



## AREA RETAILERS



## PROPERTY HIGHLIGHTS

- 30+/- Acre Commercial/Retail Property For Sale or Lease
- Part of Stephen's Crossing Mixed Use Development
- Situated at the Signalized Intersection of Crain Hwy and Mattawoman Dr
- Significant Residential Growth within the Trade Area

**Bob Browning**  
bbrowning@klnb.com  
703-268-2717

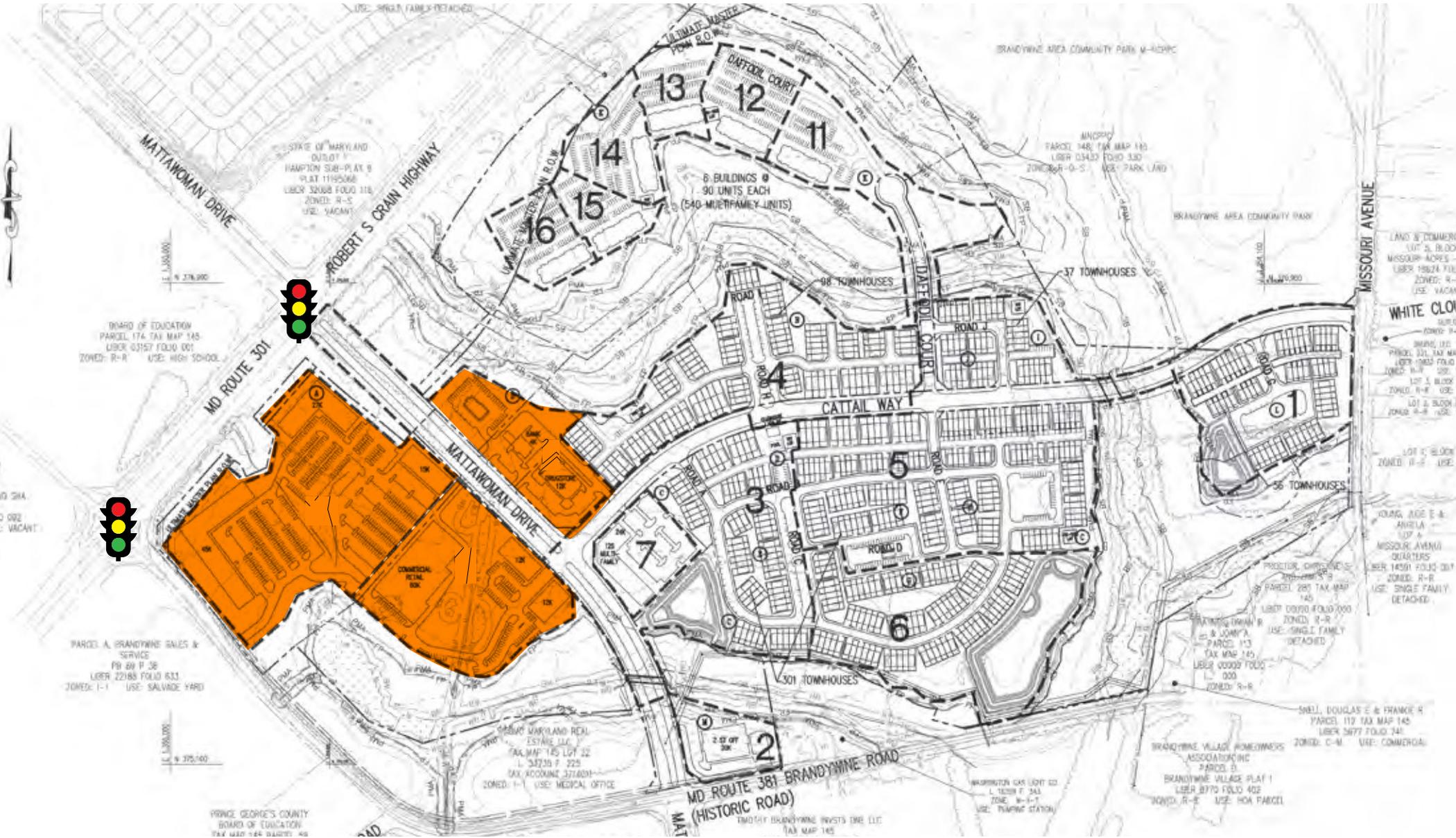
**Phil Ruxton**  
pruxton@klnb.com  
202-420-7777

