

# COVENTRY PLAZA

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



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"<br>(former barbershop)              | IMMEDIATE                         |
| 2,368 SF                | "MARKET" | "AS-IS"<br>(former beauty store)            | IMMEDIATE                         |
| 2,450 SF                | "MARKET" | "AS-IS"<br>(former dry cleaner)             | IMMEDIATE                         |
| 2,852 SF                | "MARKET" | "AS-IS"<br>(former cigar & cocktail lounge) | IMMEDIATE                         |
| 8,350 SF                | "MARKET" | "AS-IS"<br>(currently a restaurant)         | WITHIN 60 DAYS OF LEASE EXECUTION |
| <b>OR IF COMBINED:</b>  |          |                                             |                                   |
| Up to 7,670 SF          | "MARKET" | WARM DARK SHELL + TI                        | IMMEDIATE                         |
| 4,818 SF                | "MARKET" | WARM DARK SHELL + TI                        | IMMEDIATE                         |
| *EST. NNN's: \$6.49 PSF |          |                                             |                                   |

OWNED BY:  **CARROLLTON ENTERPRISES**

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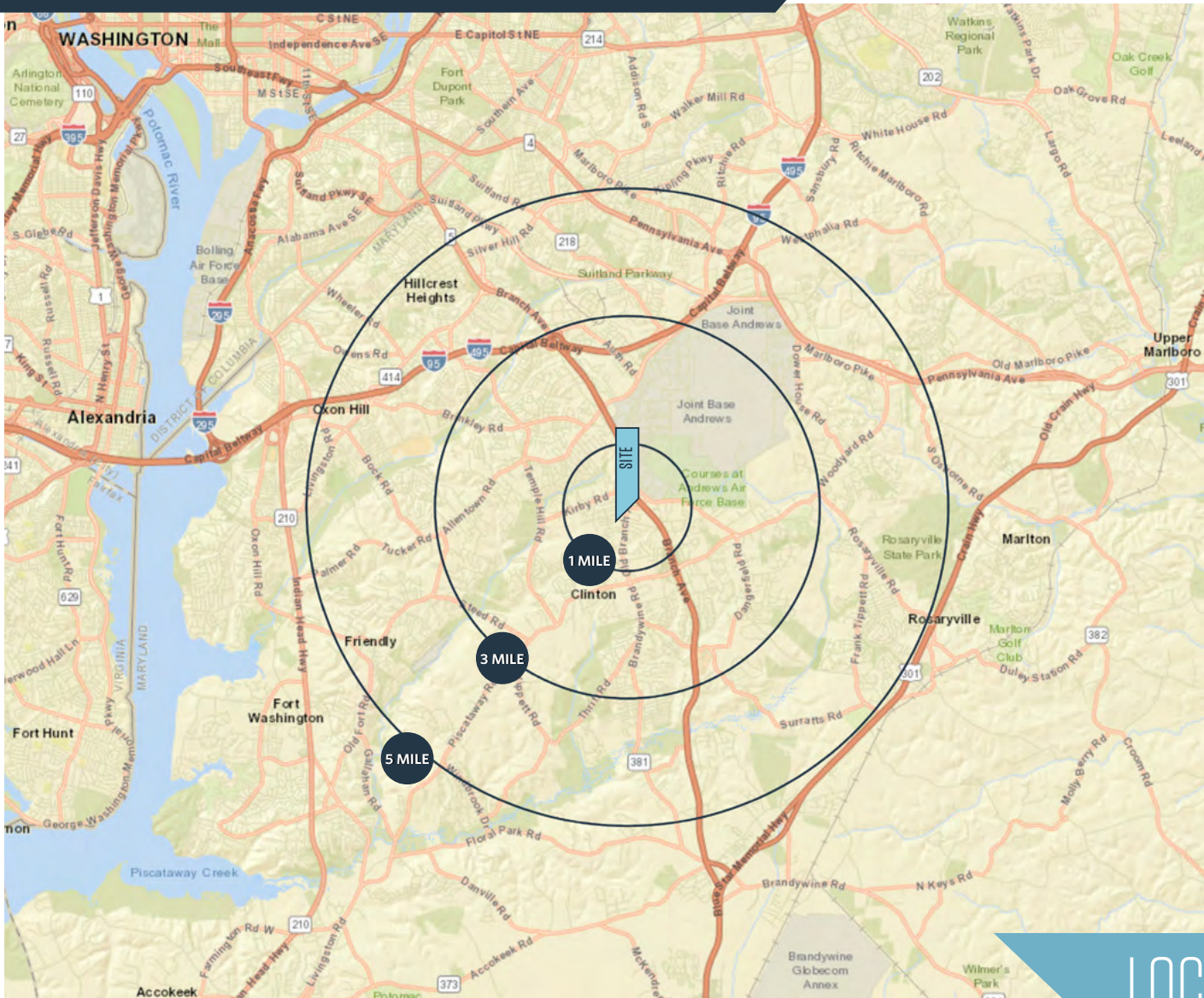
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## DEMOGRAPHICS | 2024:

|                    | 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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MARKET AERIAL

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For More Information, Please Contact:

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