



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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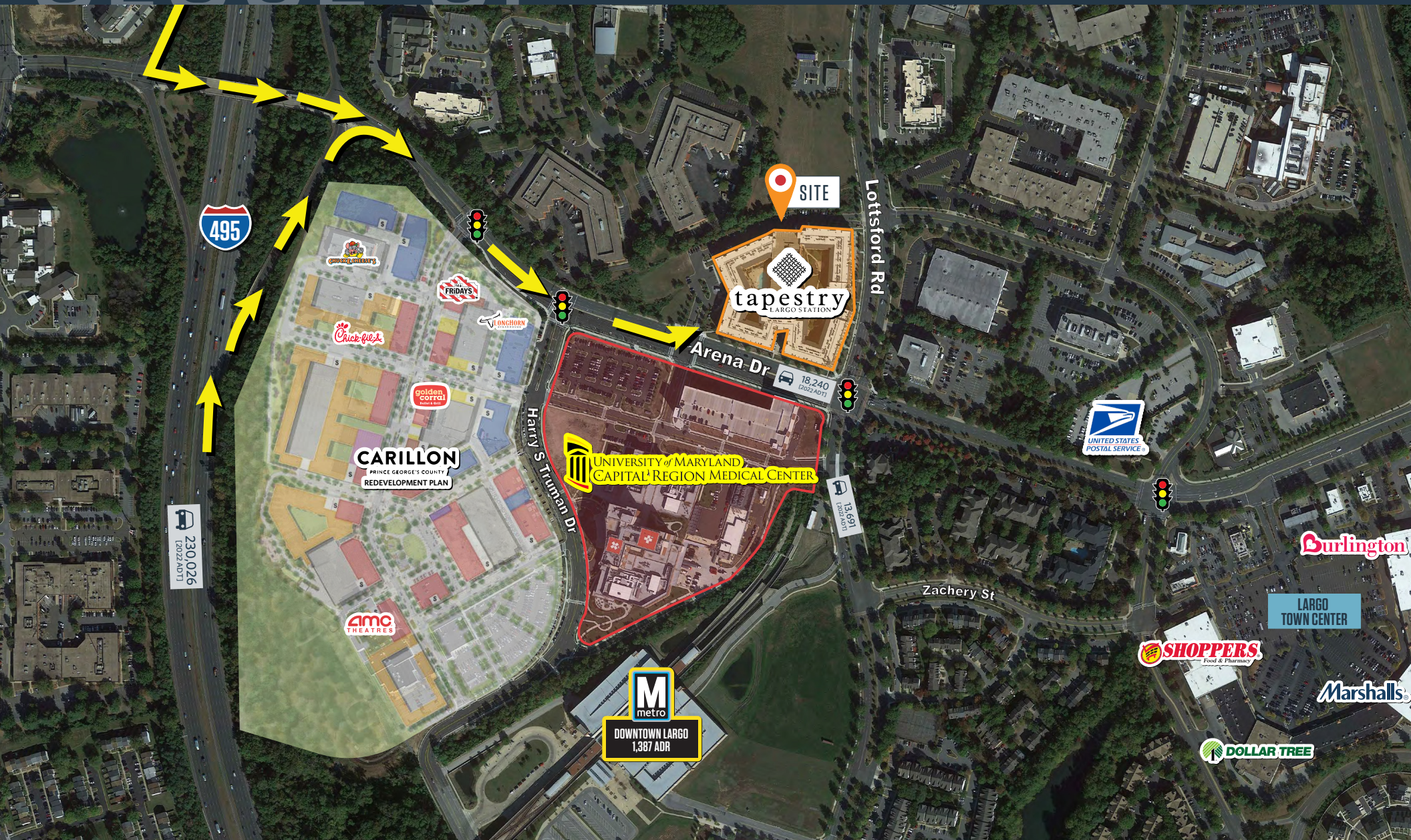
ALEX WILLNER

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CLOSE-UP

THE TAPESTRY

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



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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](#)

