



## NEARBY RETAILERS



## RETAIL FOR LEASE

- Two retail spaces coming available at Parkland Shopping Center surrounded by multiple grocers & a variety of retail shops & restaurants:
  - 1,400 SF vanilla shell space fronting Marlboro Pike
  - 6,000 SF vanilla shell (currently a church) fronting Old Silver Rd
  - 2 pylon opportunities & building signage available

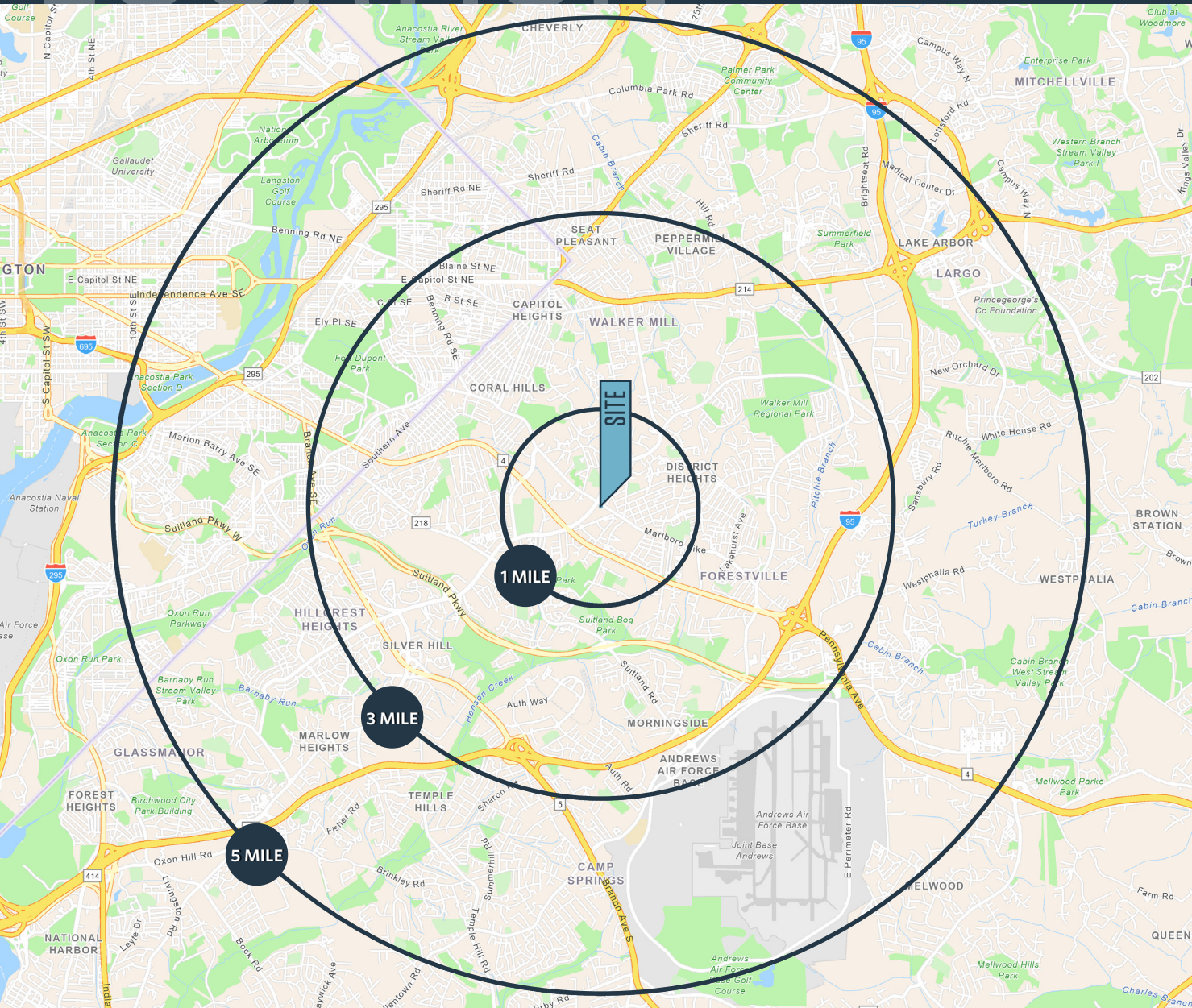
## AVAILABLE SPACE

| SIZE                  | RENT    | CONDITION             | TIMING                           |
|-----------------------|---------|-----------------------|----------------------------------|
| 1,400 SF              | MARKET* | "AS-IS" VANILLA SHELL | IMMEDIATE                        |
| 6,000 SF              | MARKET* | "AS-IS" VANILLA SHELL | WITHIN 60 DAYS OF A SIGNED LEASE |
| *EST. NNN: \$8.50 PSF |         |                       |                                  |

# LOCATION

# PARKLAND SHOPPING CENTER

6003-6005 MARLBORO PIKE, DISTRICT HEIGHTS, MD 20747, PRINCE GEORGE'S COUNTY



## DEMOGRAPHICS | 2025:

|                    | 1-MILE   | 3-MILE   | 5-MILE    |
|--------------------|----------|----------|-----------|
| Population         | 19,313   | 137,044  | 363,711   |
| Daytime Population | 4,137    | 39,308   | 114,557   |
| Households         | 8,388    | 57,091   | 149,621   |
| Average HH Income  | \$85,883 | \$99,054 | \$103,072 |

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

## TRAFFIC COUNTS | 2024:

|                  |            |
|------------------|------------|
| Marlboro Pike    | 16,188 ADT |
| Silver Hill Road | 24,143 ADT |

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# PARKLAND SHOPPING CENTER

6003-6005 MARLBORO PIKE, DISTRICT HEIGHTS, MD 20747, PRINCE GEORGE'S COUNTY

District Heights  
Prince George's County | Maryland

## klnb

While we have no reason to doubt the accuracy of any of the information supplied, we cannot and do not guarantee its accuracy.



