

# COVENTRY PLAZA

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



RETAIL FOR LEASE

JOIN:  **SHOPPERS**



- 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"<br>(former barbershop)              | IMMEDIATE              |
| 2,368 SF                               | "MARKET" | "AS-IS"<br>(former beauty store)            | IMMEDIATE              |
| 2,450 SF                               | "MARKET" | "AS-IS"<br>(former dry cleaner)             | IMMEDIATE              |
| 2,852 SF                               | "MARKET" | "AS-IS"<br>(former cigar & cocktail lounge) | IMMEDIATE              |
| <b>OR IF COMBINED:</b>                 |          |   |                        |
| 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              |
| <small>*EST. NNN's: \$7.28 PSF</small> |          |   |                        |

OWNED BY:  CARROLLTON ENTERPRISES

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

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

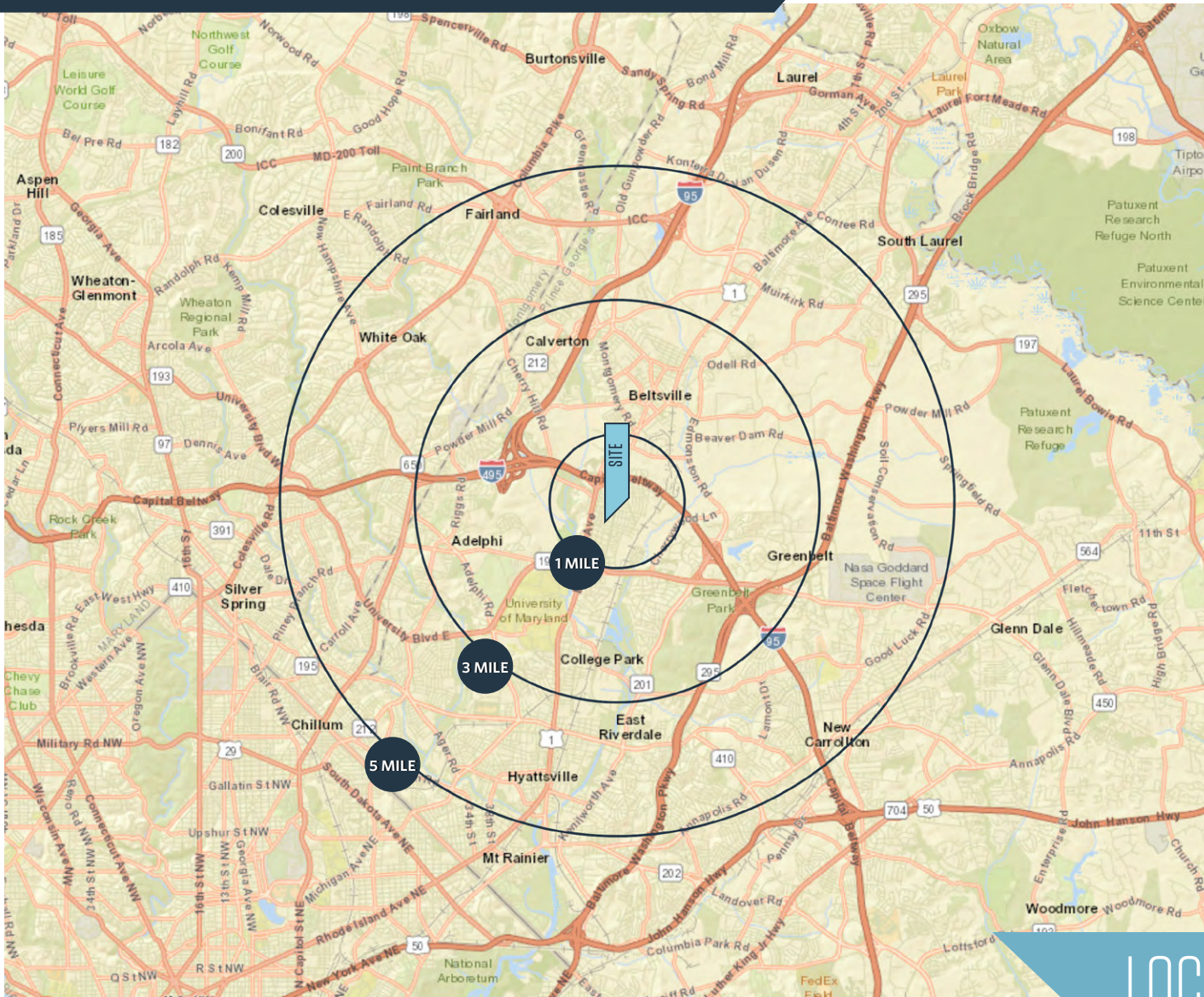
**Michael Ginsburg**  
mginsburg@klnb.com  
443-632-2041

