



JOIN NEARBY RETAILERS



UNIVERSITY of MARYLAND
CAPITAL REGION MEDICAL CENTER

RETAIL FOR LEASE

- 1,313 SF – 6,335 SF available.
- Ground floor retail space available of 318-unit mixed use Class-A apartment development.
- Excellent visibility at signalized intersection of Arena Drive & Lottsford Rd.
- Convenience access from I-495 and 8-minute walk from Largo Town Center Metro Station.
- Directly across the street from University of Maryland Capital Region Medical Center.

CRAIG CHENEY

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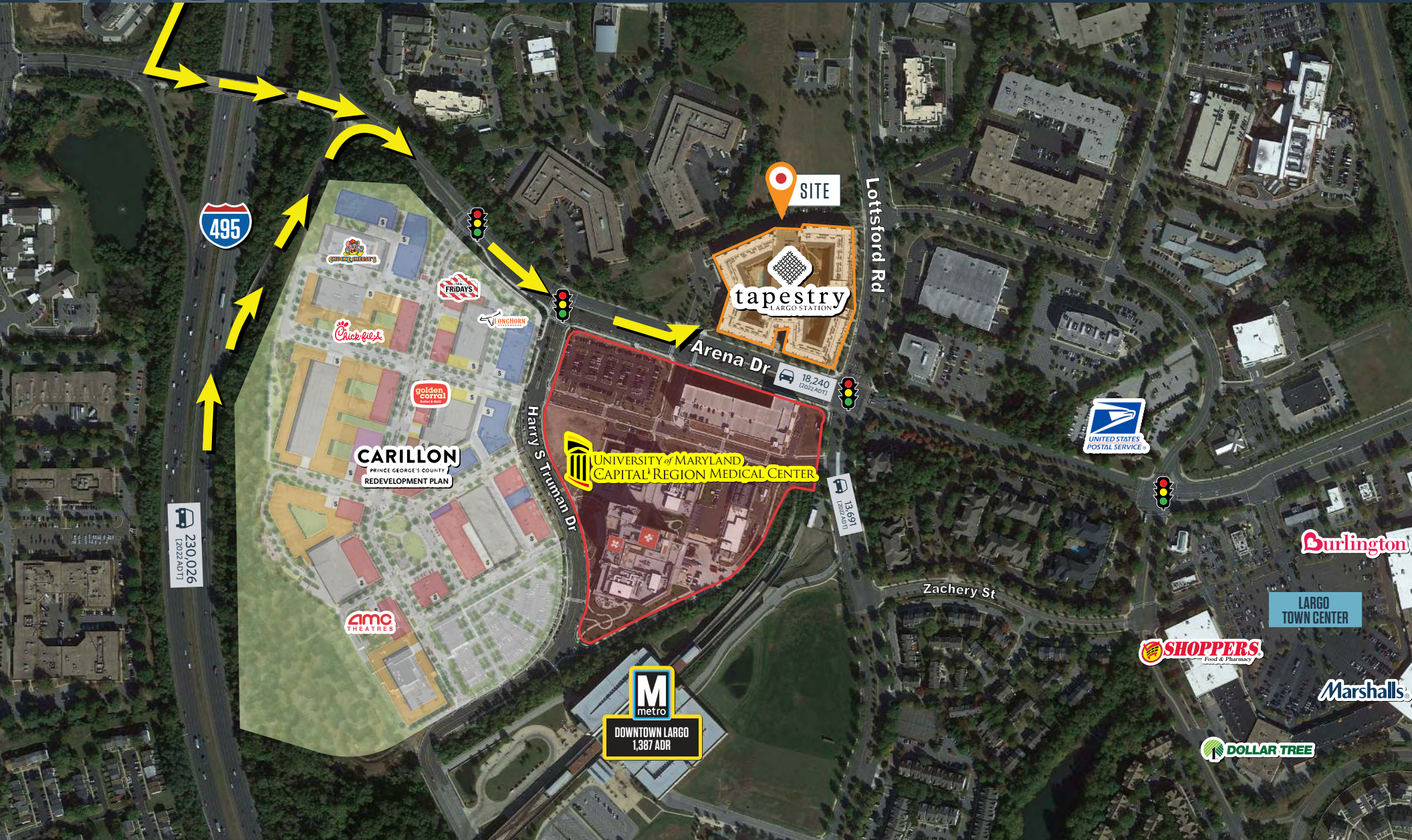
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CLOSE-UP

