

BRANCH METRO STATION

5200 Auth Road, Camp Springs, MD 20746
Prince George's County



NOW OPEN!

ROYAL FARM'S



JUST SIGNED!



RETAIL FOR LEASE

JOIN: ROYAL FARM'S



NEARBY:



- 1,924 SF drive-through endcap immediately available at otherwise fully leased multi-tenant building.
- Confluence of I-95/495 exit (140,991 ADT), Branch Avenue (Route 5 almost 70,000 ADT), Auth Road, Auth Place and Woods Way.
- 575,000 SF newly constructed GSA headquarters office building for Homeland Security, Immigration & Customs Enforcement.
- Located near the terminus of the Green Line Metro, 9 existing car dealers, 3 existing labor union headquarters offices, various existing multi-tenant office buildings.

Victor Salcido
victor@klnb.com
240-755-2704

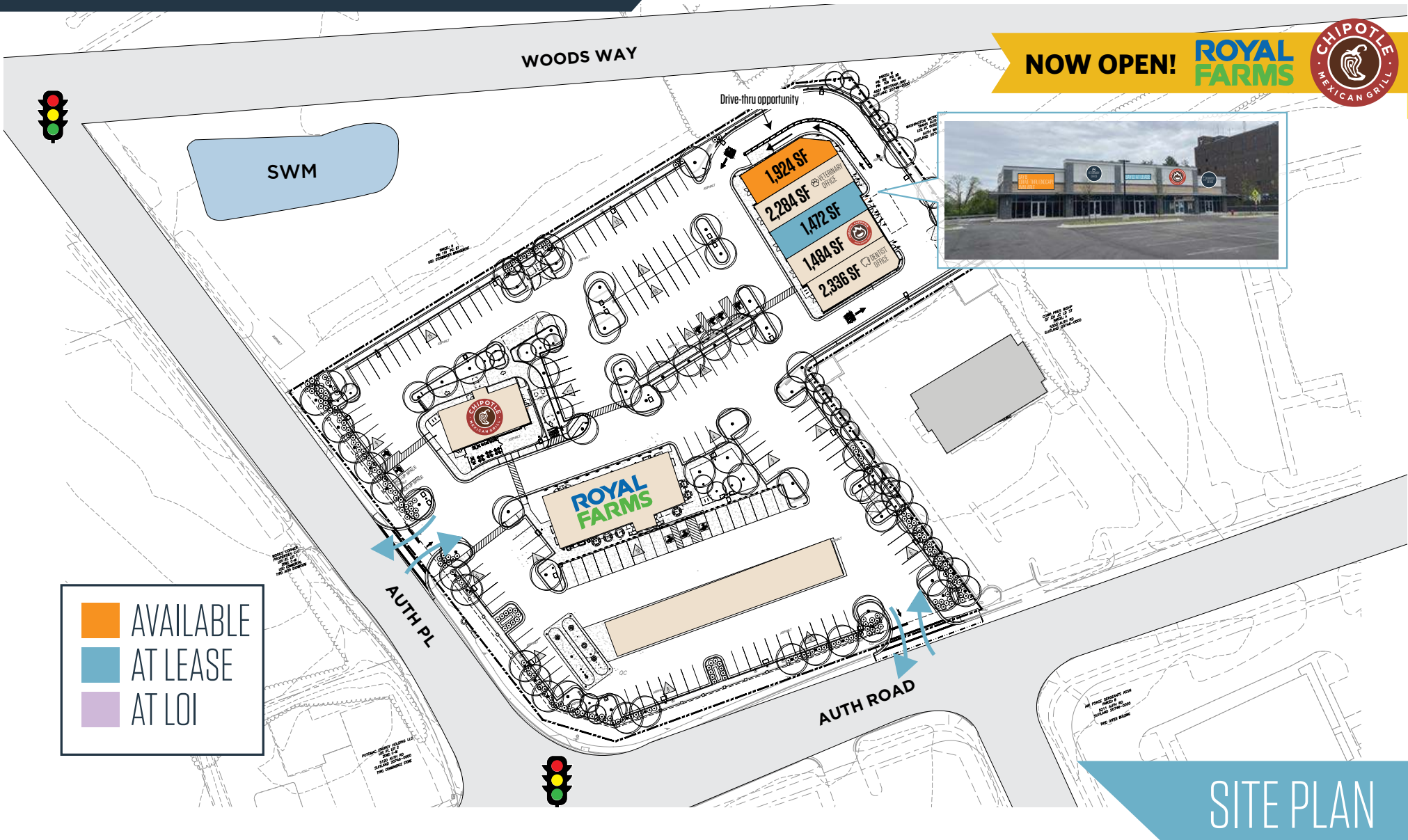
Phil Ruxton
pruxton@klnb.com
202-420-7777

