

# LARGO PLAZA & KETTERING PLAZA

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



- 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

RETAIL FOR LEASE

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

| KETTERING PLAZA | SIZE                  | RATE     | DELIVERY CONDITION      | TIMING OF AVAILABILITY |
|-----------------|-----------------------|----------|-------------------------|------------------------|
|                 | 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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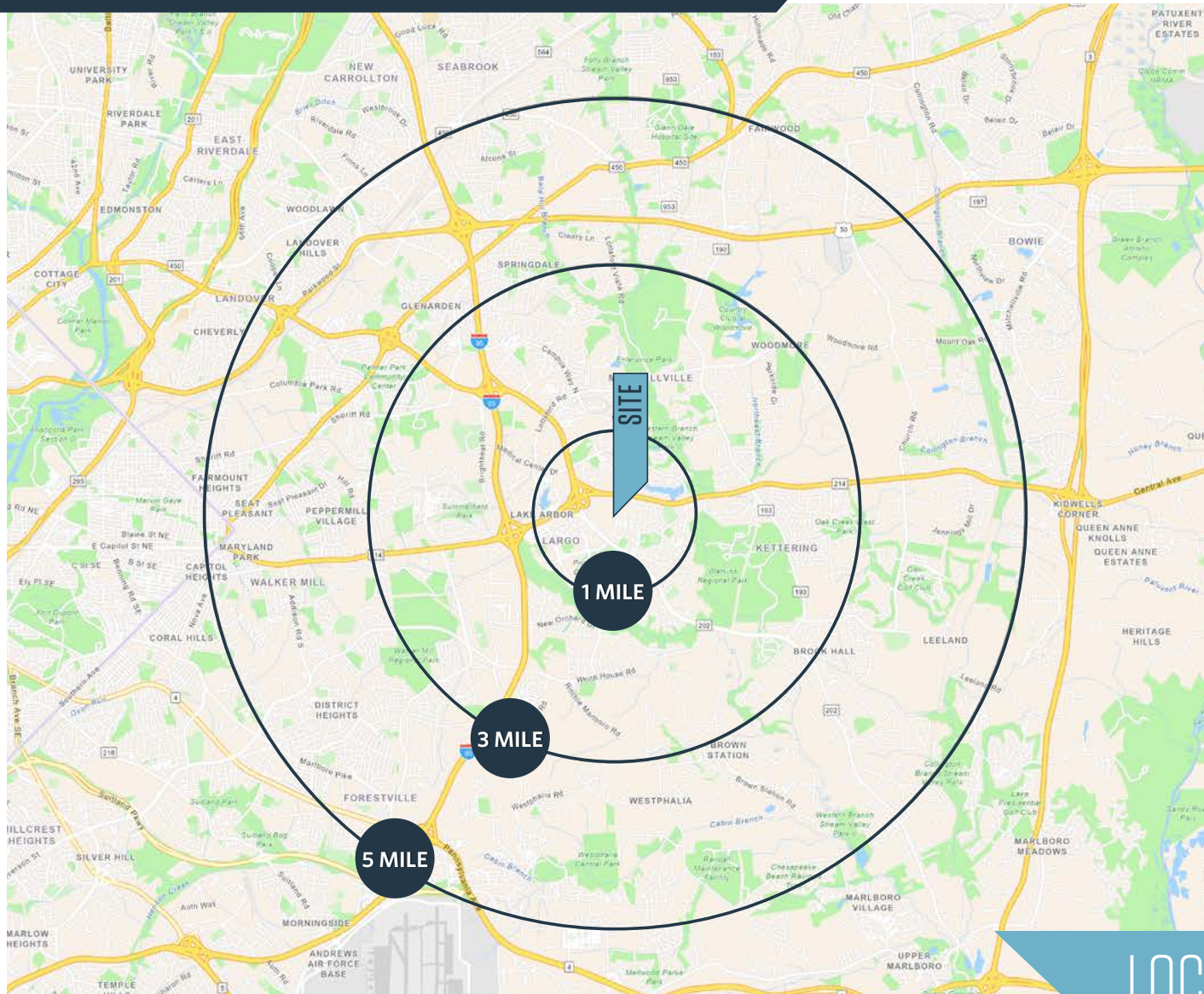
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## DEMOGRAPHICS | 2024:

| 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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## 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  | FURNITURE                   | 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 | EXPRESS FRESH & CLEAN | 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       |         |



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CLICK TO VIEW PROPERTY WEBSITE

For More Information, Please Contact:

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