THE TAPESTRY

9300 LOTTSFORD RD, LARGO, MD 20774, PRINCE GEORGE'S COUNTY



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LOCATION

THE TAPESTRY

9300 LOTSFORD RD, LARGO, MD 20774, PRINCE GEORGE'S COUNTY



DEMOGRAPHICS | 2024:

	1-MILE	3-MILE	5-MILE
Population	11,218	101,937	277,092
Daytime Population	12,458	41,829	101,688
Households	5,422	37,892	99,928
Average HH Income	\$116,233	\$123,098	\$118,828

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2023:

Arena Drive	18,356 ADT
Lottsford Road	15,237 ADT

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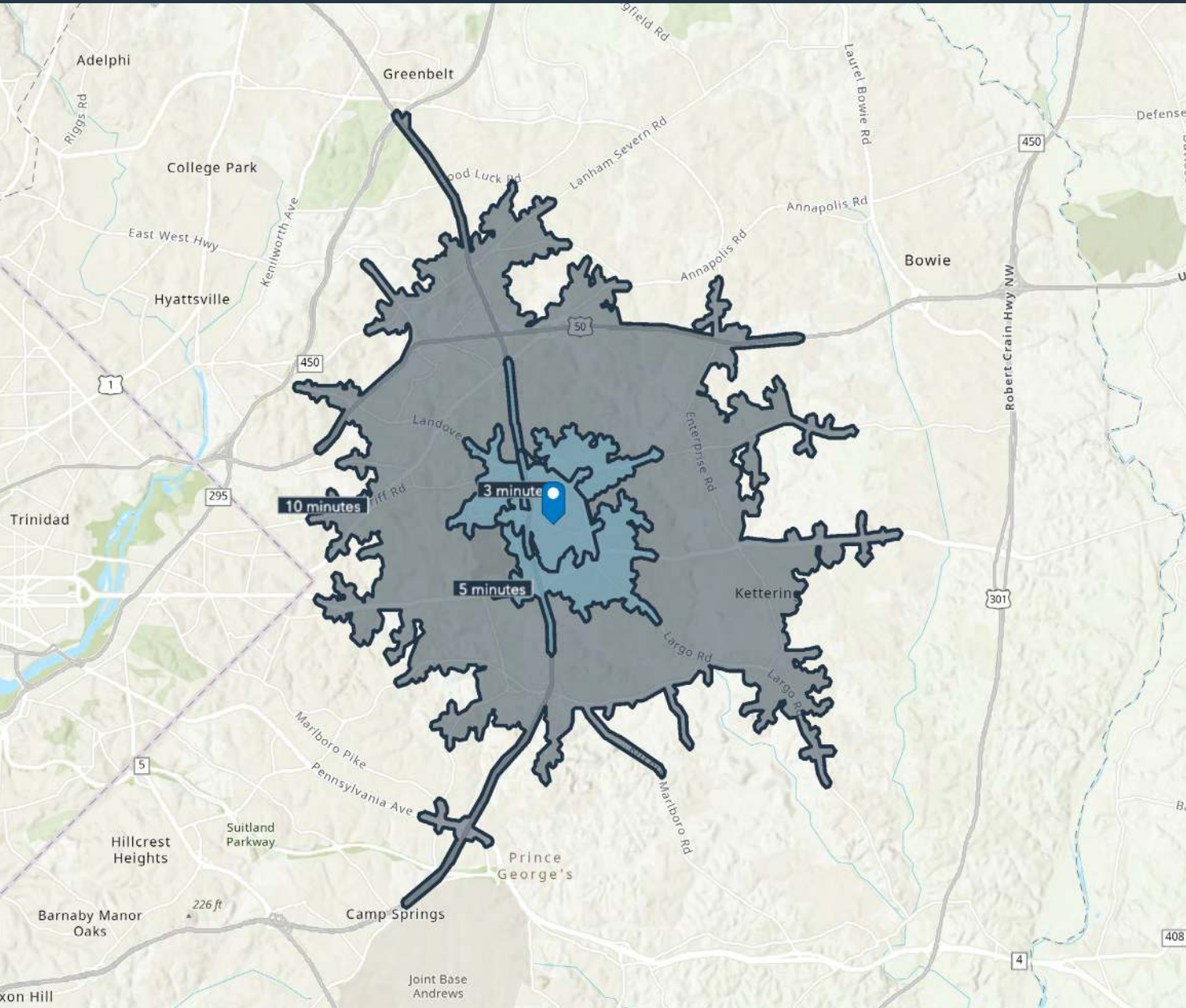
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DRIVE TIME