8065 Leesburg Pike, Suite 700
Tysons, VA 22182
klnb.com



BRANCH METRO STATION

5200 Auth Road, Camp Springs, MD 20746
Prince George's County



Victor Salcido
victor@klnb.com
240-755-2704

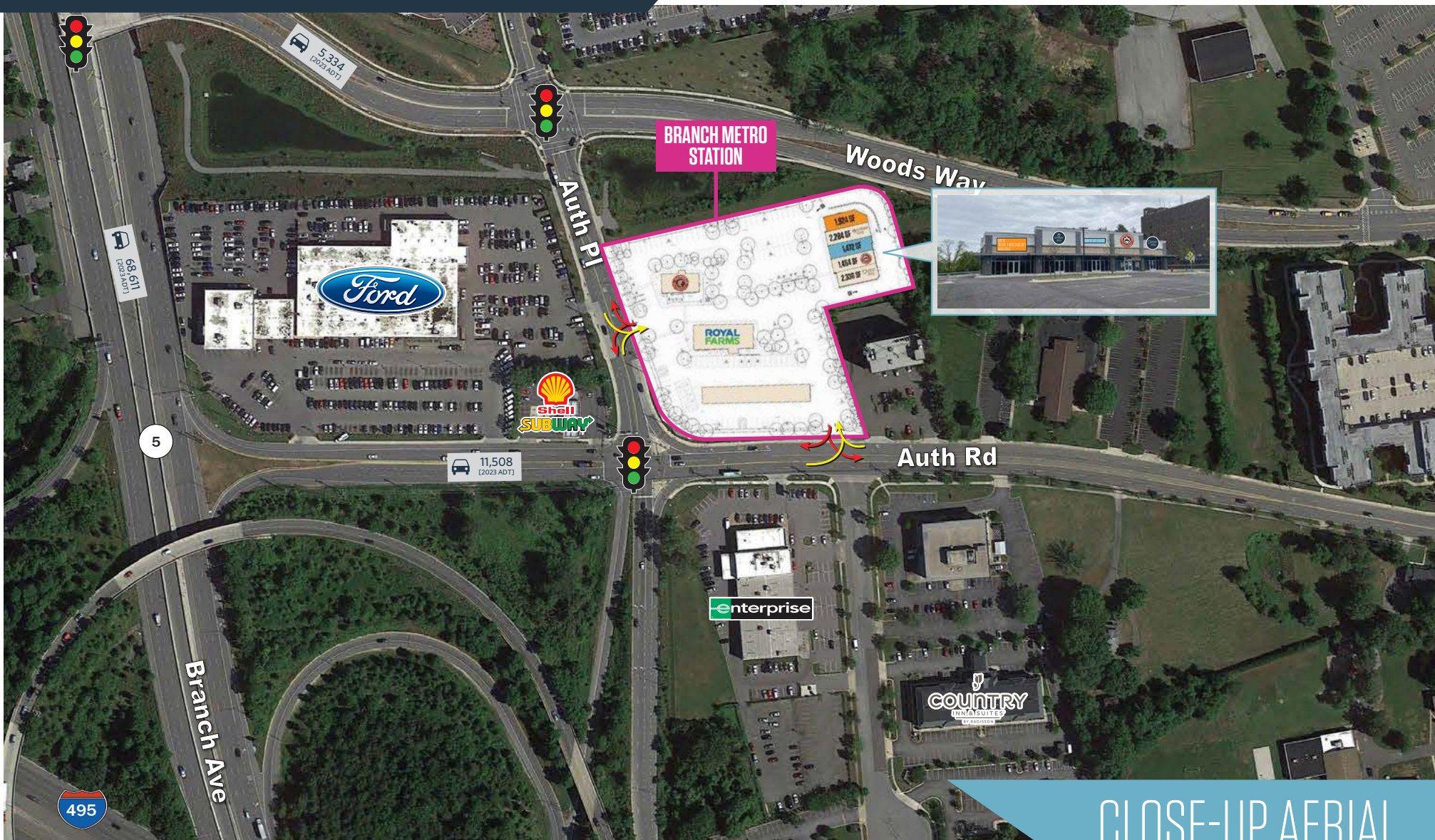
Phil Ruxton
pruxton@klnb.com
202-420-7777

