

LARGO PLAZA & KETTERING PLAZA

10410-10696 Campus Way South, Upper Marlboro, MD 20774
Prince George's County



RETAIL FOR LEASE



- Approximately 550,000 SF Power Center well positioned at the Largo Road (Rt. 202) and Central Avenue (Rt. 214) interchange in Largo, MD.
- Easy access with fully signalized entrances on Central Avenue and Campus Way South.

OWNED BY:  CARROLLTON ENTERPRISES

	SIZE	RATE	DELIVERY CONDITION	TIMING OF AVAILABILITY
LARGO PLAZA	1,878 SF	"MARKET"	VANILLA SHELL	IMMEDIATELY
	4,018 SF	"MARKET"	VANILLA SHELL	IMMEDIATELY
	6,400 SF	"MARKET"	VANILLA SHELL	IMMEDIATELY
*Est. NNN: \$6.80 PSF				

	SIZE	RATE	DELIVERY CONDITION	TIMING OF AVAILABILITY
KETTERING PLAZA	2,200 SF	"MARKET"	FORMER PHYSICAL THERAPY	IMMEDIATELY
	4,288 SF	"MARKET"	COLD DARK SHELL	IMMEDIATELY
*Est. NNN: \$7.15 PSF				

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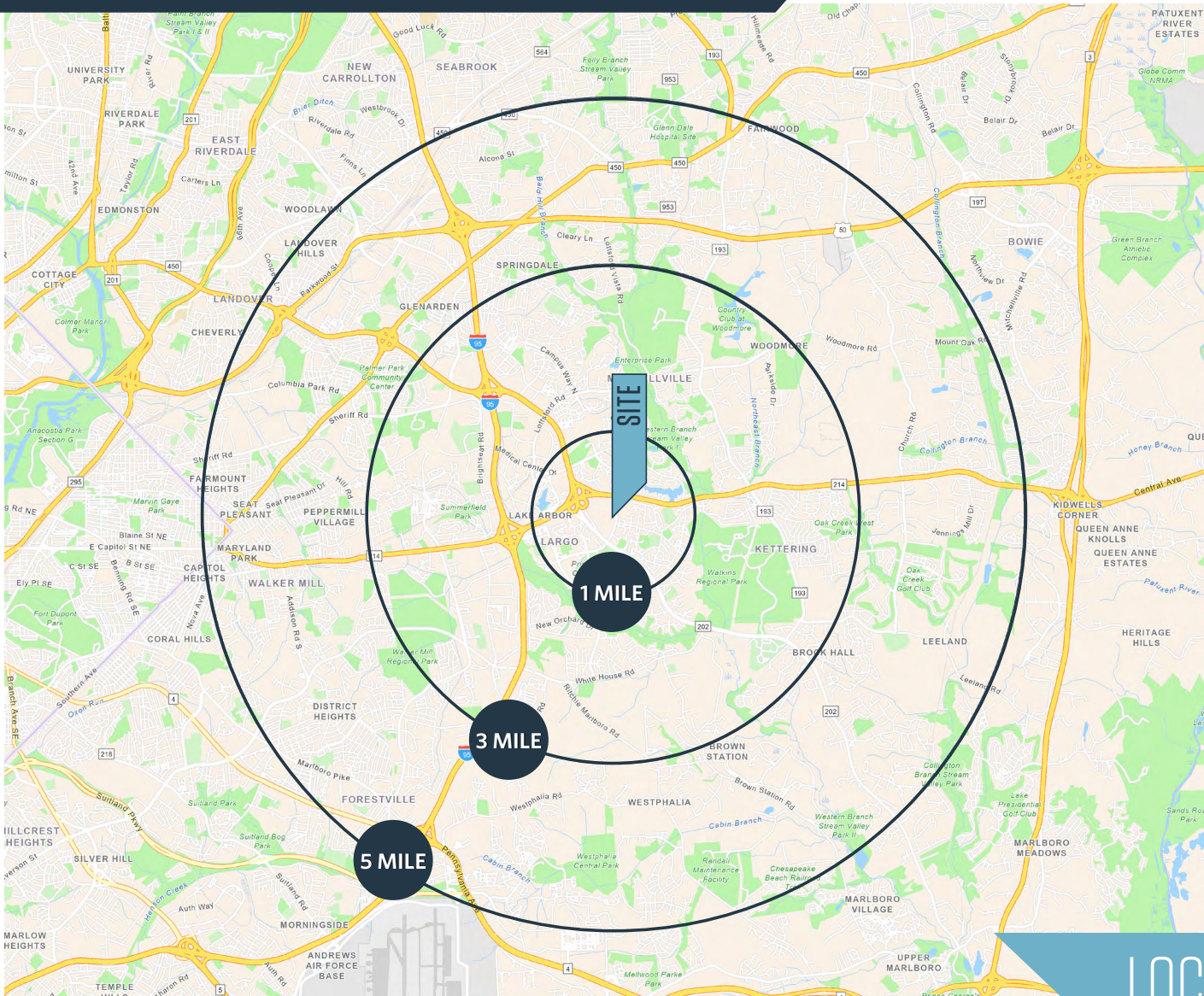
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DEMOGRAPHICS | 2024:

