

**JUST SIGNED:
SMILEZEUM
DENTISTRY**



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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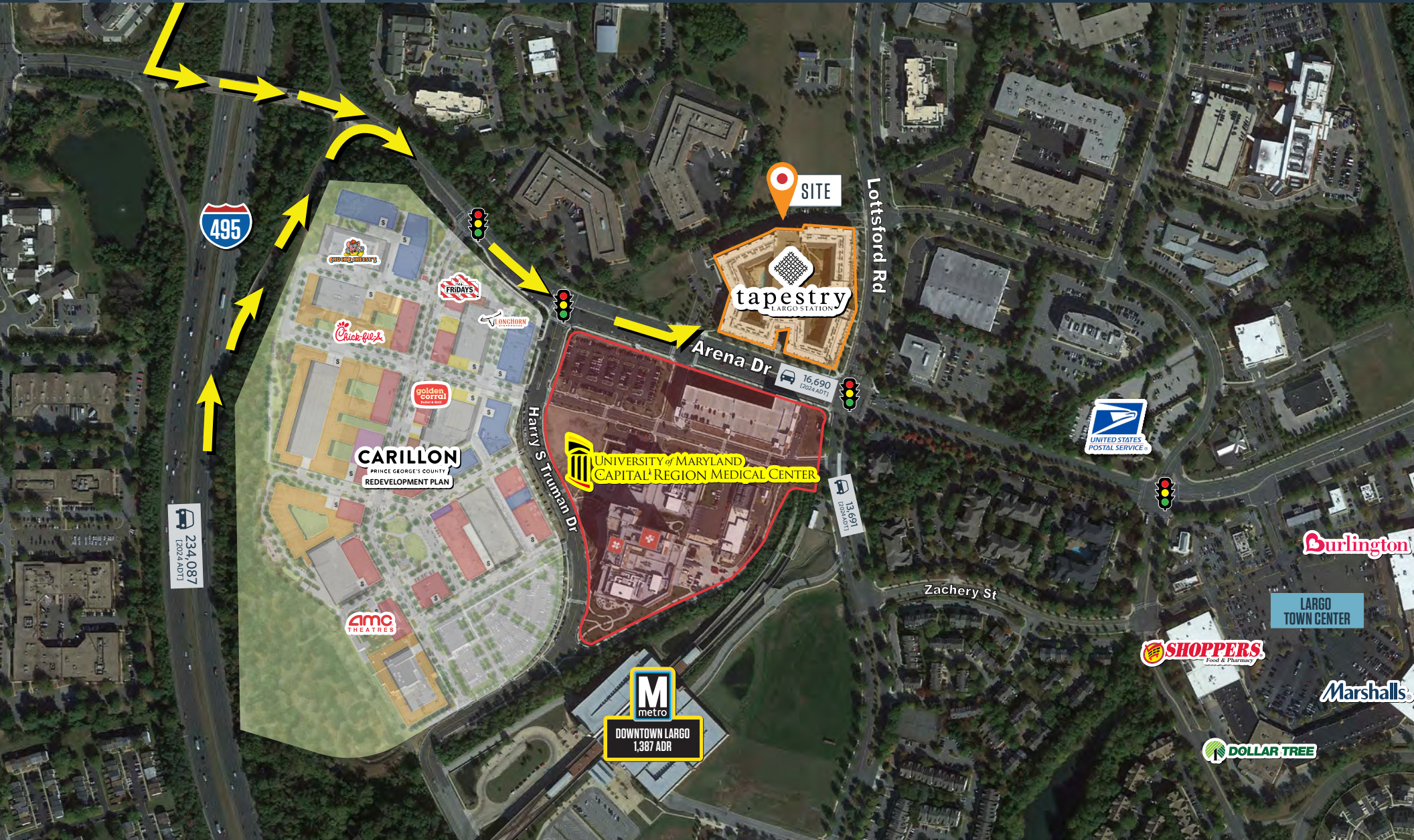
ALEX WILLNER

