STEPHENS CROSSING

BRANDYWINE, MD 20613, PRINCE GEORGE'S COUNTY

AREA RETAILERS

Marshalls, Chick-fil-A, target, Costco Wholesale, ALDI, Safeway, CARMAX, Chipotle Mexican Grill

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

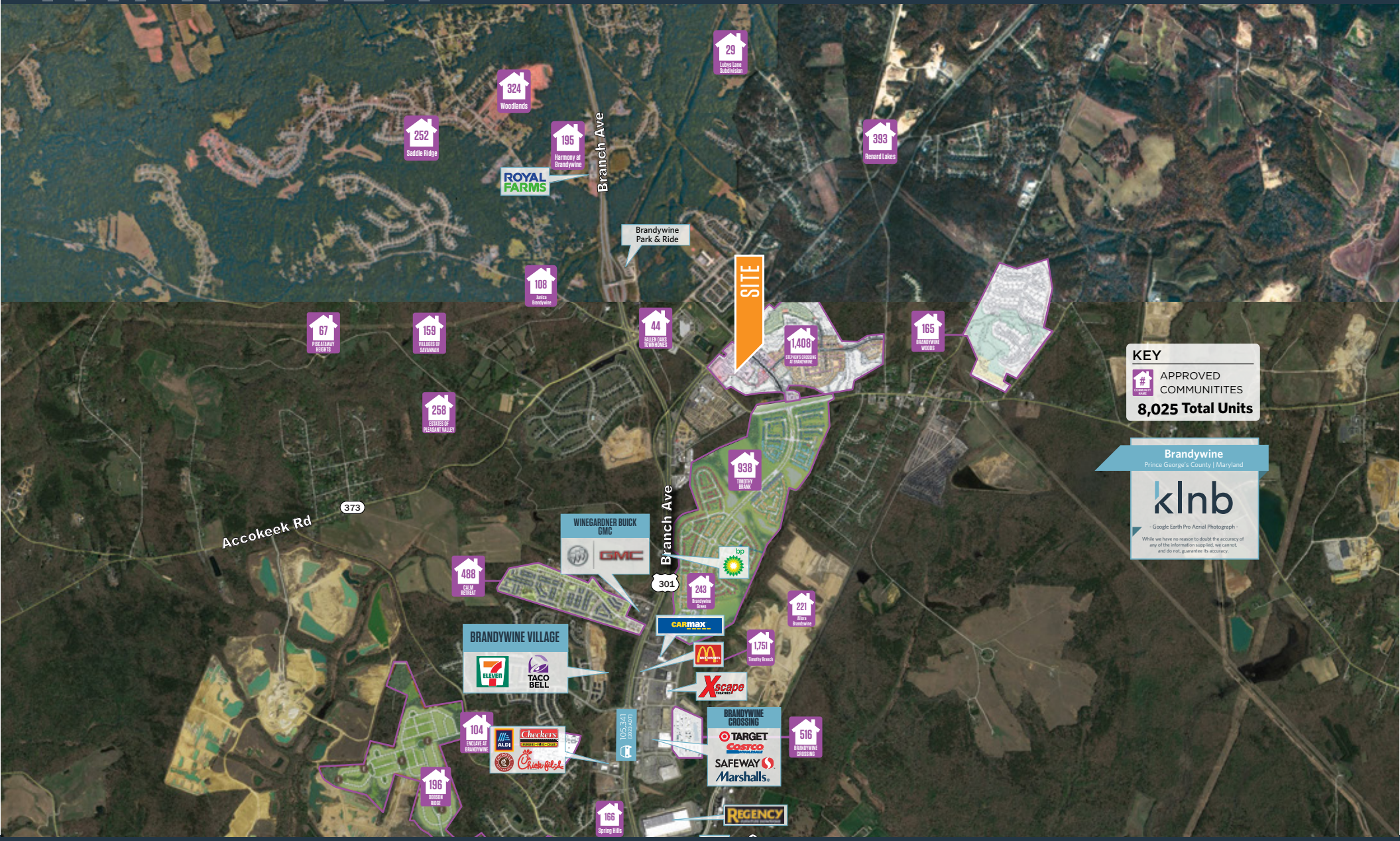
Phil Ruxton
pruxton@klnb.com
202-420-7777