	1-MILE	3-MILE	5-MILE
Population	15,868	74,103	209,930
Daytime Population	5,178	34,533	89,000
Households	6,752	28,768	76,028
Average HH Income	\$119,966	\$138,852	\$134,852

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2023:

Campus Way South	13,686 ADT
Central Avenue (Rt. 214)	50,419 ADT

LOCATION & DEMOGRAPHICS

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MARKET AERIAL

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LARGO PLAZA

#	TENANT	SQ. FT.
10500	TARGET	127,500
10498	JOHN 3:16 BOOKSTORE	3,200
10494	CONNAISSEUR PARIS	1,600
10492	NAVY FEDERAL	1,600
10490	GAME STOP	1,600
10488	AVAILABLE	4,018
10486	FIVE BELOW	8,000
10484	LARGO BRIGHT SMILES	1,600
10480	GIANT FOOD	55,797
10478	PHENIX SALON	14,578
10464	PETSMART	19,107
10460B	AVAILABLE	1,878
10460A	APPLIANCES 4 LESS	2,953
10440	LOWE'S	115,506
10432	AVAILABLE	6,400
10430	UBREAKIFIX	1,600
10428	SUBWAY	1,600
10426	CHARBROILED CHICKEN & GRILL	1,600
10424	JACKSON HEWITT	1,600
10422	ONE MAIN FINANCIAL	1,600
10420	SPICED BLACK	1,600
10418	LARGO NAILS	1,600
10416	EXPRESSCARE	4,800
10410	M&T BANK	3,187
10590	WALDO'S	3,610
10500	STARBUCKS	1,300
10582	XFINITY	3,800
10578	WINGS 21	2,375
10574	LEDO PIZZA	2,375
10566	AUTOZONE	6,650
10562	SAKURA	2,375
10560	CRAFTY CRAB	10,000
10550	CRAFTY CRAB	
10530	STAPLES	20,388
PAD 1	CHIPOTLE	2,325

KETTERING PLAZA

#	TENANT	SQ. FT.
10694	HATS OFF BARBER SHOP	1,000
10692	CVS/PHARMACY	15,400
10682	KETTERING LIQUOR	2,200
10680	LEASE PENDING	2,450
10678	ANN'S NAIL SALON	825
10676	ANN'S NAIL SALON	1,100
10674	RALLY'S HAIR	1,100
10672	PIZZA BOLI'S	1,100
10668	HOT HEAT SNEAKERS	1,100
10666	AVAILABLE	2,200
10664	HOME BOY'S SEAFOOD	825
10660	HOME BOY'S SEAFOOD	1,420
10658	NAGWA'S BOUTIQUE	4,408
10654	BEAUTY 4 U	10,956
10650	ROSS DRESS FOR LESS	29,572
10640	PAC-N-POST PLUS	950
10644	AVAILABLE	4,288
10604	BP GAS	
10696	JERRY YUMS	2,200
10600	BANK OF AMERICA	



AVAILABLE
 NEGOTIATING WITH NEW TENANT
 LEASED

50,419
[2023 ADT]

13,686
[2023 ADT]

SITE PLAN

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For More Information, Please Contact:

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