

SHOPPES AT BRANDYWINE VILLAGE

Rt. 301 & Chadds Ford Drive, Brandywine, MD 20613
Prince George's County



RETAIL FOR LEASE



NEARBY RETAILERS:



- Located at the intersection of Rt. 301 and Chadds Ford Drive in the heart of Brandywine
- Excellent visibility from Rt. 301
- Close proximity to various big box retailers
- Seeking fitness, restaurants, salon/spa, medical, dental, and educational tenants!

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

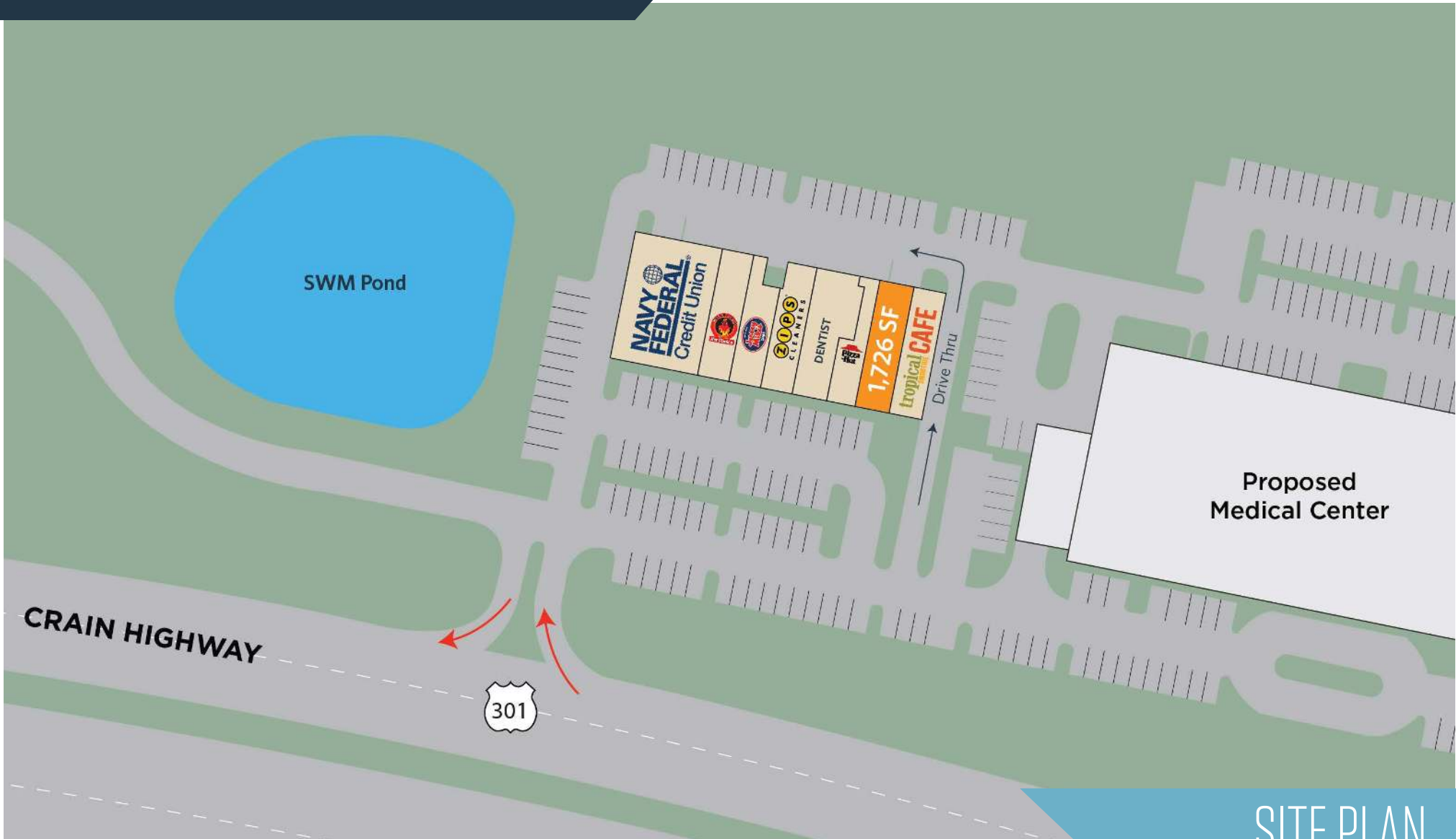
Joe Mekulski
jmekulski@klnb.com
443-632-1343