THE TAPESTRY

9300 LOTTSFORD RD, LARGO, MD 20774, PRINCE GEORGE'S COUNTY



DRIVE TIME DEMOGRAPHICS | 2024:

	3 MINUTES	5 MINUTES	10 MINUTES
Population	2,217	111,479	124,421
Daytime Population	6,547	13,704	61,364
Households	1,348	5,492	45,076
Average HH Income	\$99,935	\$116,361	\$121,908

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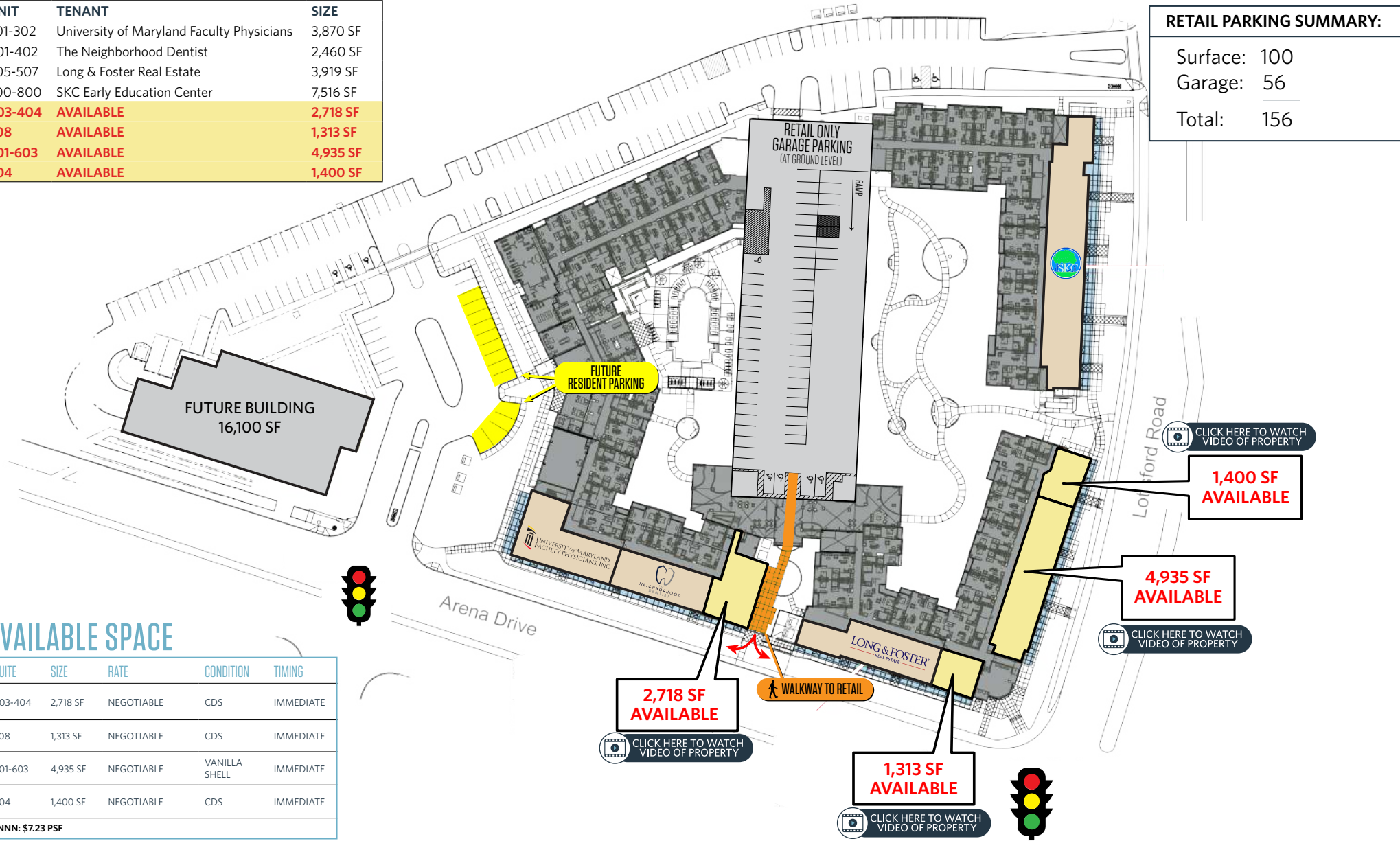
SITE PLAN