8065 Leesburg Pike, Suite 700
Tysons, VA 22182
klnb.com

klnb

BRANCH METRO STATION

5200 Auth Road, Camp Springs, MD 20746
Prince George's County



CLOSE-UP AERIAL

Victor Salcido
victor@klnb.com
240-755-2704

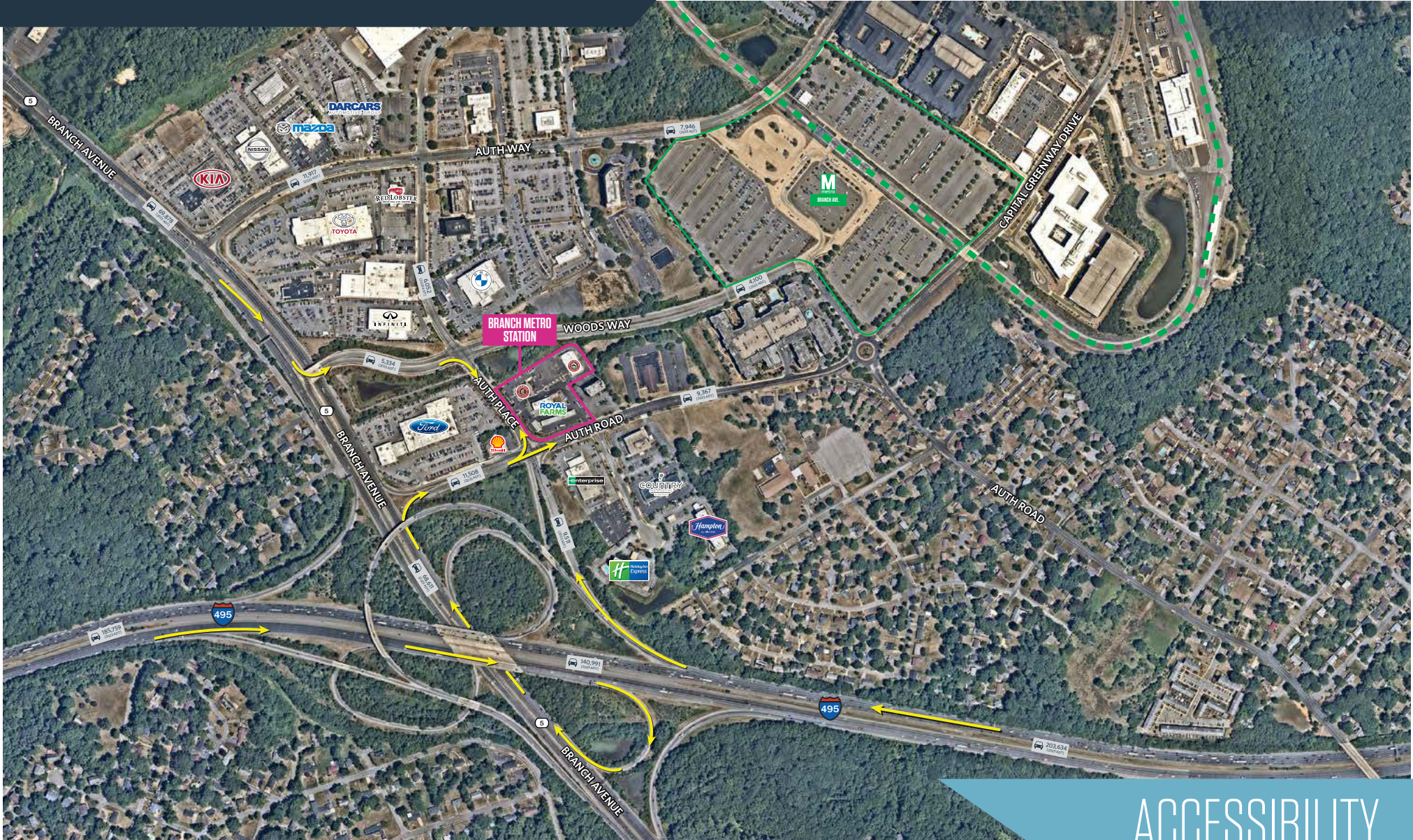
Phil Ruxton
pruxton@klnb.com
202-420-7777