100 West Road, Suite 505
Towson, MD 21204
klnb.com



SHOPPES AT BRANDYWINE VILLAGE

Rt. 301 & Chadds Ford Drive, Brandywine, MD 20613
Prince George's County



SITE PLAN

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

Joe Mekulski
jmekulski@klnb.com
443-632-1343

100 West Road, Suite 505
Towson, MD 21204
klnb.com

klnb

SHOPPES AT BRANDYWINE VILLAGE

Rt. 301 & Chadds Ford Drive, Brandywine, MD 20613
Prince George's County



SITE PLAN

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

Joe Mekulski
jmekulski@klnb.com
443-632-1343

100 West Road, Suite 505
Towson, MD 21204
klnb.com

klnb

SHOPPES AT BRANDYWINE VILLAGE

Rt. 301 & Chadds Ford Drive, Brandywine, MD 20613
Prince George's County



RENDERING

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

Joe Mekulski
jmekulski@klnb.com
443-632-1343

100 West Road, Suite 505
Towson, MD 21204
klnb.com

klnb

SHOPPES AT BRANDYWINE VILLAGE

Rt. 301 & Chadds Ford Drive, Brandywine, MD 20613
Prince George's County



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

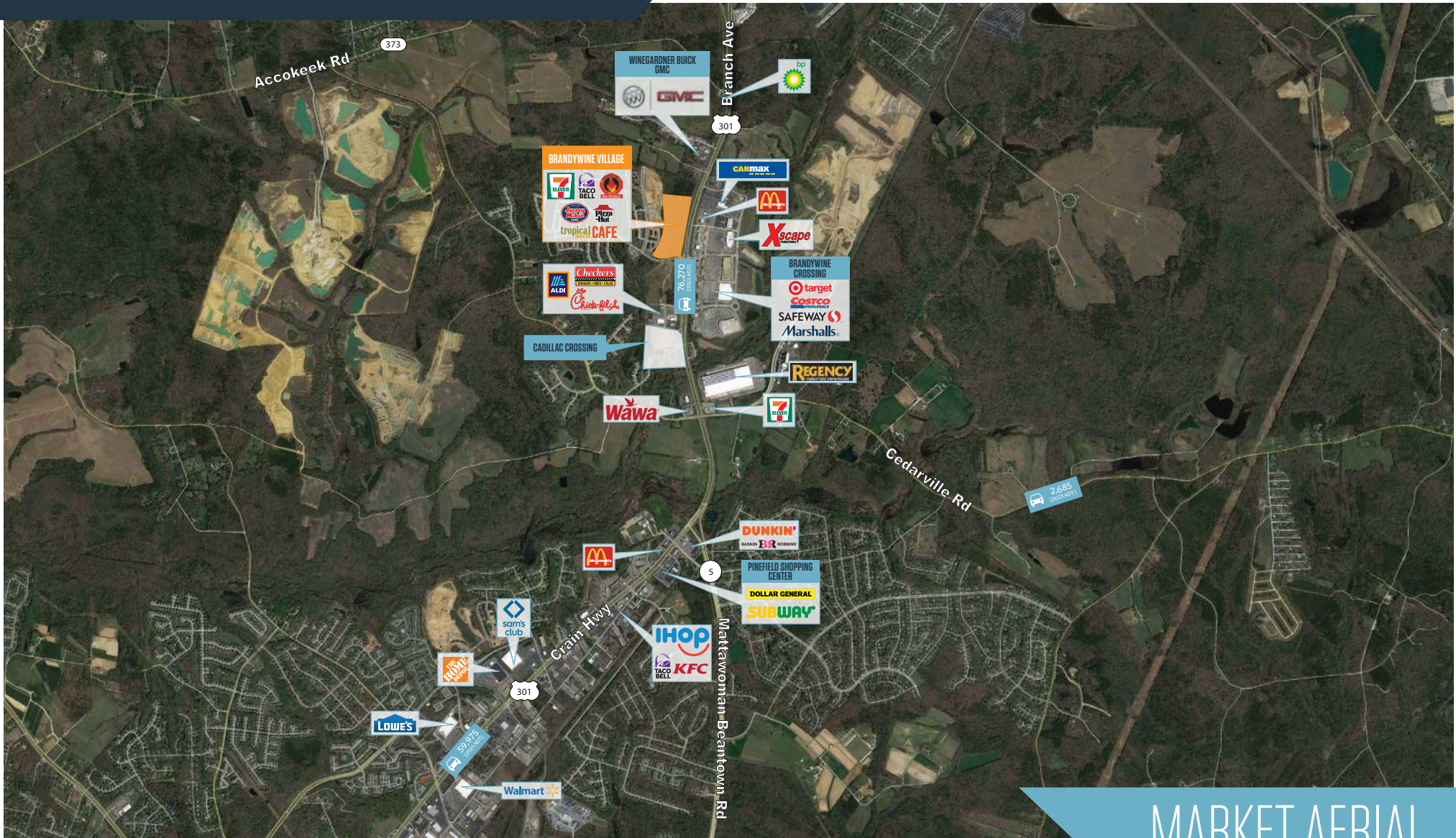
Joe Mekulski
jmekulski@klnb.com
443-632-1343

