

COVENTRY PLAZA

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



RETAIL FOR LEASE

JOIN:  **SHOPPERS**



FIVE GUYS 

Fulton Bank 



- 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" (former barbershop)	IMMEDIATE
2,368 SF	"MARKET"	"AS-IS" (former beauty store)	IMMEDIATE
2,450 SF	"MARKET"	"AS-IS" (former dry cleaner)	IMMEDIATE
2,852 SF	"MARKET"	"AS-IS" (former cigar & cocktail lounge)	IMMEDIATE
8,350 SF	"MARKET"	"AS-IS" (currently a restaurant)	WITHIN 60 DAYS OF LEASE EXECUTION
OR IF COMBINED:			
Up to 7,670 SF	"MARKET"	WARM DARK SHELL + TI	IMMEDIATE
4,818 SF	"MARKET"	WARM DARK SHELL + TI	IMMEDIATE
*EST. NNN's: \$6.41 PSF			

OWNED BY:  **CARROLLTON ENTERPRISES**

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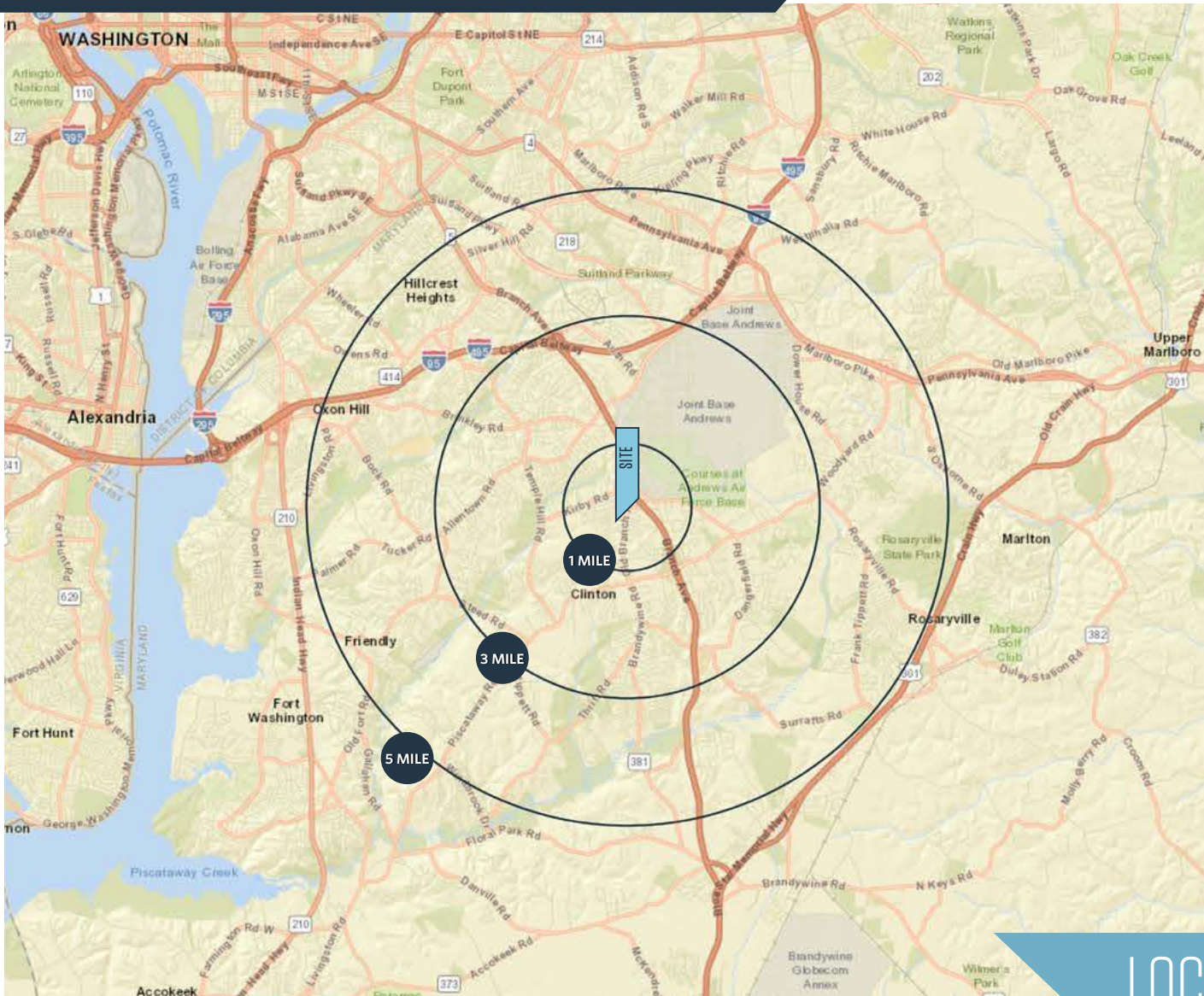
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DEMOGRAPHICS | 2024:

	1-MILE	3-MILE	5-MILE
Population	6,179	53,958	169,411
Daytime Population	7,341	48,241	133,906
Households	2,248	18,906	64,586
Average HH Income	\$131,196	\$142,164	\$130,673

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2023:

Branch Avenue (Rt. 5)	131,884 ADT
Old Branch Avenue	18,505 ADT

LOCATION & DEMOGRAPHICS

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SITE PLAN

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CLICK TO VIEW PROPERTY WEBSITE

For More Information, Please Contact:

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