

# MARLBOROUGH VILLAGE CENTER

5010-5098 Brown Station Rd., Upper Marlboro, MD 20772  
Prince George's County



## JOIN:



- 107,703 SF Neighborhood Center surrounded by several residential communities in an underserved market.
- Located less than 1 mile from Prince George's County Circuit Court (which brings over 1.5 million visitors per year) and about 5 miles from Andrews Air Force Base.
- Within 1 mile of main highway Route 4/ Pennsylvania Ave.

## AVAILABLE SPACE

SPACE	SIZE	RATE	CONDITION	DELIVERY
110	1,150 SF	MARKET	"AS-IS" (VANILLA SHELL)	IMMEDIATE
130	2,400 SF	MARKET	"AS-IS" (FORMER YOGA STUDIO)	IMMEDIATE

EST. NNN: \$6.27 PSF

Melissa Welch  
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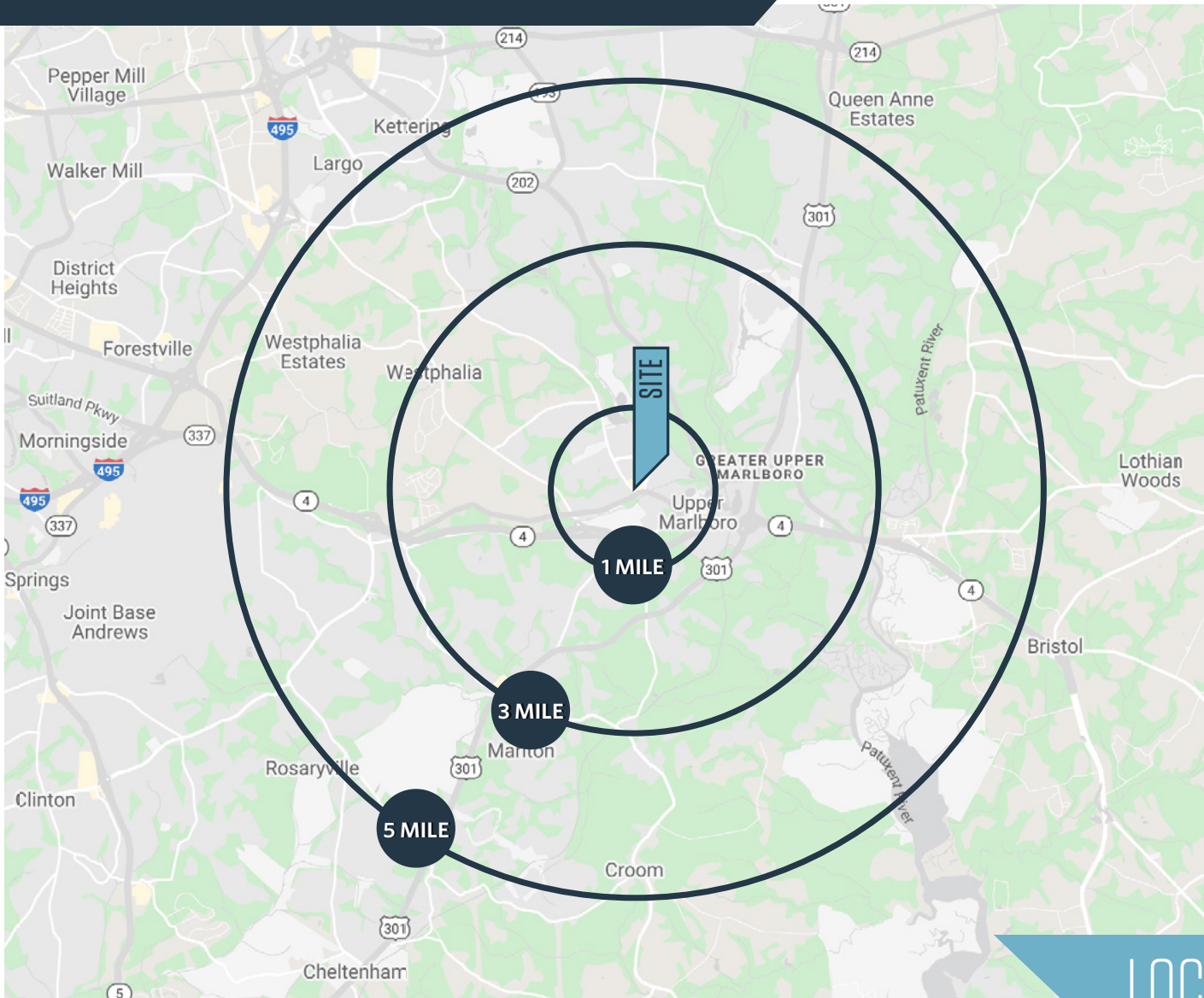
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## DEMOGRAPHICS | 2023:

1-MILE	3-MILE	5-MILE
Population		
7,776	29,331	71,685
Daytime Population		
6,785	22,119	55,500
Households		
3,275	10,537	26,071
Average HH Income		
\$135,886	\$175,223	\$163,528

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

## TRAFFIC COUNTS | 2022:

Old Marlboro Pike	17,553 ADT
Brown Station Rd	9,484 ADT

## LOCATION & DEMOGRAPHICS

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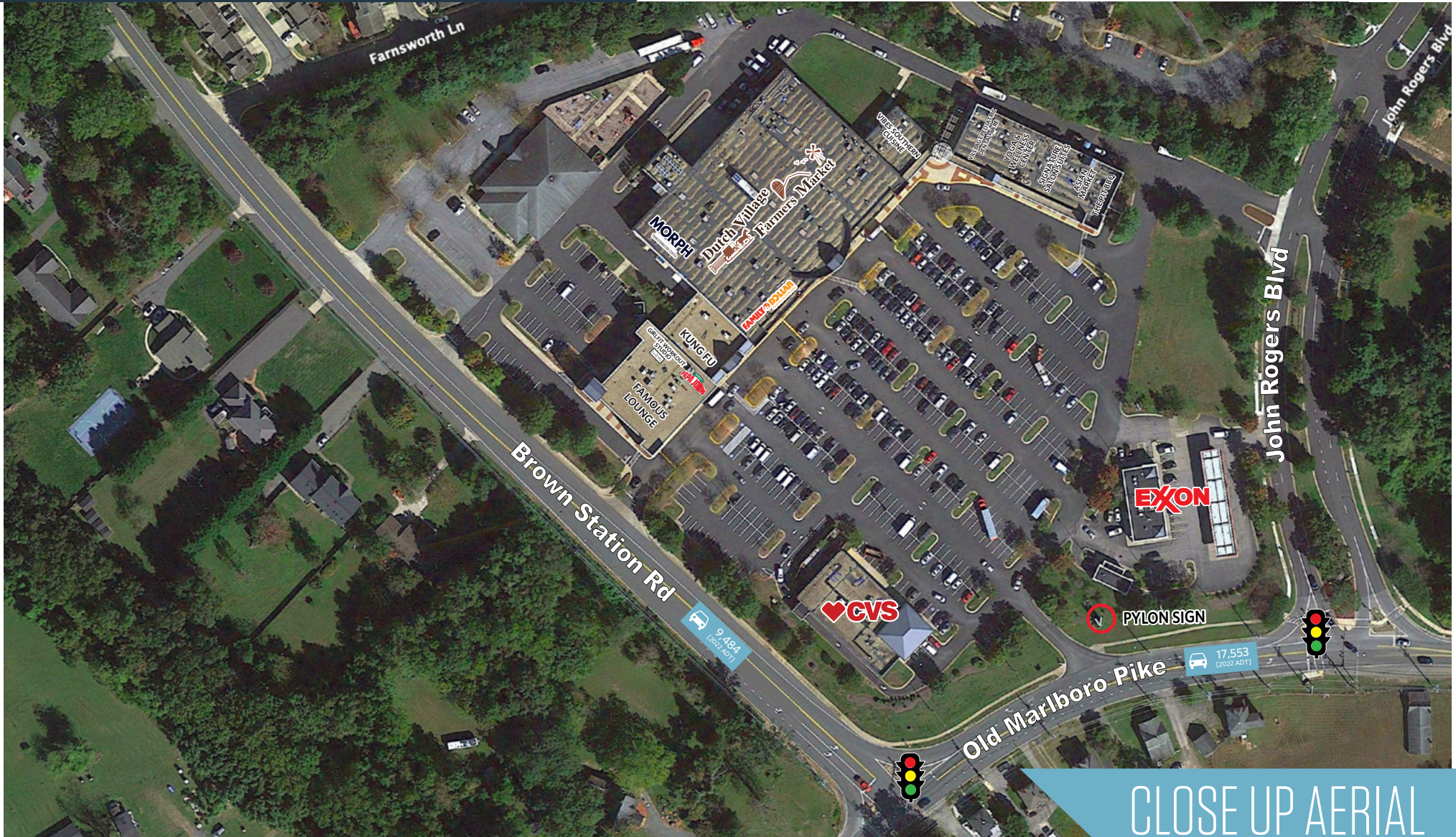
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CLOSE UP AERIAL

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SITE PLAN

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CLICK TO VIEW PROPERTY WEBSITE

For More Information, Please Contact:

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**klnb**