8065 Leesburg Pike, Suite 700
Tysons, VA 22182
klnb.com

klnb

BRANCH METRO STATION

5200 Auth Road, Camp Springs, MD 20746
Prince George's County



ACCESSIBILITY

Victor Salcido
victor@klnb.com
240-755-2704

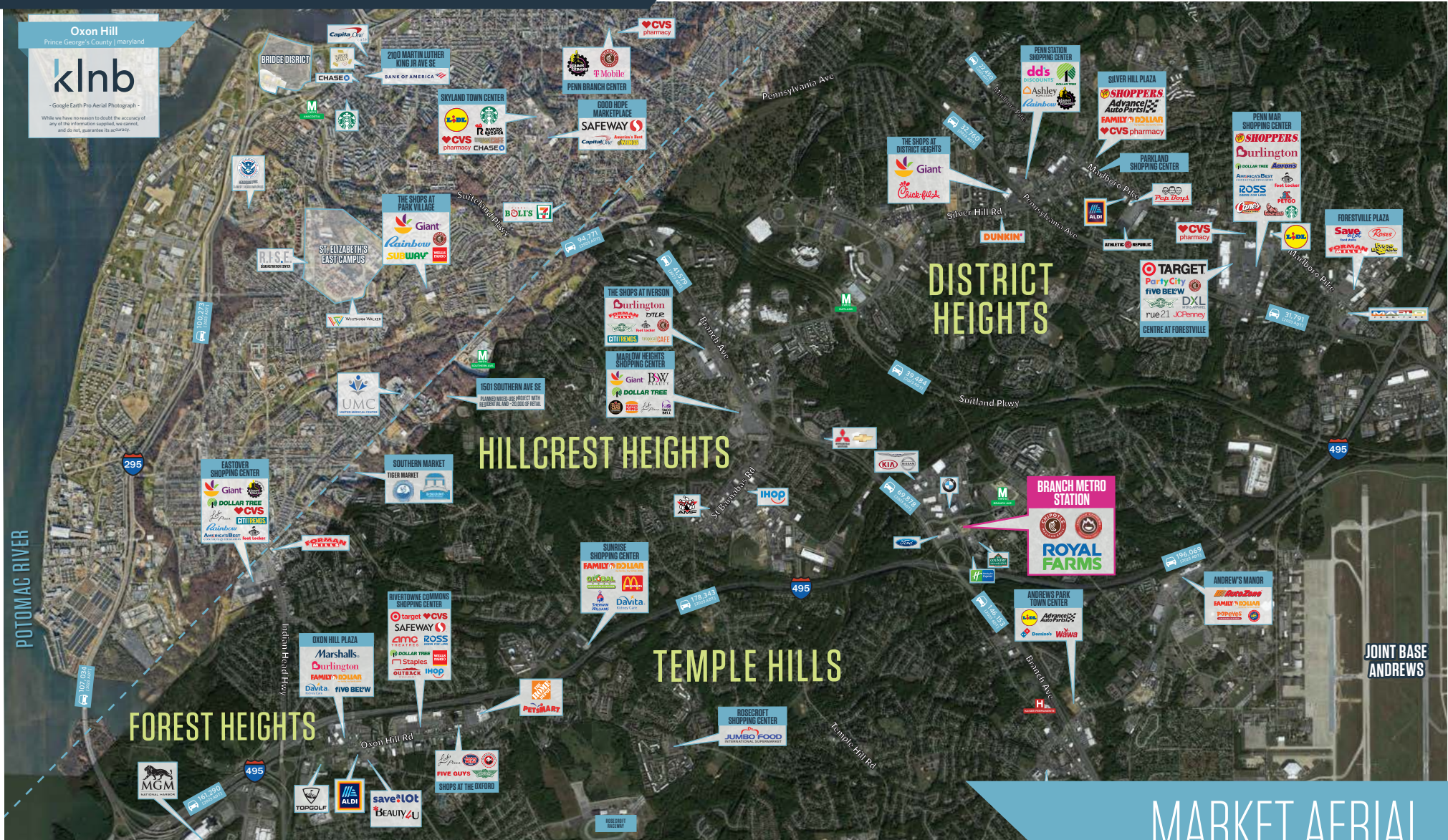
Phil Ruxton
pruxton@klnb.com
202-420-7777

