

NEARBY RETAILERS



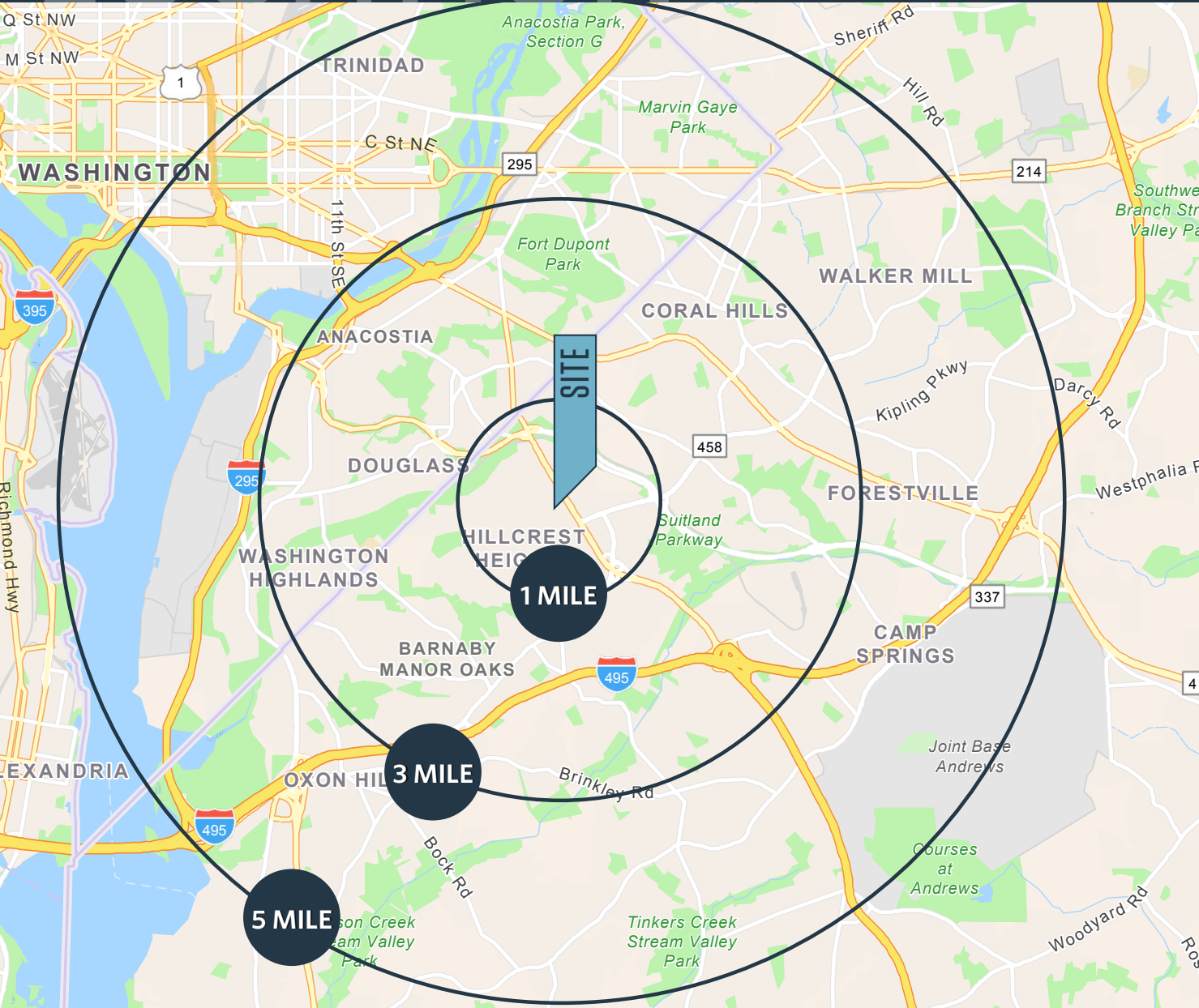
DRIVE-THRU PAD SITE FOR GROUND LEASE OR BUILD-TO-SUIT

- Pads & inline space available adjacent to **BEAUTY4U**'s top performing store!
- Visible to Branch Ave. (51,984 ADT) and next to The Shops at Iverson with close proximity to Marlow Heights Shopping Center.

