adults
- Politically disengaged
- Engage via radio
- Foodies
- Digitally savvy

### BOOMING WITH CONFIDENCE

Prosperous, established couples in their peak earning years living in suburban homes.

- Highly educated
- Affluent
- Upscale housing
- Savvy investors
- Tech apprentices
- Environmental philanthropists

**36-45**

HEAD OF  
HOUSEHOLD AGE

**\$75-\$99K**

HOUSEHOLD  
INCOME

**2**

HOUSEHOLD  
SIZE

**25-30**

HEAD OF  
HOUSEHOLD AGE

**\$50-\$74K**

HOUSEHOLD  
INCOME

**1**

HOUSEHOLD  
SIZE

**51-65**

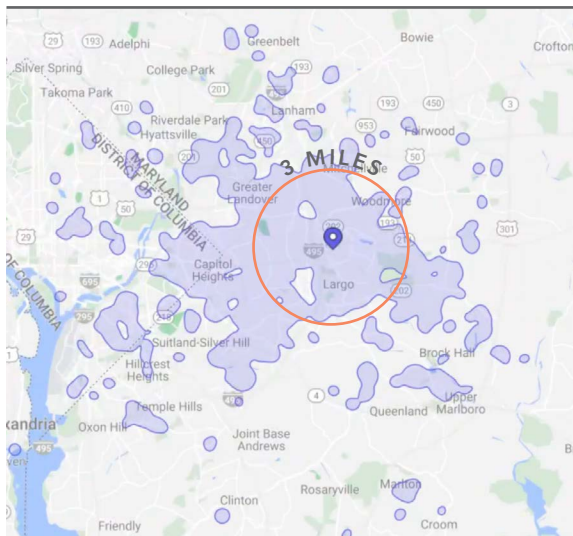
HEAD OF  
HOUSEHOLD AGE

**\$125-\$149K**

HOUSEHOLD  
INCOME

**5**

HOUSEHOLD  
SIZE



**38**

YEARS OLD

### MEDIAN AGE

54% of residents in a 3 mile radius are 35 years old or older with a Median Age of 38\*



**97,011**

Total Population in 3 mile radius\*



**\$122,166**

Average household income in a 3 mile radius with a median home value of \$375,747

**37**

YEARS OLD

### MEDIAN AGE

67% of residents in true trade area are 25 years old or older with a Median Age of 37\*



**462,127**

Total Population in true trade area\*



# MARKET AERIAL

SEP 1, 2022 - AUG 31, 2023 | DATA PROVIDED BY PLACER LABS INC. (WWW.PLACER.AI)



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# CLOSE-UP AERIAL

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# SITE PLAN



## TENANT INDEX

1	SHOPPERS FOOD WAREHOUSE	49,840
2	IN A MINUTE CAFÉ	1,695
2A	BOOST MOBILE	1,836
3	DRY CLEANER	3,000
4	GNC	2,500
5	GOLDEN BOWL	3,011
6	LARGO LIQUORS	3,044
7	RAINBOW	6,095
8	DOLLAR TREE	12,010
9	SUPER BEAUTY	15,000
10	SALON PLAZA	10,008
11	AVAILABLE \$28 PSF NNN	3,575
13	MINUTEMAN PRESS	900
14	FOOT LOCKER	4,209
16A	AVAILABLE \$28 PSF NNN	3,375
16	ROCK & TOSS CRAB HOUSE	5,467
17	AMERICA'S BEST CONTACTS & EYEGLASSES	2,800
18	PHONE CITY	2,550
19	DOWNTOWN LOCKER ROOM	5,175
21	LANDOVER DENTAL	3,552
22	MARSHALLS	26,975
23	ADVANCE AUTO PARTS	8,872
24	SALLY'S HAIR BRAIDING	1,020
25	AMERICA'S BEST WINGS	2,480
26	NEW MAGIC NAILS	1,020
27	TREND SETTERS	2,473
28	LARGO ONE BARBER SHOP	1,020
29	SUBWAY	1,187
30	ARMED FORCES CAREER CENTER	4,820
31	URBAN AIR	35,252
32	BURLINGTON	35,491
33	AVAILABLE \$225,000/YR NNN	3,500
34	CAPITAL ONE	3,030
35	MCDONALD'S	3,998
36	LARGO CENTER SUNOCO	912
37	TRUIST	3,255
38	TACO BELL	2,142
U-39	APPLEBEE'S	4,121

AVAILABLE
  AT LEASE

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