



NEARBY RETAILERS



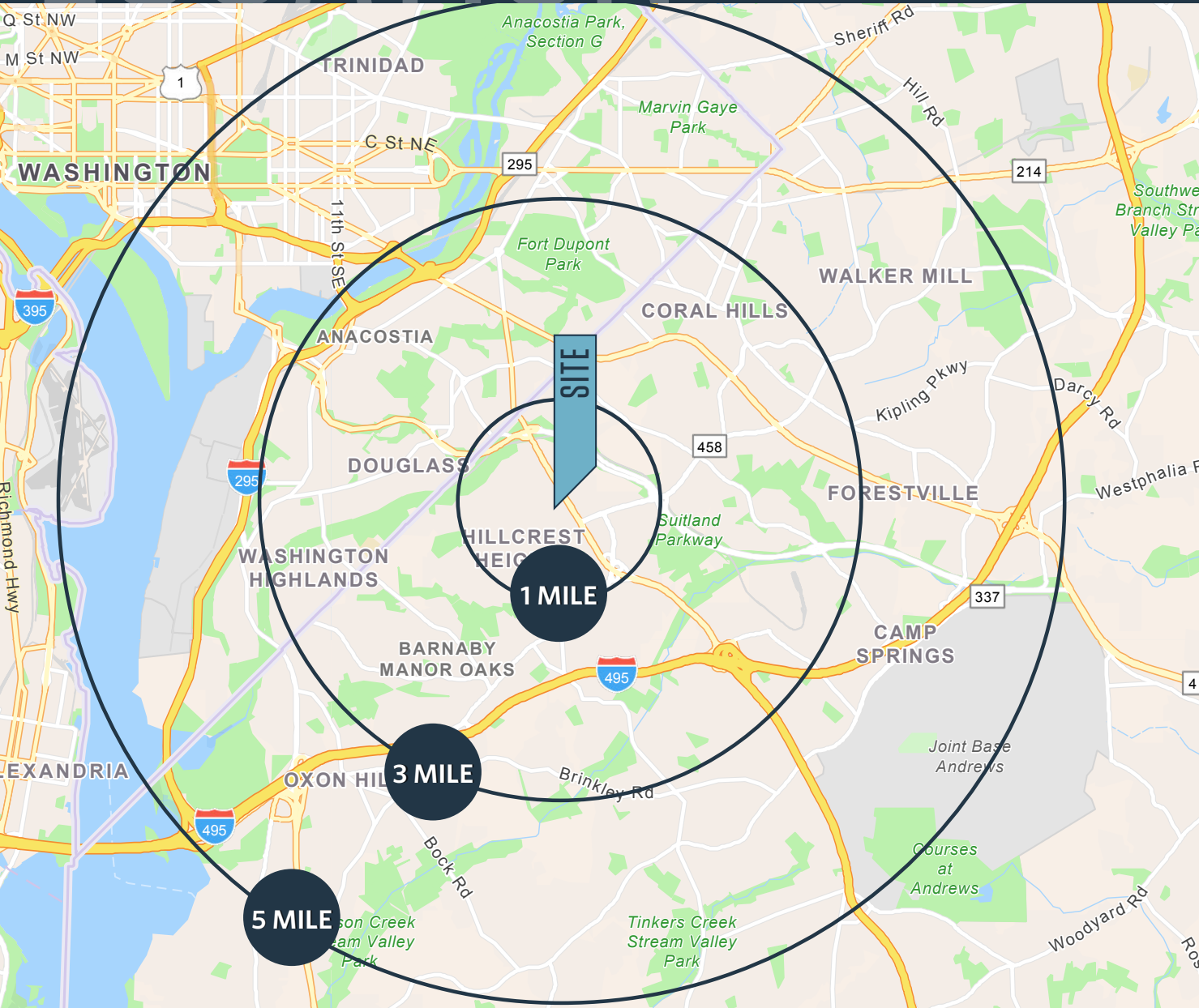
DRIVE-THRU PAD SITE FOR GROUND LEASE OR BUILD-TO-SUIT

- Pads & inline space available adjacent to **BEAUTY 4U**'s top performing store!
- Visible to Branch Ave. (51,984 ADT) and next to The Shops at Iverson with close proximity to Marlow Heights Shopping Center.