THE TAPESTRY

9300 LOTTSFORD RD, LARGO, MD 20774, PRINCE GEORGE'S COUNTY

UNIT	TENANT	SIZE
301-302	University of Maryland Faculty Physicians	3,870 SF
401-402	The Neighborhood Dentist	2,460 SF
505-507	Long & Foster Real Estate	3,919 SF
700-800	SKC Early Education Center	7,516 SF
403-404	AVAILABLE	2,718 SF
508	AVAILABLE	1,313 SF
601-603	AVAILABLE	4,935 SF
604	AVAILABLE	1,400 SF

RETAIL PARKING SUMMARY:	
Surface:	100
Garage:	56
Total:	156



AVAILABLE SPACE

SUITE	SIZE	RATE	CONDITION	TIMING
403-404	2,718 SF	NEGOTIABLE	CDS	IMMEDIATE
508	1,313 SF	NEGOTIABLE	CDS	IMMEDIATE
601-603	4,935 SF	NEGOTIABLE	VANILLA SHELL	IMMEDIATE
604	1,400 SF	NEGOTIABLE	CDS	IMMEDIATE

*NNN: \$7.23 PSF

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Largo

Prince George's County | Maryland

klnb

- Google Earth Pro 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.

WOODMORE TOWNE CENTRE

Wegmans **Party City**
COSTCO WHOLESALE **BEST BUY**

FORMER LANDOVER MALL

Planet Fitness
LANDOVER CROSSING

CVS
KING SHOPPING CENTER

FEDEX FIELD

CARILLON FUTURE REDEVELOPMENT
Chick-fil-A **golden corral**
CHUCKE CHEESE'S **FRIDAYS**
AMC THEATRES

tapestry
LARGO STATION

LARGO TOWN CENTER
Marshalls
SHOPPERS Food & Pharmacy
Burlington

NEW 600K SF UNIVERSITY OF MARYLAND CAPITAL REGIONAL MEDICAL CENTER

Walgreens

MITCHELVILLE PLAZA
weis

KETTERING PLAZA
ROSS DRESS FOR LESS
BANK OF AMERICA **CVS**

LARGO PLAZA
LOWE'S **Giant**
TARGET **Starbucks**
five BELOW **Staples**
Phenix **PETSMART**
CVS **xfinity**
AutoZone **M&T Bank**
TRUIST

LAIFITNESS
CVS pharmacy
WATKINS PARK PLAZA

HAMPTON MALL
THE HOME DEPOT



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FOR MORE INFORMATION, PLEASE CONTACT:

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