LOCATION

HILLCREST HEIGHTS RETAIL

3551 32ND AVE, HILLCREST HEIGHTS, MD 20748, PRINCE GEORGE'S COUNTY



DEMOGRAPHICS | 2023:

	1-MILE	3-MILE	5-MILE
Population	19,133	195,815	452,908
Daytime Population	13,246	144,665	457,226
Households	8,479	81,704	193,531
Average HH Income	\$84,661	\$80,943	\$111,866

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2022:

Branch Ave	51,984 ADT
Suitland Pkwy	37,192 ADT

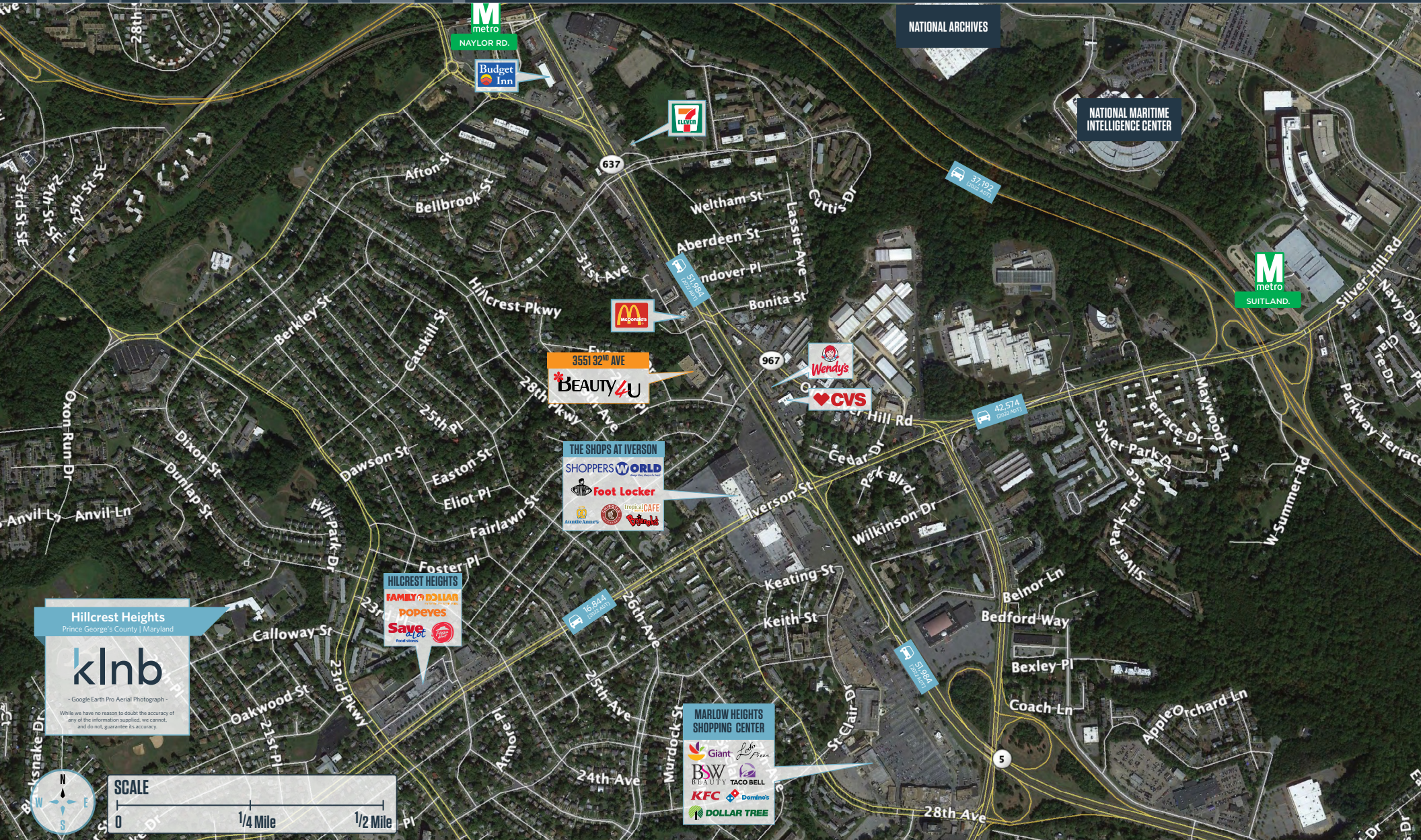
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SITE PLAN

HILLCREST HEIGHTS RETAIL

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FOR MORE INFORMATION, PLEASE CONTACT:

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