

# COVENTRY PLAZA

6300 Coventry Way, Clinton, MD 20735  
Prince George's County



JOIN:  **SHOPPERS**



- Approximately 112,000 SF high volume grocery-anchored center well located at the interchange of Branch Avenue (Rt. 5) and Coventry Way in Clinton, MD.
- Easy access via four ingress/egress points plus a traffic signal serving the shopping center at Coventry Way and Old Branch Avenue.

| SIZE                   | RATE     | DELIVERY CONDITION                          | TIMING OF AVAILABILITY |
|------------------------|----------|---------------------------------------------|------------------------|
| 1,140 SF               | "MARKET" | "AS-IS"<br>(former barbershop)              | AVAILABLE 10/1/2024    |
| 2,368 SF               | "MARKET" | "AS-IS"<br>(former beauty store)            | IMMEDIATE              |
| 2,450 SF               | "MARKET" | "AS-IS"<br>(former dry cleaner)             | IMMEDIATE              |
| 2,852 SF               | "MARKET" | "AS-IS"<br>(former cigar & cocktail lounge) | IMMEDIATE              |
| <b>OR IF COMBINED:</b> |          |                                             |                        |
| Up to 7,670 SF         | "MARKET" | WARM DARK SHELL + TI                        | IMMEDIATE              |
| 4,818 SF               | "MARKET" | WARM DARK SHELL + TI                        | IMMEDIATE              |

\*EST. NNN's: \$6.64 PSF

OWNED BY:  **CARROLLTON ENTERPRISES**

**Mai Vo**  
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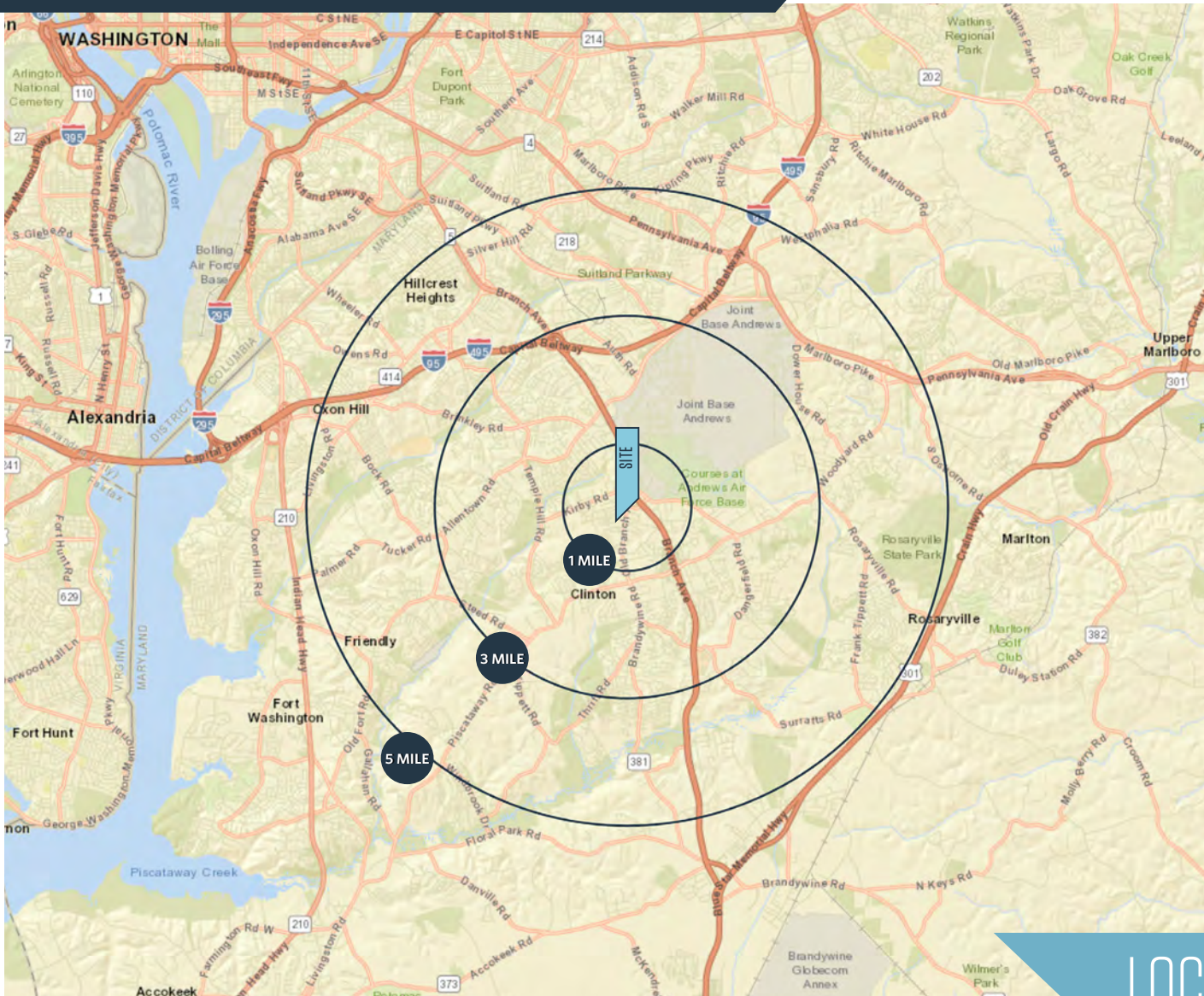
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## DEMOGRAPHICS | 2022:

| 1-MILE             | 3-MILE    | 5-MILE    |
|--------------------|-----------|-----------|
| Population         |           |           |
| 5,832              | 56,322    | 170,472   |
| Daytime Population |           |           |
| 5,209              | 23,899    | 57,149    |
| Households         |           |           |
| 2,017              | 19,544    | 64,105    |
| Average HH Income  |           |           |
| \$127,483          | \$132,382 | \$121,266 |

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

## TRAFFIC COUNTS | 2022:

|                       |             |
|-----------------------|-------------|
| Branch Avenue (Rt. 5) | 131,483 ADT |
| Old Branch Avenue     | 17,464 ADT  |

## LOCATION & DEMOGRAPHICS

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| TENANT                   |           |
|--------------------------|-----------|
| WING STOP                | 1,850 SF  |
| PIZZA HUT                | 1,290 SF  |
| DAY SPA                  | 1,840 SF  |
| SUBWAY                   | 1,934 SF  |
| KASH KING                | 1,143 SF  |
| PAYMORE                  | 1,940 SF  |
| FIVE GUYS                | 2,000 SF  |
| SARKU JAPAN              | 1,650 SF  |
| SHOPPERS                 | 63,965 SF |
| HAIR BRAIDING SALON      | 570 SF    |
| MOHAMED JEWELERS         | 570 SF    |
| UPS                      | 1,140 SF  |
| FLORIST                  | 1,140 SF  |
| CHINESE                  | 1,140 SF  |
| COMING AVAILABLE 10/1/24 | 1,140 SF  |
| SHARKS FISH & CHICKEN    | 1,140 SF  |
| AVAILABLE                | 2,450 SF  |
| AVAILABLE                | 2,368 SF  |
| AVAILABLE                | 2,852 SF  |
| COLUMBIA BANK            | 2,940 SF  |
| TACO BELL                | 2,229 SF  |
| LEVI'S RESTAURANT        | 8,350 SF  |
| SLIM CHICKENS            | 3,533 SF  |

## SITE PLAN

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