

COVENTRY PLAZA

6300 Coventry Way, Clinton, MD 20735
Prince George's County



RETAIL FOR LEASE

JOIN:  **SHOPPERS**



FIVE GUYS **SUBWAY**

Fulton Bank **Sarku**
japan



- Approximately 112,000 SF high volume grocery-anchored center well located at the interchange of Branch Avenue (Rt. 5) and Coventry Way in Clinton, MD.
- Easy access via four ingress/egress points plus a traffic signal serving the shopping center at Coventry Way and Old Branch Avenue.

SIZE	RATE	DELIVERY CONDITION	TIMING OF AVAILABILITY
1,140 SF	"MARKET"	"AS-IS" (former barbershop)	IMMEDIATE
2,368 SF	"MARKET"	"AS-IS" (former beauty store)	IMMEDIATE
2,450 SF	"MARKET"	"AS-IS" (former dry cleaner)	IMMEDIATE
2,852 SF	"MARKET"	"AS-IS" (former cigar & cocktail lounge)	IMMEDIATE
OR IF COMBINED:			
Up to 7,670 SF	"MARKET"	WARM DARK SHELL + TI	IMMEDIATE
5,220 SF	"MARKET"	WARM DARK SHELL + TI	IMMEDIATE
4,818 SF	"MARKET"	WARM DARK SHELL + TI	IMMEDIATE
*EST. NNN's: \$6.49 PSF			

OWNED BY:  **CARROLLTON ENTERPRISES**

Mai Vo
mvo@klnb.com
703-268-2722

Matt Copeland
mcopeland@klnb.com
443-632-2051

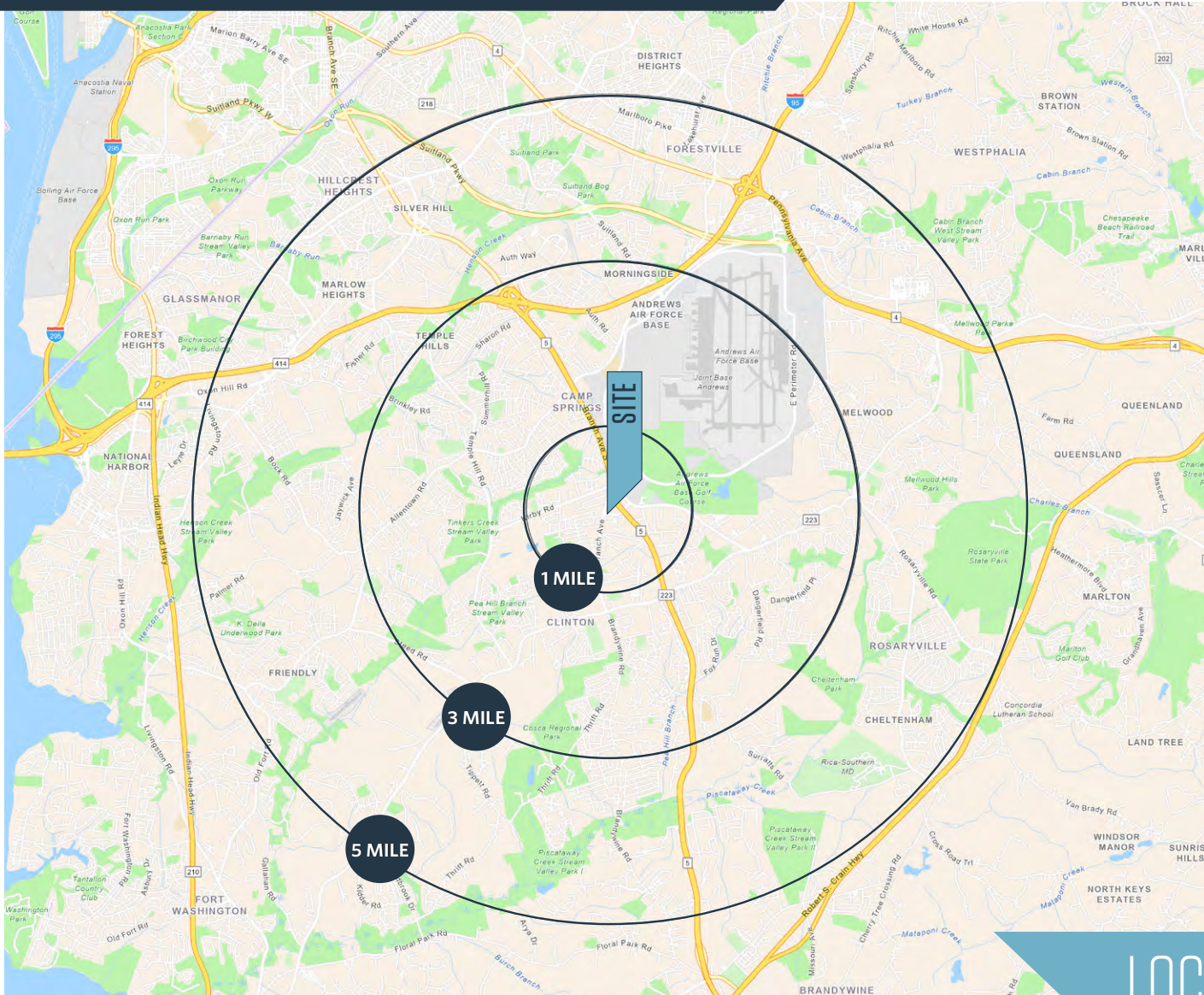
Michael Ginsburg
mginsburg@klnb.com
443-632-2041