8065 Leesburg Pike, Suite 700
Tysons, VA 22182
klnb.com



BRANCH METRO STATION

5200 Auth Road, Camp Springs, MD 20746
Prince George's County



Victor Salcido
victor@klnb.com
240-755-2704

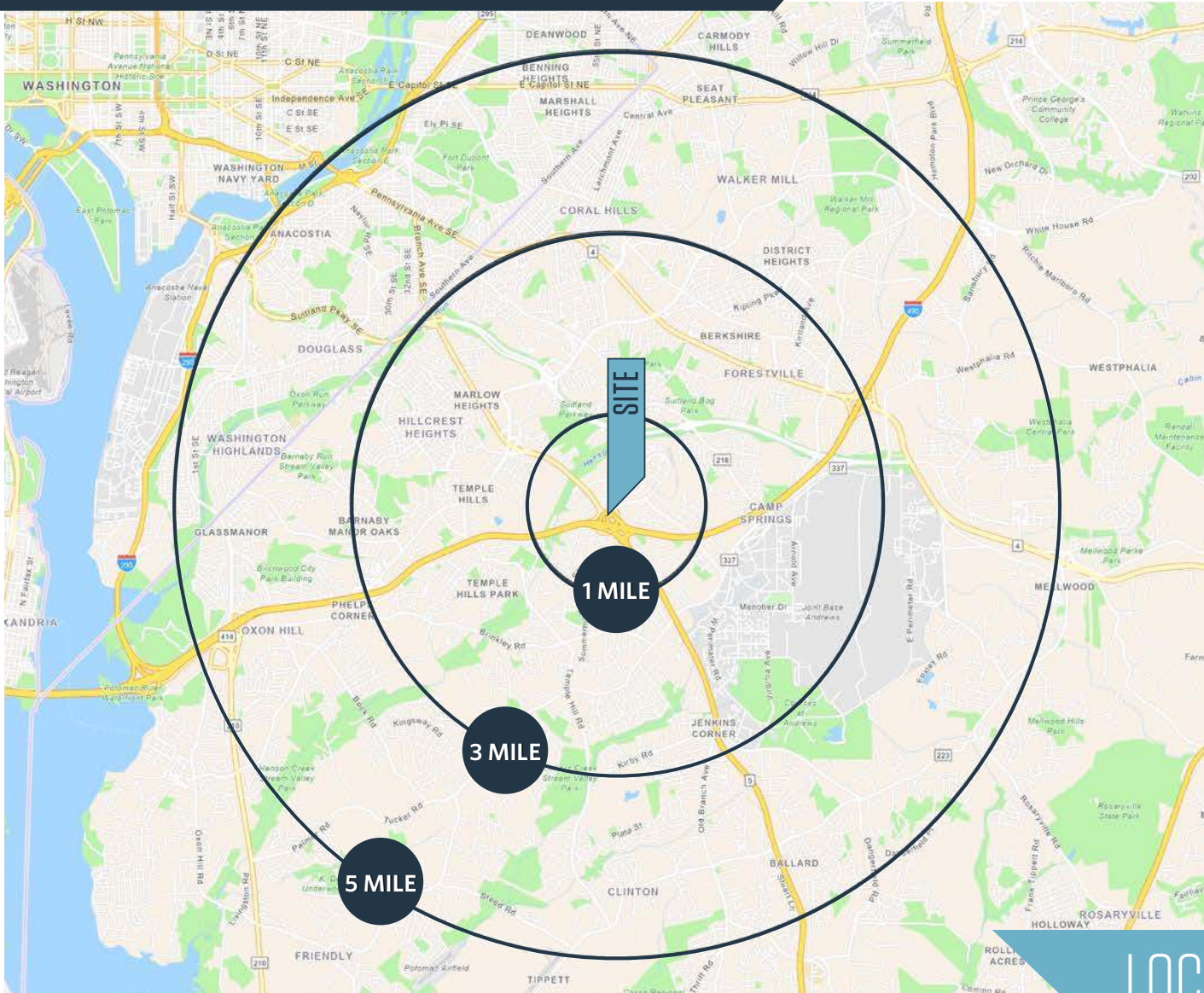
Phil Ruxton
pruxton@klnb.com
202-420-7777

8065 Leesburg Pike, Suite 700
Tysons, VA 22182
klnb.com



BRANCH METRO STATION

5200 Auth Road, Camp Springs, MD 20746
Prince George's County



DEMOGRAPHICS | 2024:

1-MILE	3-MILE	5-MILE
Population		
8,118	105,163	330,507
Households		
3,666	43,700	133,109
Average HH Income		
\$126,294	\$102,482	\$97,878

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2023:

Branch Ave (MD Rt. 5)	68,611 ADT
Auth Road	11,508 ADT

LOCATION & DEMOGRAPHICS

Victor Salcido
victor@klnb.com
240-755-2704

Phil Ruxton
pruxton@klnb.com
202-420-7777

8065 Leesburg Pike, Suite 700
Tysons, VA 22182
klnb.com



BRANCH METRO STATION

5200 Auth Road, Camp Springs, MD 20746
Prince George's County

[CLICK TO VIEW PROPERTY WEBSITE](#)

For More Information, Please Contact:

Victor Salcido
victor@klnb.com
240-755-2704

Phil Ruxton
pruxton@klnb.com
202-420-7777

8065 Leesburg Pike, Suite 700
Tysons, VA 22182

klnb.com

 facebook.com/klnbcre

 linkedin.com/company/klnb

 instagram.com/klnbcre

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.