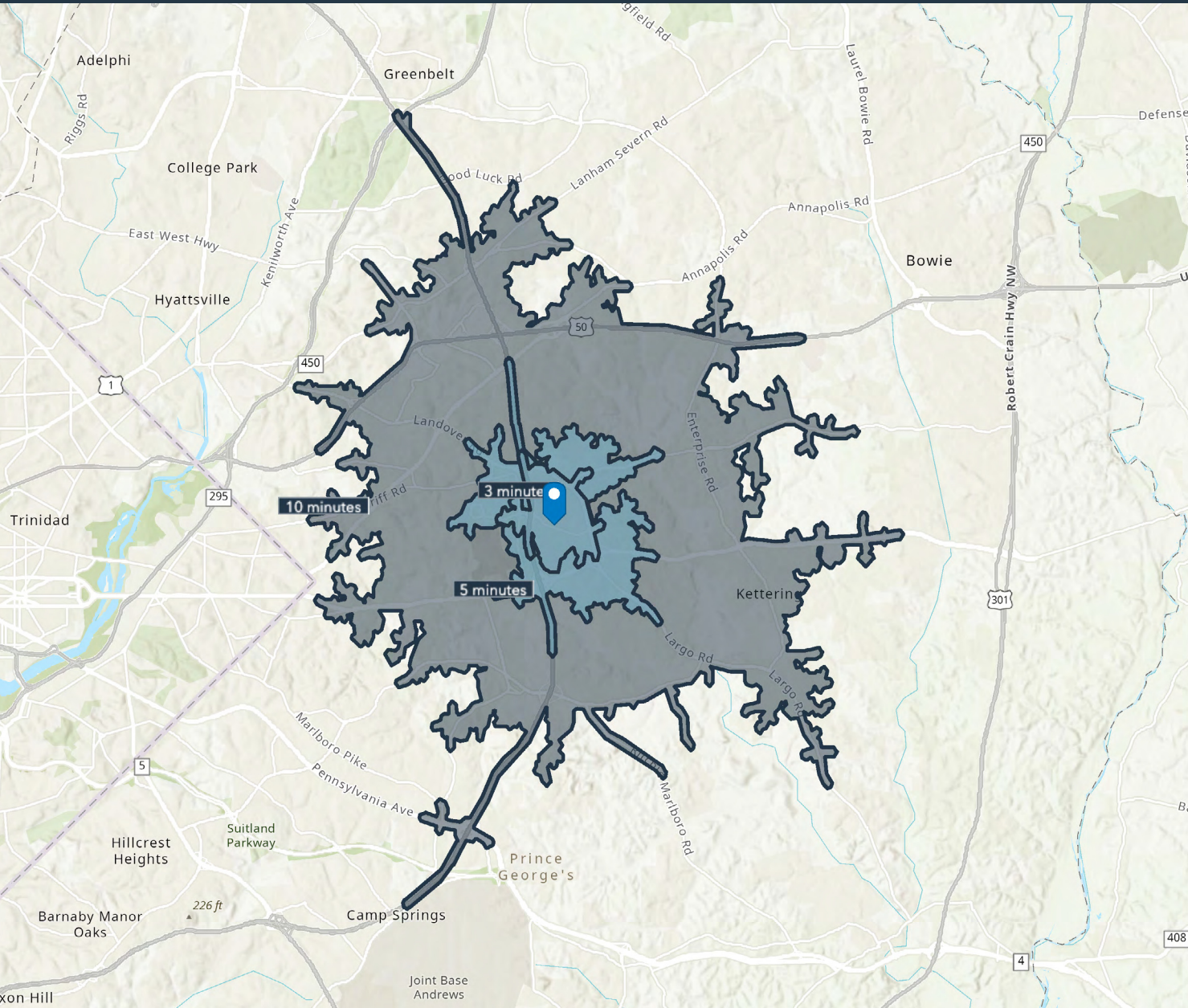
TRAFFIC COUNTS | 2023:

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

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

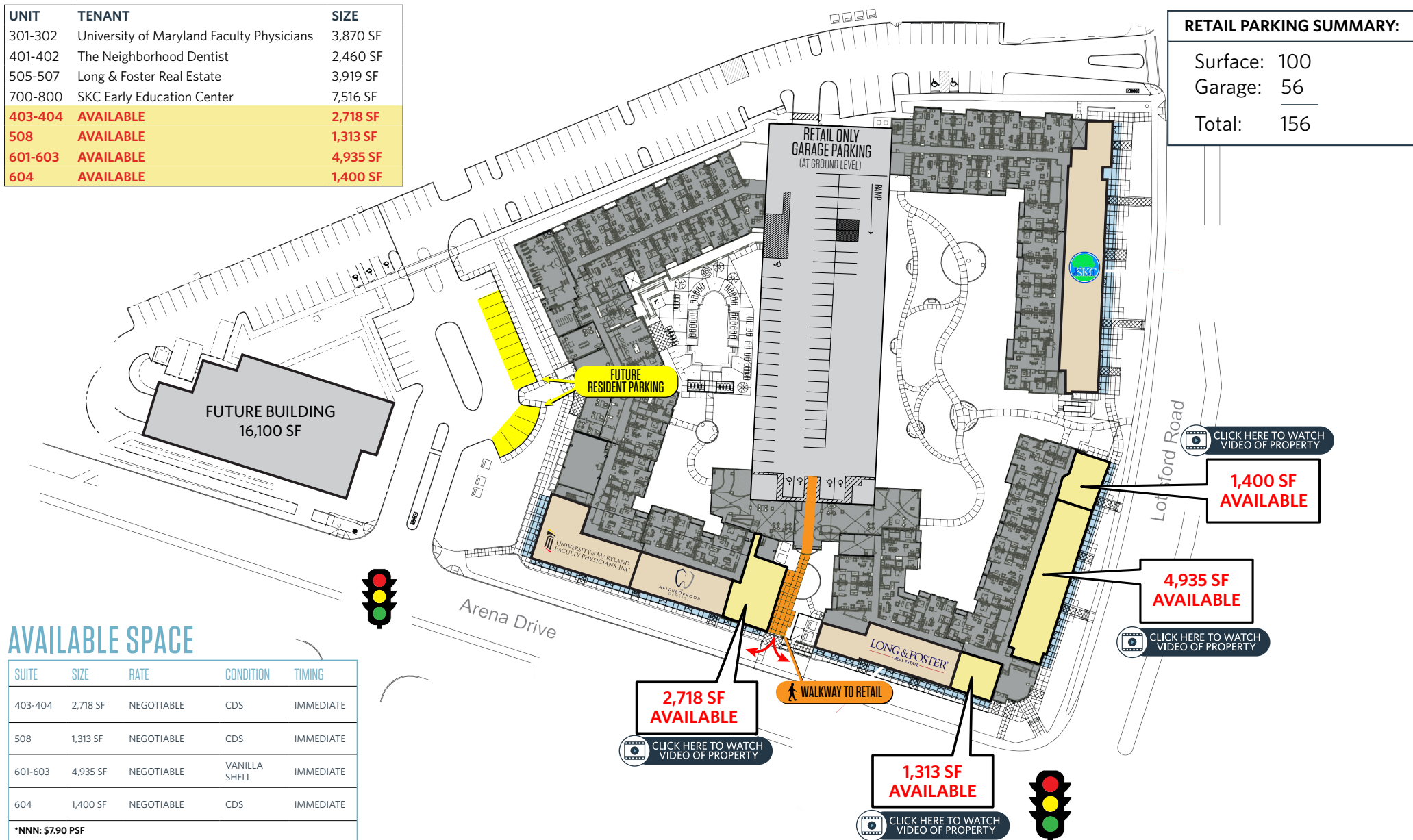
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UNIT	TENANT	SIZE
301-302	University of Maryland Faculty Physicians	3,870 SF
401-402	The Neighborhood Dentist	2,460 SF
505-507	Long & Foster Real Estate	3,919 SF
700-800	SKC Early Education Center	7,516 SF
403-404	AVAILABLE	2,718 SF
508	AVAILABLE	1,313 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: \$7.90 PSF

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- Google Earth Pro Aerial Photograph -

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FOR MORE INFORMATION, PLEASE CONTACT:

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