LOCATION

3551 32ND AVE

HILLCREST HEIGHTS, MD 20748, PRINCE GEORGE'S COUNTY



DEMOGRAPHICS | 2023:

	1-MILE	3-MILE	5-MILE
Population	19,133	195,815	452,908
Daytime Population	13,246	144,665	457,226
Households	8,479	81,704	193,531
Average HH Income	\$84,661	\$80,943	\$111,866

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2022:

Branch Ave	51,984 ADT
Suitland Pkwy	37,192 ADT

MAI VO
mvo@klnb.com | 703-268-2722

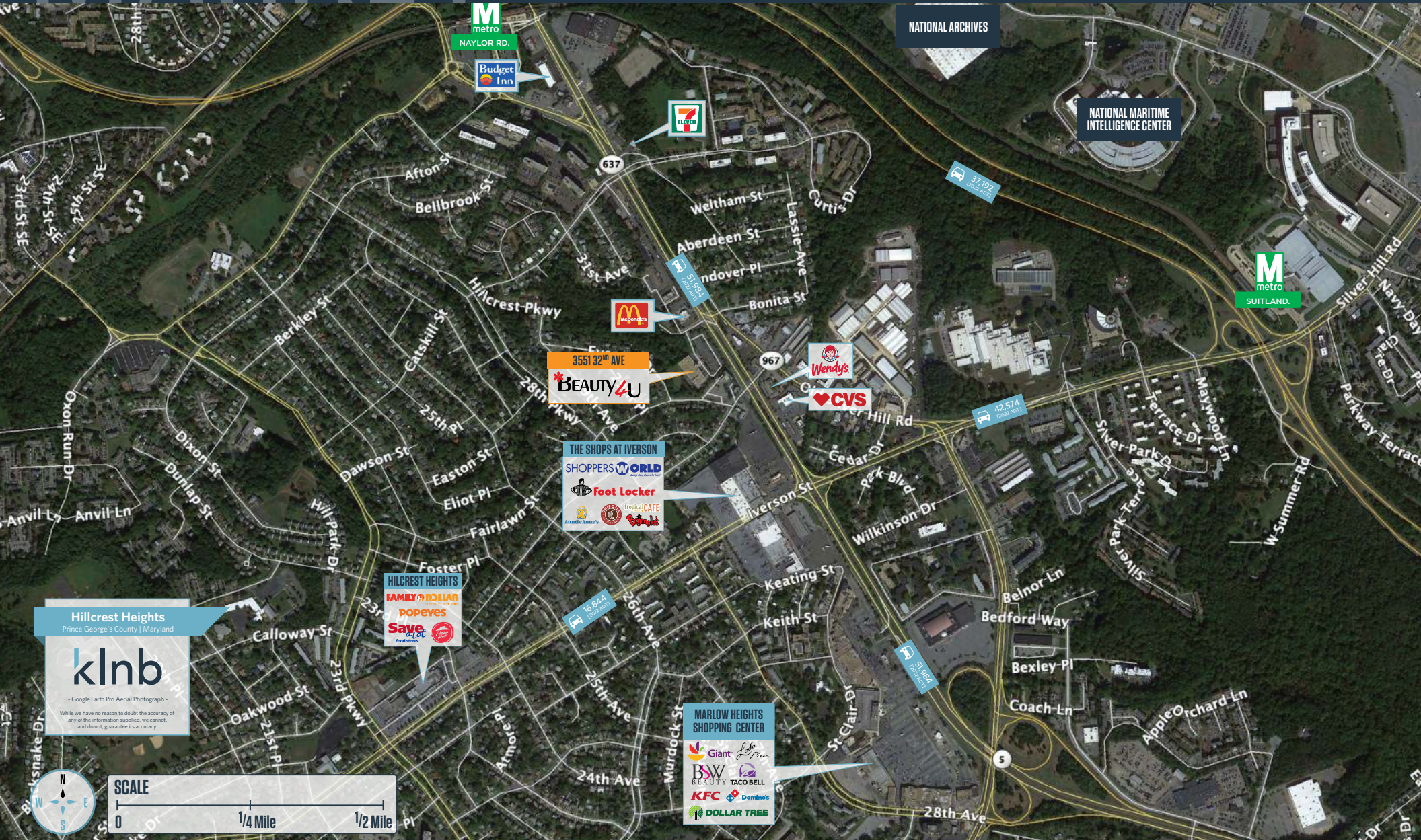
DALLON L. CHENEY
dcheney@klnb.com | 703-268-2703



MARKET

3551 32ND AVE

HILLCREST HEIGHTS, MD 20748, PRINCE GEORGE'S COUNTY



MAI VO
mvo@klnb.com | 703-268-2722

DALLON L. CHENEY
dcheney@klnb.com | 703-268-2703

klnb

SITE PLAN

3551 32ND AVE

HILLCREST HEIGHTS, MD 20748, PRINCE GEORGE'S COUNTY



MAI VO
mvo@klnb.com | 703-268-2722

DALLON L. CHENEY
dcheney@klnb.com | 703-268-2703





3551 32ND AVE

HILLCREST HEIGHTS, MD 20748, PRINCE GEORGE'S COUNTY

FOR MORE INFORMATION, PLEASE CONTACT:

MAI VO

mvo@klnb.com

703-268-2722

DALLON L. CHENEY

dcheney@klnb.com

703-268-2703

8065 Leesburg Pike, Tysons, VA 22182

.....

klnb.com

f facebook.com/KLNBCRE

t [@KLNBCRE](https://twitter.com/KLNBCRE)

in linkedin.com/company/klnb

ig instagram.com/klnbcre

CLICK TO VIEW PROPERTY WEBSITE

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.