100 West Rd, Suite 505
Baltimore, MD 21204
klnb.com

klnb

COVENTRY PLAZA

6300 Coventry Way, Clinton, MD 20735
Prince George's County



DEMOGRAPHICS | 2025:

1-MILE	3-MILE	5-MILE
Population		
6,148	53,774	169,470
Daytime Population		
7,352	48,622	135,247
Households		
2,242	18,912	64,807
Average HH Income		
\$136,206	\$137,653	\$125,182

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2024:

Branch Avenue (Rt. 5)	108,200 ADT
Old Branch Avenue	15,400 ADT

LOCATION & DEMOGRAPHICS

Mai Vo
mvo@klnb.com
703-268-2722

Matt Copeland
mcpeland@klnb.com
443-632-2051

Michael Ginsburg
mginsburg@klnb.com
443-632-2041

100 West Rd, Suite 505
Baltimore, MD 21204
klnb.com



COVENTRY PLAZA

6300 Coventry Way, Clinton, MD 20735
Prince George's County



Clinton
Prince George's County | Maryland

klnb

- Google Earth Pro Aerial Photograph -
While we have no reason to doubt the accuracy of
any of the information supplied, we cannot,
and do not, guarantee its accuracy.

MARKET AERIAL

Mai Vo
mvo@klnb.com
703-268-2722

Matt Copeland
mcpeland@klnb.com
443-632-2051

Michael Ginsburg
mginsburg@klnb.com
443-632-2041

100 West Rd, Suite 505
Baltimore, MD 21204
klnb.com

klnb

COVENTRY PLAZA

6300 Coventry Way, Clinton, MD 20735
Prince George's County

SIZE	RATE	DELIVERY CONDITION	TIMING OF AVAILABILITY
1,140 SF	"MARKET"	"AS-IS" (former barbershop)	IMMEDIATE
2,368 SF	"MARKET"	"AS-IS" (former beauty store)	IMMEDIATE
2,450 SF	"MARKET"	"AS-IS" (former dry cleaner)	IMMEDIATE
2,852 SF	"MARKET"	"AS-IS" (former cigar & cocktail lounge)	IMMEDIATE
OR IF COMBINED:			
Up to 7,670 SF	"MARKET"	WARM DARK SHELL + TI	IMMEDIATE
5,220 SF	"MARKET"	WARM DARK SHELL + TI	IMMEDIATE
4,818 SF	"MARKET"	WARM DARK SHELL + TI	IMMEDIATE
*EST. NNN's: \$6.49 PSF			



TENANTS	
WING STOP	1,850 SF
PIZZA HUT	1,290 SF
DAY SPA	1,840 SF
SUBWAY	1,934 SF
KASH KING	1,143 SF
PAYMORE	1,904 SF
FIVE GUYS	2,000 SF
SARKU JAPAN	1,650 SF
SHOPPERS	63,965 SF
HAIR BRAIDING SALON	570 SF
MOHAMED JEWELERS	570 SF
UPS	1,140 SF
FLORIST	1,140 SF
CHINESE	1,140 SF
AVAILABLE	1,140 SF
SHARKS FISH & CHICKEN	1,140 SF
AVAILABLE	2,450 SF
AVAILABLE	2,368 SF
AVAILABLE	2,852 SF
COLUMBIA BANK	2,940 SF
TACO BELL	2,229 SF
CRAB BOAT	8,350 SF
SLIM CHICKENS	3,533 SF

SITE PLAN

Mai Vo
mvo@klnb.com
703-268-2722

Matt Copeland
mcopeland@klnb.com
443-632-2051

Michael Ginsburg
mginsburg@klnb.com
443-632-2041

100 West Rd, Suite 505
Baltimore, MD 21204
klnb.com

klnb

COVENTRY PLAZA

6300 Coventry Way, Clinton, MD 20735
Prince George's County



Mai Vo
mvo@klnb.com
703-268-2722

Matt Copeland
mcopeland@klnb.com
443-632-2051

Michael Ginsburg
mginsburg@klnb.com
443-632-2041

100 West Rd, Suite 505
Baltimore, MD 21204
klnb.com

klnb

COVENTRY PLAZA

6300 Coventry Way, Clinton, MD 20735
Prince George's County

CLICK TO VIEW PROPERTY WEBSITE

For More Information, Please Contact:

Mai Vo

mvo@klnb.com
703-268-2722

Matt Copeland

mcopeland@klnb.com
443-632-2051

Michael Ginsburg

mginsburg@klnb.com
443-632-2041

100 West Rd, Suite 505
Baltimore, MD 21204

klnb.com



facebook.com/KLNBCRE



linkedin.com/company/klnb



instagram.com/klnbcre

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.

klnb