100 West Road, Suite 505
Towson, MD 21204
klnb.com

klnb

SHOPPES AT BRANDYWINE VILLAGE

Rt. 301 & Chadds Ford Drive, Brandywine, MD 20613
Prince George's County



MARKET AERIAL

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

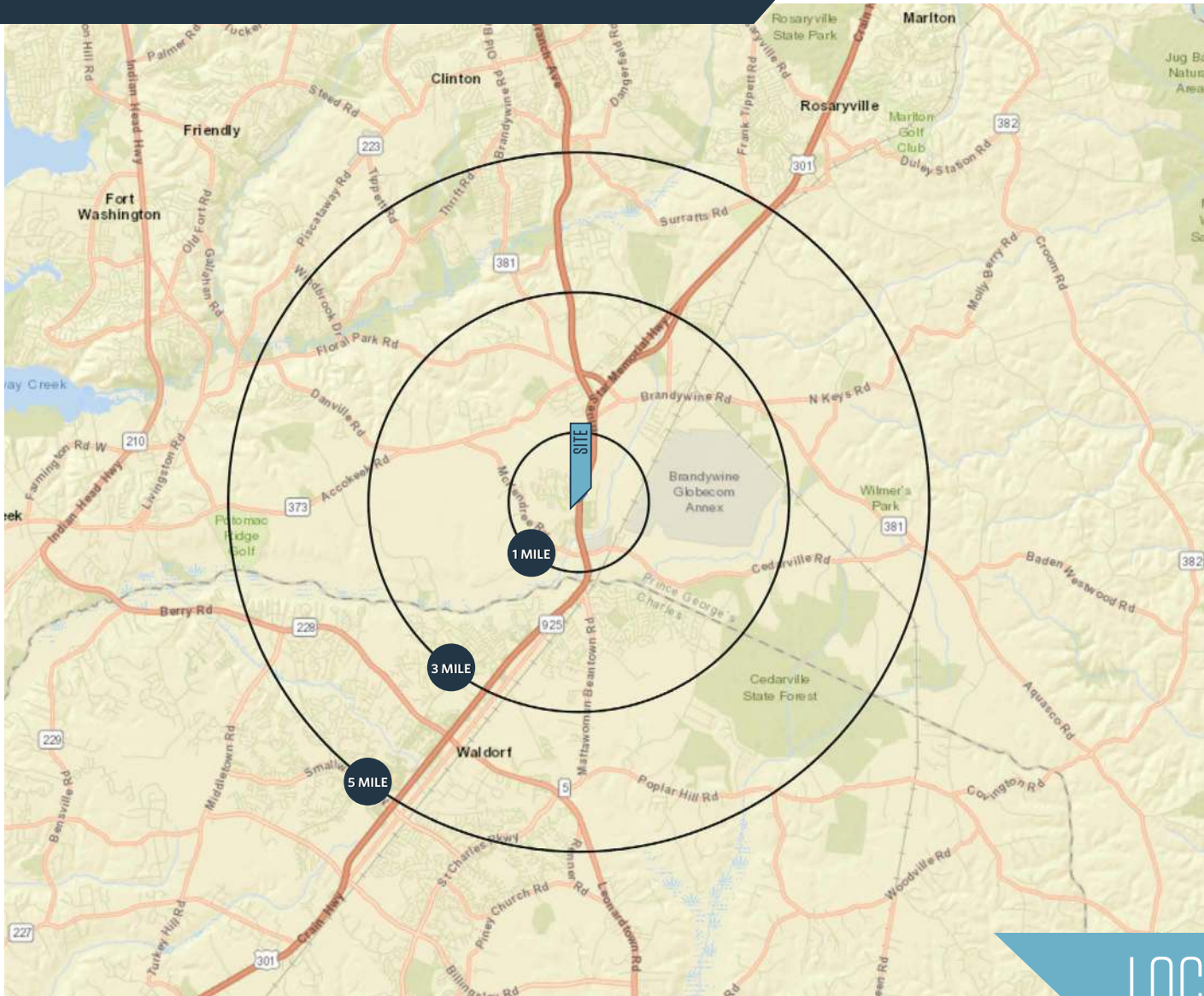
Joe Mekulski
jmekulski@klnb.com
443-632-1343

100 West Road, Suite 505
Towson, MD 21204
klnb.com

klnb

SHOPPES AT BRANDYWINE VILLAGE

Rt. 301 & Chadds Ford Drive, Brandywine, MD 20613
Prince George's County



PROPERTY HIGHLIGHTS:

16,000 SF Shopping Center

Utilities: Public water/Sewer & Natural Gas

Delivery: Immediate

DEMOGRAPHICS | 2024:

	1-MILE	3-MILE	5-MILE
Population	3,616	23,986	68,855
Daytime Population	3,358	19,779	58,520
Households	1,246	8,714	24,646
Average HH Income	\$205,385	\$148,714	\$144,837

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2023:

Crain Hwy [US-301] 76,270 ADT

LOCATION & DEMOGRAPHICS

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

Joe Mekulski
jmekulski@klnb.com
443-632-1343

100 West Road, Suite 505
Towson, MD 21204
klnb.com



SHOPPES AT BRANDYWINE VILLAGE

Rt. 301 & Chadds Ford Drive, Brandywine, MD 20613
Prince George's County

CLICK TO VIEW PROPERTY WEBSITE

For More Information, Please Contact:

Phil Ruxton

pruxton@klnb.com
202-420-7777

Joe Mekulski

jmekulski@klnb.com
443-632-1343

100 West Road, Suite 505
Towson, MD 21204

klnb.com



[instagram.com/klnbcre](https://www.instagram.com/klnbcre)



[linkedin.com/company/klnb](https://www.linkedin.com/company/klnb)



[facebook.com/KLNBCRE](https://www.facebook.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.

klnb