100 West Rd, Suite 505  
Baltimore, MD 21204  
[klnb.com](http://klnb.com)



# 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**  
mcopeland@klnb.com  
443-632-2051

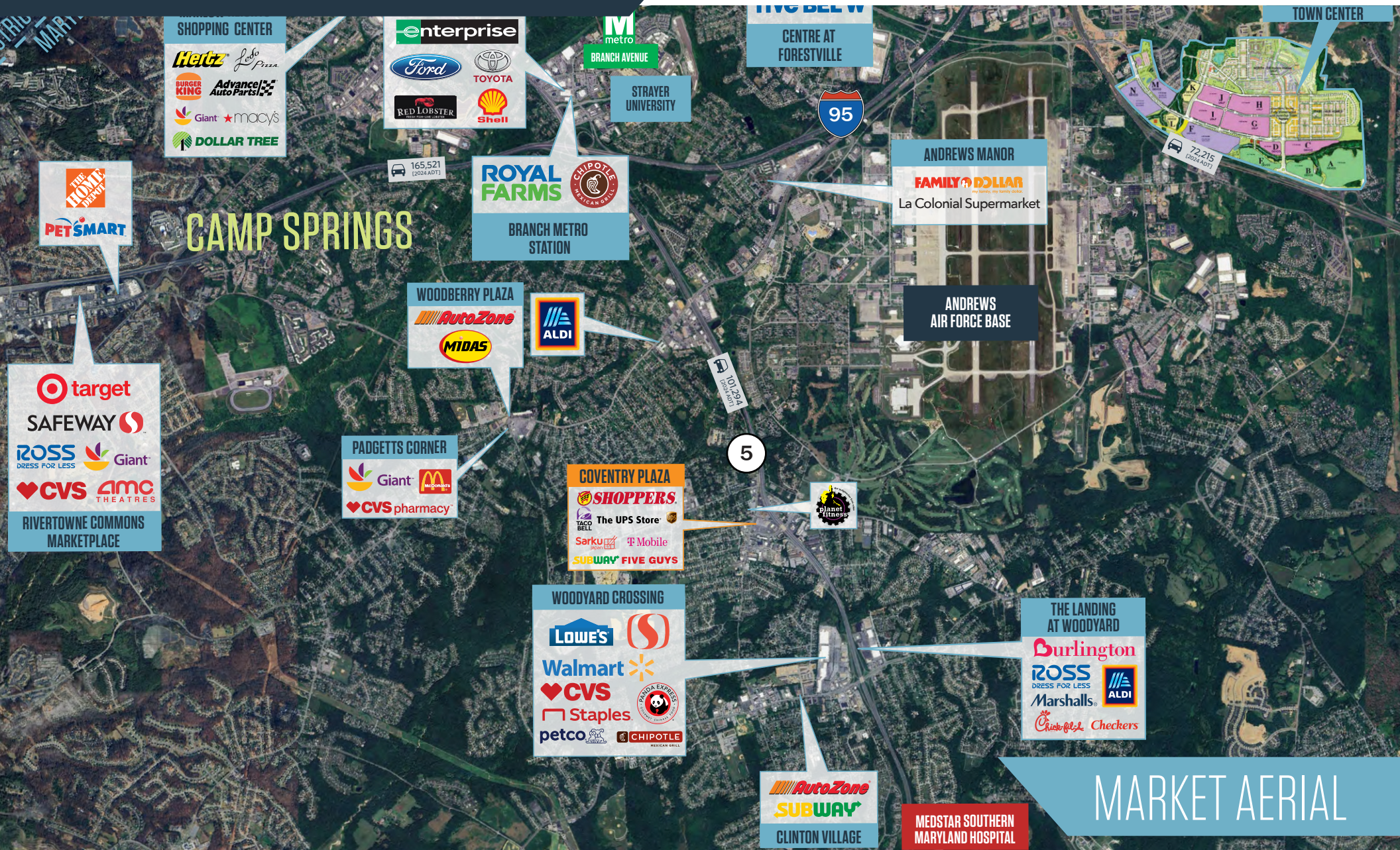
**Michael Ginsburg**  
mginsburg@klnb.com  
443-632-2041

100 West Rd, Suite 505  
Baltimore, MD 21204  
[klnb.com](http://klnb.com)



# 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



# 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"<br>(former barbershop)              | IMMEDIATE              |
| 2,368 SF               | "MARKET" | "AS-IS"<br>(former beauty store)            | IMMEDIATE              |
| 2,450 SF               | "MARKET" | "AS-IS"<br>(former dry cleaner)             | IMMEDIATE              |
| 2,852 SF               | "MARKET" | "AS-IS"<br>(former cigar & cocktail lounge) | IMMEDIATE              |
| <b>OR IF COMBINED:</b> |          |   |                        |
| 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: \$7.28 PSF

| TENANTS               |           |
|-----------------------|-----------|
| WING STOP             | 1,850 SF  |
| PIZZA HUT             | 1,290 SF  |
| HAPPY NAILS & DAY SPA | 1,840 SF  |
| SUBWAY                | 1,934 SF  |
| KASH KING             | 1,143 SF  |
| PAYMORE               | 1,940 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



# 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](http://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](http://klnb.com)



[facebook.com/KLNBCRE](https://facebook.com/KLNBCRE)



[linkedin.com/company/klnb](https://linkedin.com/company/klnb)



[instagram.com/klnbcre](https://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**