12435 Park Potomac Ave, Suite 250, Rockville, MD 20854
klnb.com

MARKET

STEPHENS CROSSING

BRANDYWINE, MD 20613, PRINCE GEORGE'S COUNTY



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

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

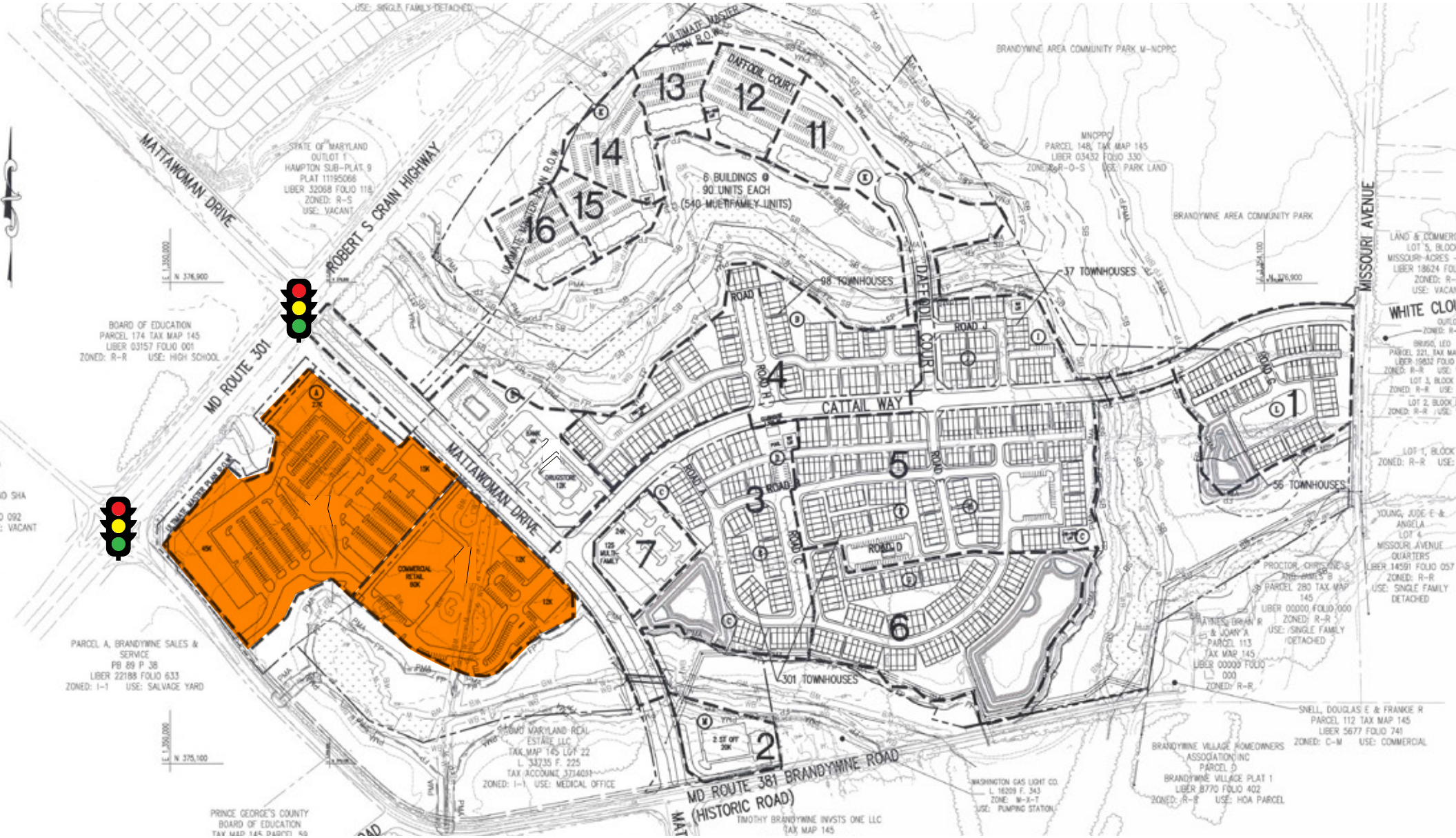
12435 Park Potomac Ave, Suite 250, Rockville, MD 20854
klnb.com