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CLOSE-UP

THE TAPESTRY

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



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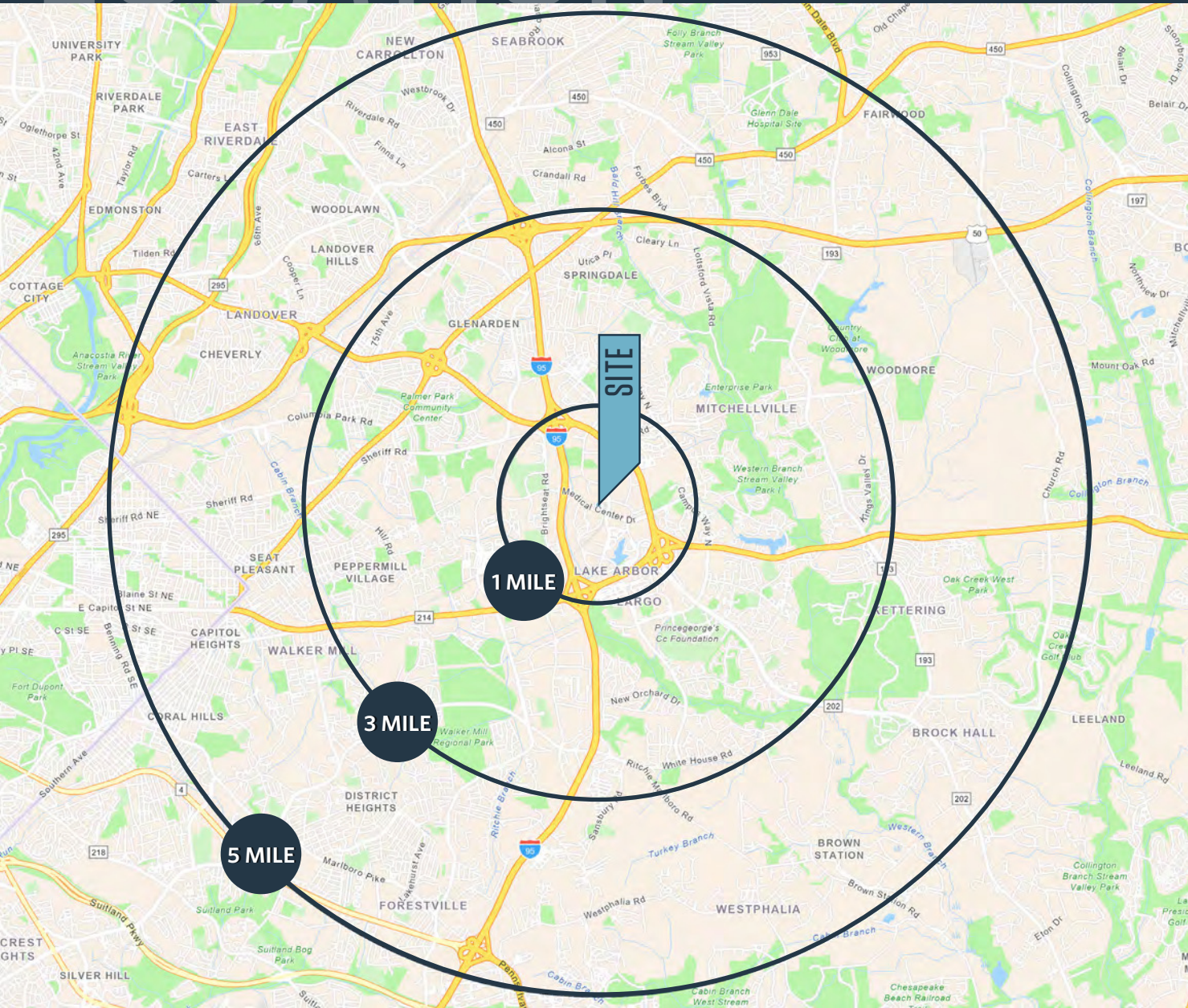
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LOCATION

THE TAPESTRY

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



DEMOGRAPHICS | 2025:

1-MILE	3-MILE	5-MILE
Population		
11,473	100,907	275,891
Daytime Population		
11,590	41,845	101,832
Households		
5,562	37,671	99,830
Average HH Income		
\$115,216	\$123,598	\$119,620

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2024:

Arena Drive	16,690 ADT
Lottsford Road	13,282 ADT

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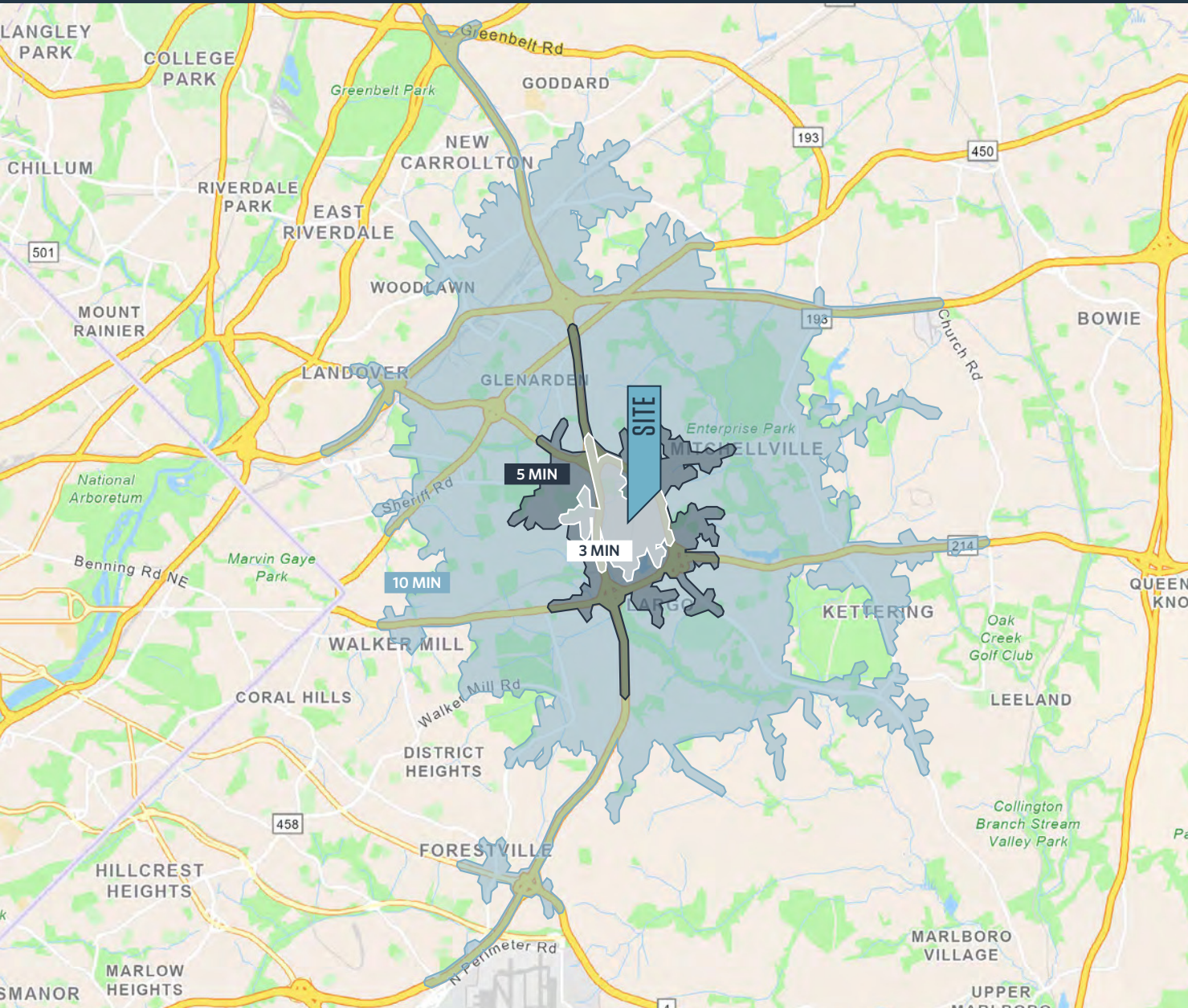
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DRIVE TIME

THE TAPESTRY

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



DRIVE TIME DEMOGRAPHICS | 2025:

3 MINUTES	5 MINUTES	10 MINUTES
Population 2,255	9,203	116,771
Daytime Population 5,693	11,240	57,607
Households 1,369	4,496	42,604
Average HH Income \$98,939	\$117,159	\$122,584