12435 Park Potomac Ave, Suite  
250, Rockville, MD 20854  
[klnb.com](http://klnb.com)



# STEPHENS CROSSING

BRANDYWINE, MD 20613, PRINCE GEORGE'S COUNTY

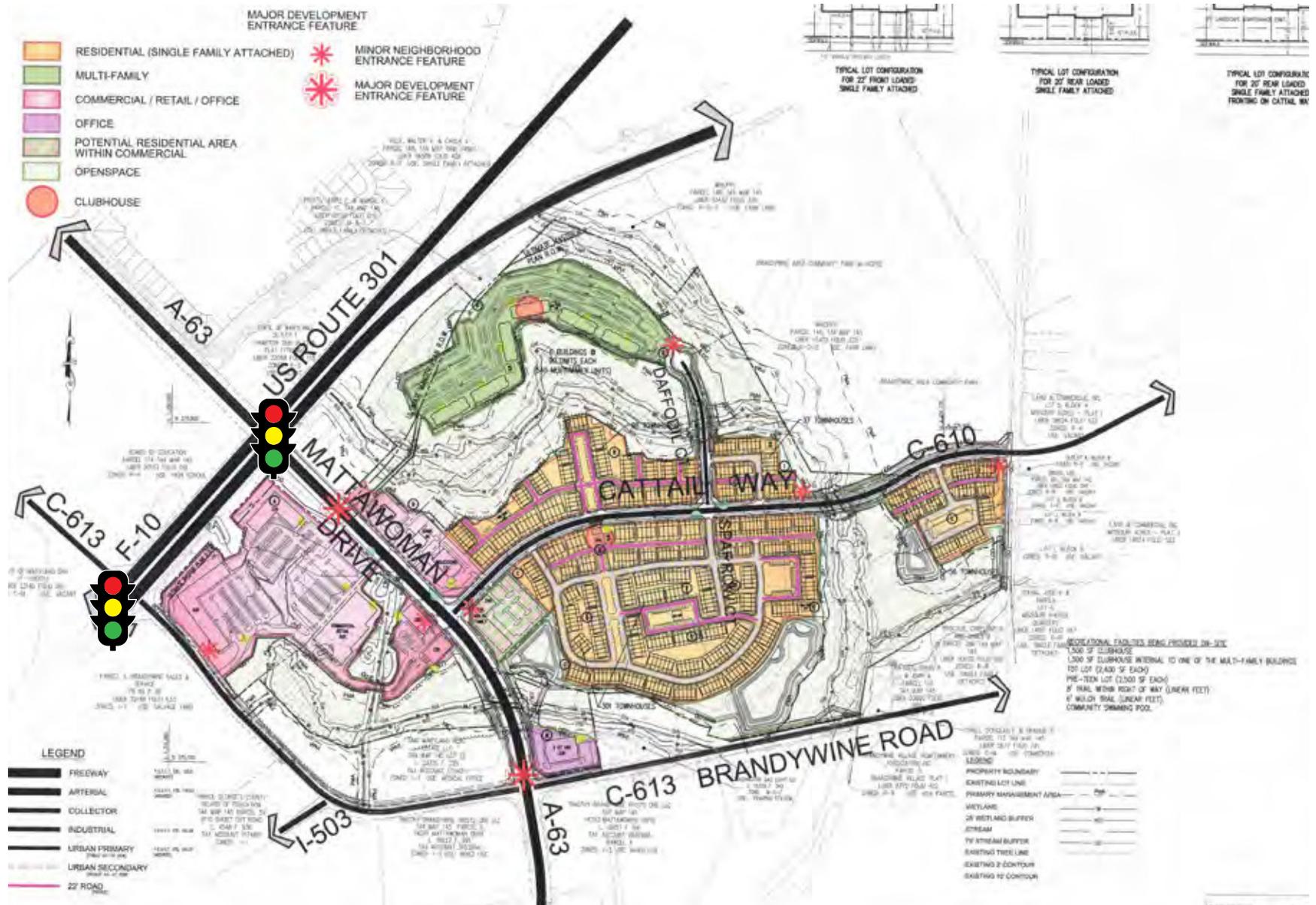


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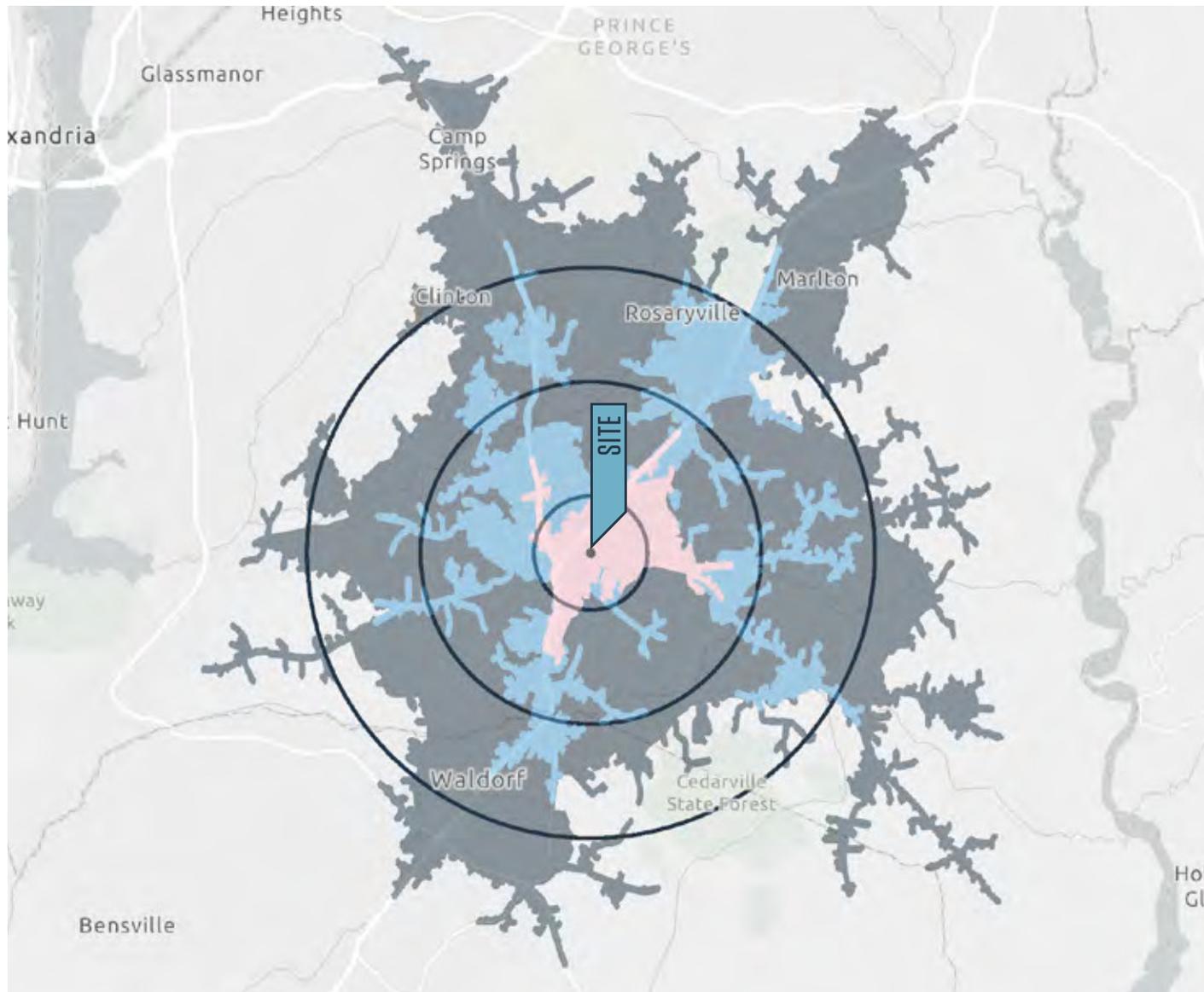




# LOCATION

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## DEMOGRAPHICS | 2025:

1-MILE	3-MILE	5-MILE
Population		
3,580	15,472	62,891
Daytime Population		
3,347	12,546	47,030
Households		
1,307	5,299	22,013
Median HH Income		
\$131,607	\$154,414	\$129,854
Average HH Income		
\$145,914	\$168,872	\$151,413

5 MINUTES	10 MINUTES	15 MINUTES
Population		
3,691	19,867	66,987
Daytime Population		
4,483	15,703	59,110
Households		
1,345	6,723	24,395
Median HH Income		
\$129,832	\$146,868	\$115,021
Average HH Income		
\$143,357	\$167,655	\$136,779

## TRAFFIC COUNTS | 2021:

Branch Avenue (MD 5)	65,020 ADT
Brandywine Road	6,850 ADT
Accokeek Road	6,850 ADT

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## FOR MORE INFORMATION, PLEASE CONTACT:

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