klnb

PLAN

STEPHENS CROSSING

BRANDYWINE, MD 20613, PRINCE GEORGE'S COUNTY



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

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

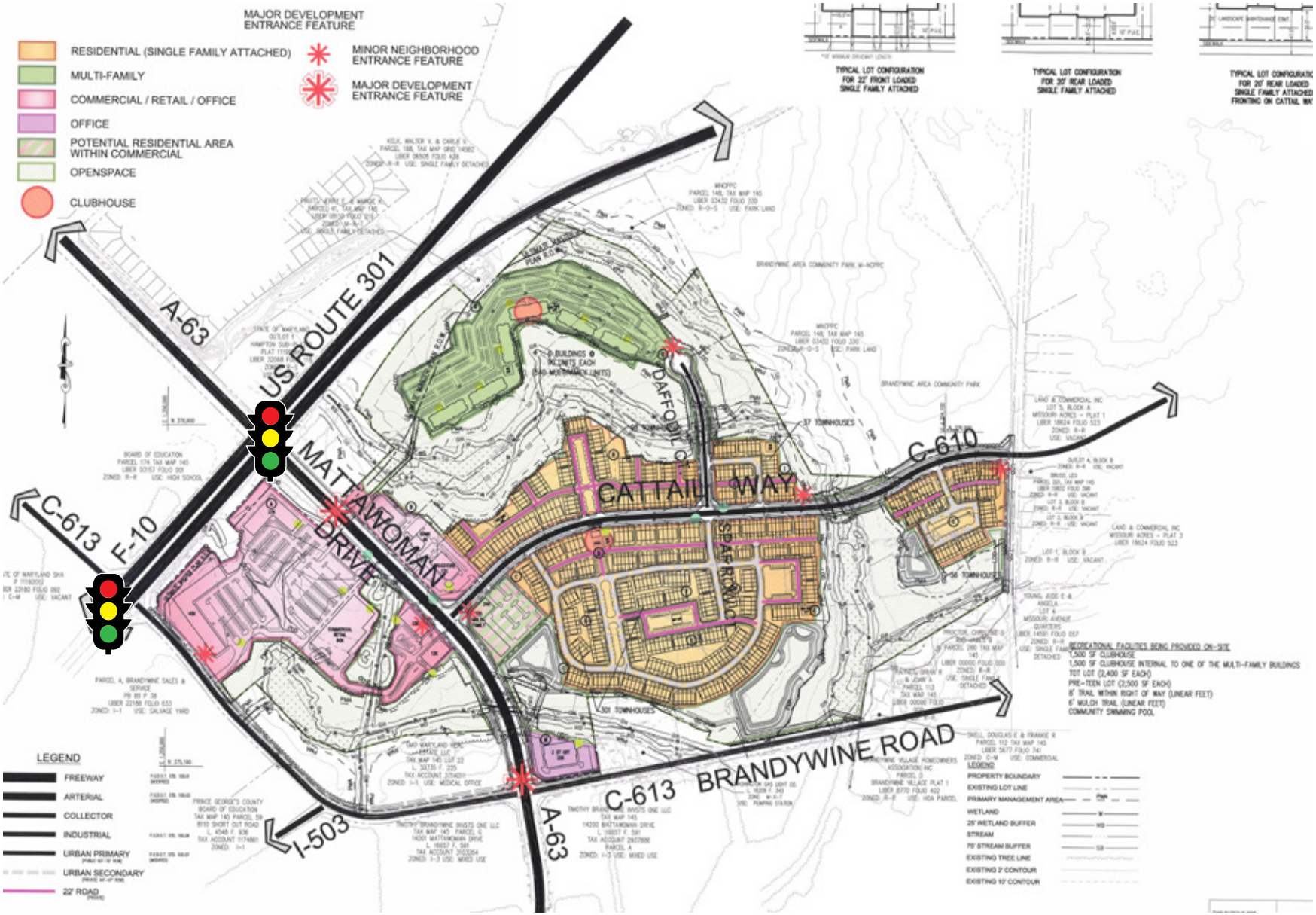
12435 Park Potomac Ave, Suite 250, Rockville, MD 20854
klnb.com

