



JOIN: **POPEYES**
 * LOUISIANA KITCHEN *

NEARBY RETAILERS






RETAIL FOR LEASE

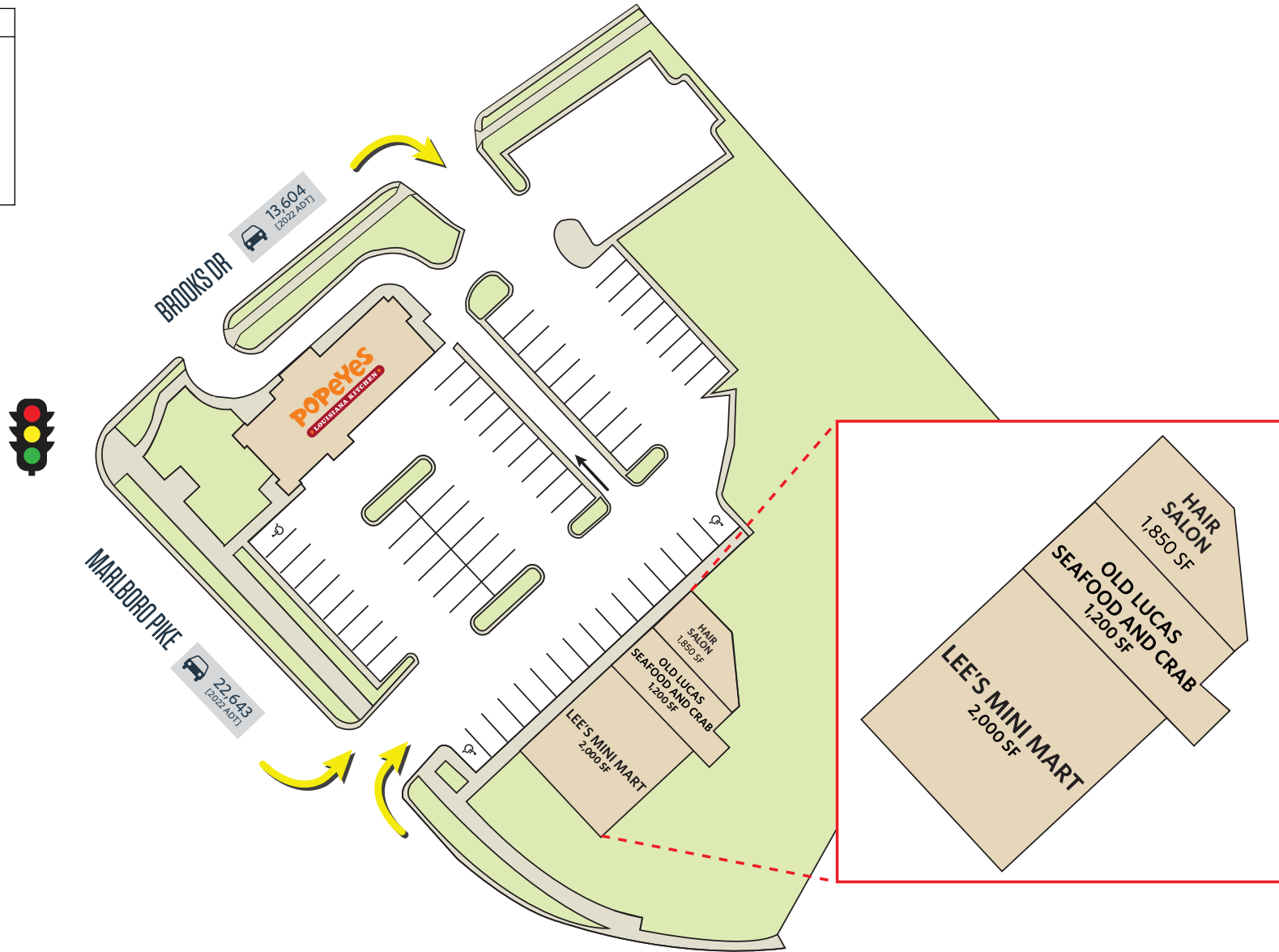
- Located at the confluence of Marlboro Pike (22,643 ADT), Brooks Dr (13,604 ADT) and Walker Mill Rd (8,435 ADT).
- **3,000 SF drive-through pad redevelopment available.**
- Accessible to Pennsylvania Ave (25,821 ADT). In close proximity to Washington DC, The Shops at District Heights (90,000 SF GLA), Penn Station (245,000 SF GLA), and Silver Hill Plaza (120,000 SF GLA).
- Dense population of 180,000 within 3-mile radius.

SITE PLAN

5404 MARLBORO PIKE

DISTRICT HEIGHTS, MD 20747

KEY	
	SIGNED LEASE
	AVAILABLE
	HOLDOVER TENANT



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POTENTIAL DRIVE-THRU PAD



MID-VIEW

5404 MARLBORO PIKE

DISTRICT HEIGHTS, MD 20747

District Heights
Prince George's County | Maryland

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- Google Earth Pro -
2018 Aerial Photograph

While we have no reason to doubt the accuracy of
any of the information supplied, we cannot,
and do not, guarantee its accuracy.

POPEYES

ST. MATTHEW'S
BAPTIST CHURCH

CONFER VILLAGE
AT DANCREST

OIL PLUGZ

7
ELEVEN

EXXON

CUBESMART
self storage

Wawa

DANCREST TOWER
APARTMENTS

TO DC BORDER
DRIVE TIME
5 MIN - 2.1 MILES

TO DC BORDER
DRIVE TIME
5 MIN - 1.3 MILES

TO SHOPS AT
DISTRICT HEIGHTS
DRIVE TIME
5 MIN - 1.3 MILES

TO SILVER
HILL PLAZA
DRIVE TIME
4 MIN - 1 MILE

TO PENN
STATION
DRIVE TIME
5 MIN - 1.2 MILES

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Forestville/Clinton
Prince George's County | Maryland

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LOCATION

5404 MARLBORO PIKE

DISTRICT HEIGHTS, MD 20747



DEMOGRAPHICS | 2023

	1-MILE	3-MILE	5-MILE
Population	18,338	177,798	435,747
Daytime Population	3,595	37,513	159,407
Households	7,797	73,126	180,337
Average HH Income	\$88,540	\$87,301	\$106,368

TRAFFIC COUNTS | 2022:

Marlboro Pike	22,643 ADT
Walker Mill Rd	8,435 ADT
Brooks Dr	13,604 ADT

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

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