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

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SITE PLAN

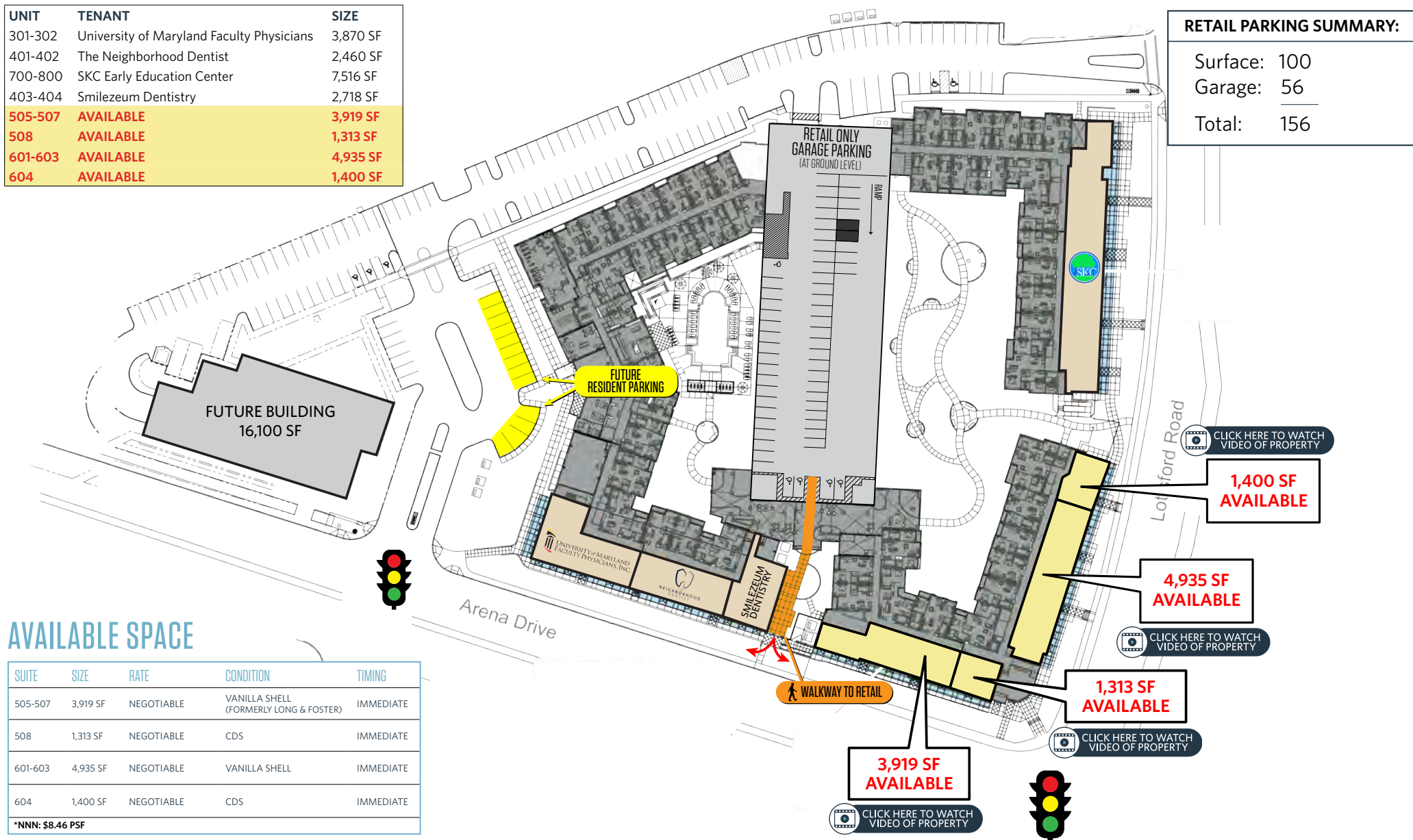
THE TAPESTRY

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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
700-800	SKC Early Education Center	7,516 SF
403-404	Smilezeum Dentistry	2,718 SF
505-507	AVAILABLE	3,919 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
505-507	3,919 SF	NEGOTIABLE	VANILLA SHELL (FORMERLY LONG & FOSTER)	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: \$8.46 PSF

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AERIAL

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FOR MORE INFORMATION, PLEASE CONTACT:

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