klnb

PLAN

STEPHENS CROSSING

BRANDYWINE, MD 20613, PRINCE GEORGE'S COUNTY



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

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

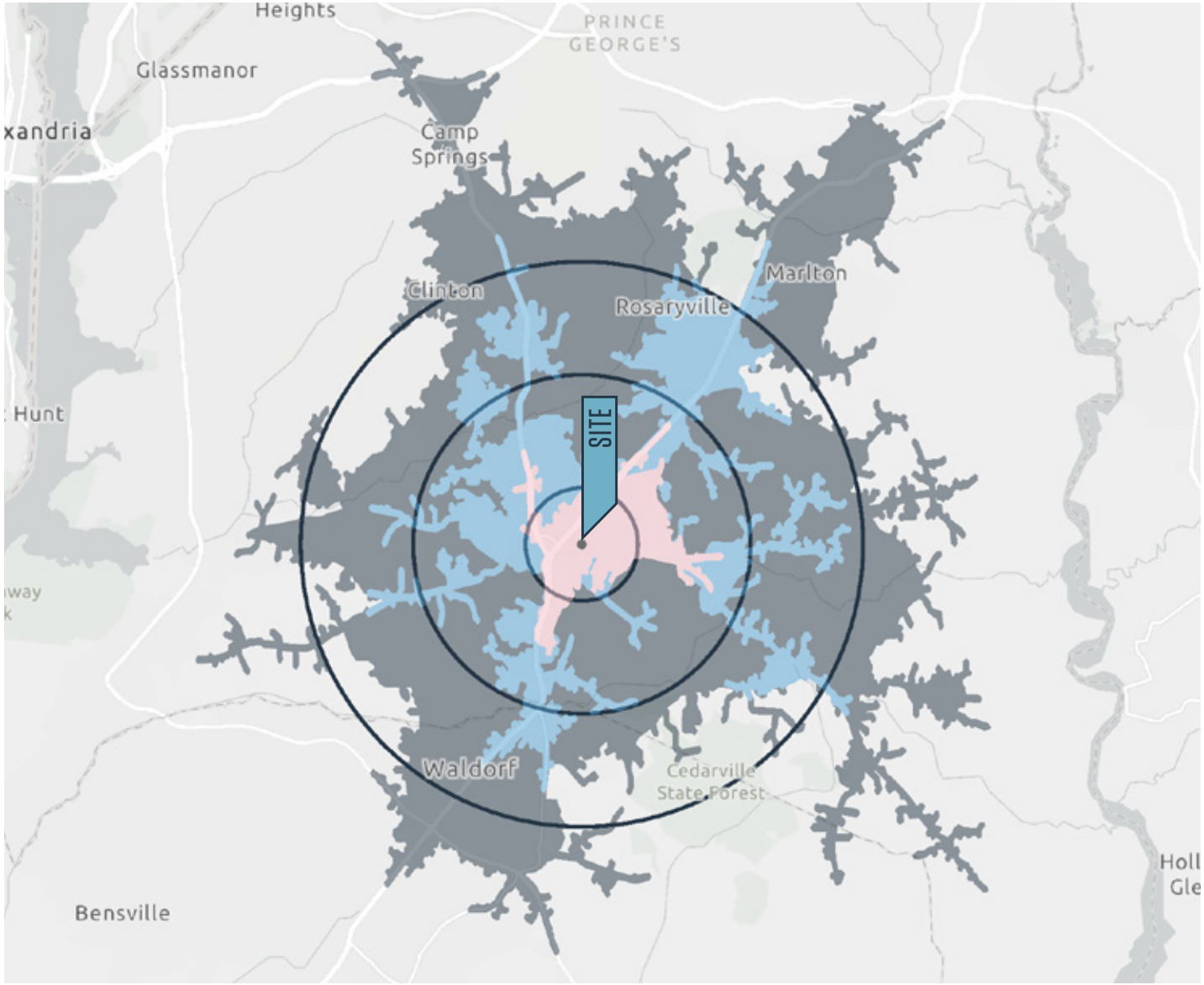
12435 Park Potomac Ave, Suite 250, Rockville, MD 20854
klnb.com

klnb

LOCATION

STEPHENS CROSSING

BRANDYWINE, MD 20613, PRINCE GEORGE'S COUNTY



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

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

klnb

FOR MORE INFORMATION, PLEASE CONTACT:

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

instagram.com/klnbcre
linkedin.com/company/klnb
facebook.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.