**PENN STATION SHOPPING CENTER**  
planet fitness  
dd's  
ASHLEY DISCOUNTS  
DOLLAR TREE  
Rainbow

**SILVER HILL PLAZA**  
SHOPPERS  
CVS

**RITCHIE STATION MARKETPLACE**  
ALDI  
BJ's  
BIG LOTS!  
TJ-maxx  
SAVE'S SISTERS  
DOLLAR TREE  
FLOOR DECOR  
REGENCY FURNITURE SHOWROOMS  
HOBBY LOBBY

**PENN-MAR SHOPPING CENTER**  
Burlington  
petco  
Rainbow  
ROSS DRESS FOR LESS  
DOLLAR TREE

**PARKLAND SHOPPING CENTER**

**FORESTVILLE PLAZA SHOPPING CENTER**  
Save-a-Lot  
ROSES food stores

Giant  
Chick-fil-A  
Walgreens  
WELLS FARGO

ALDI

**THE SHOPS AT IVERSON**  
ROSES  
CORONA CATERING

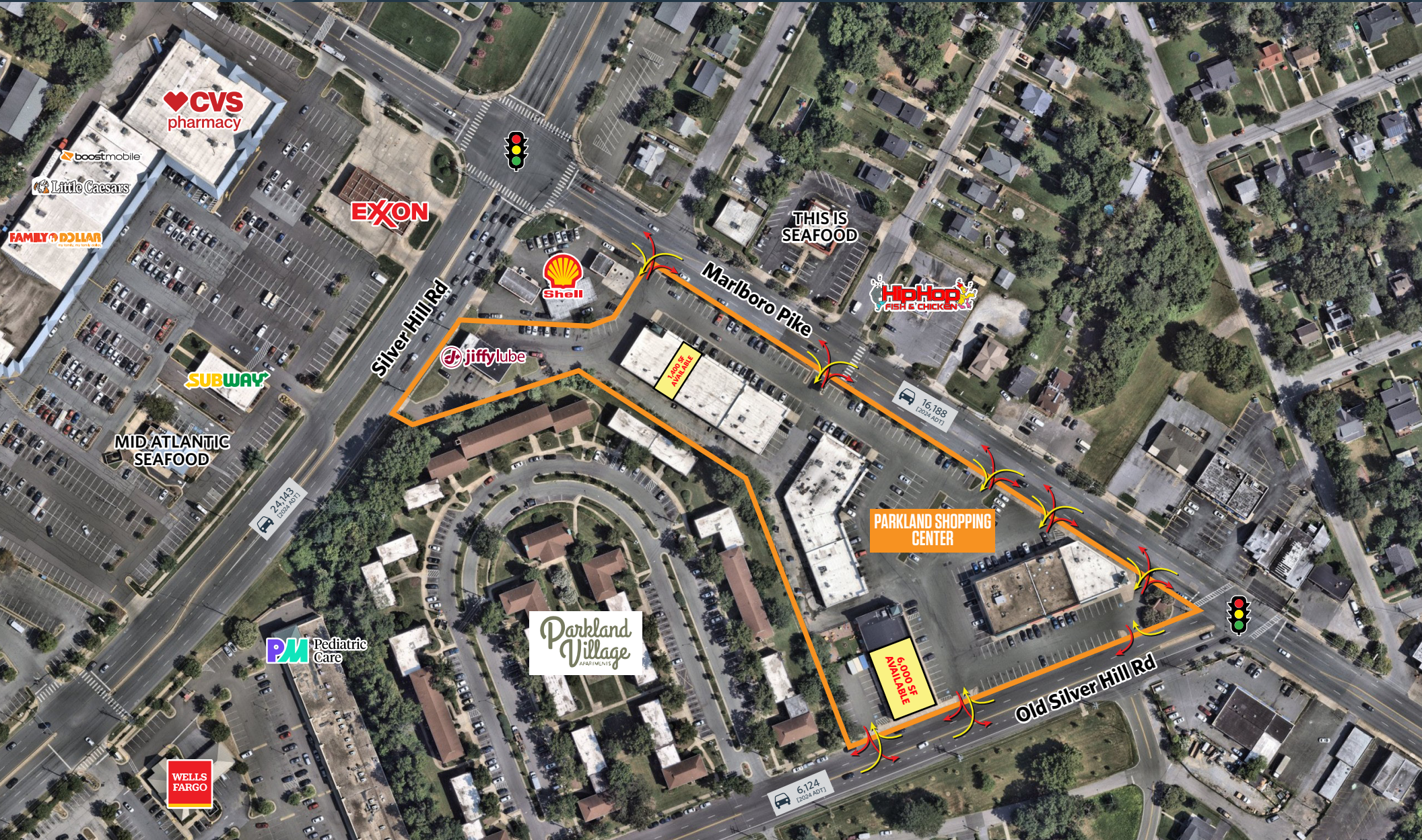
target  
JCPenney  
five BELOW  
CENTRE AT FORESTVILLE

**MARLOW HEIGHTS SHOPPING CENTER**  
Giant  
Advance Auto Parts  
Rainbow  
DOLLAR TREE

# CLOSE UP

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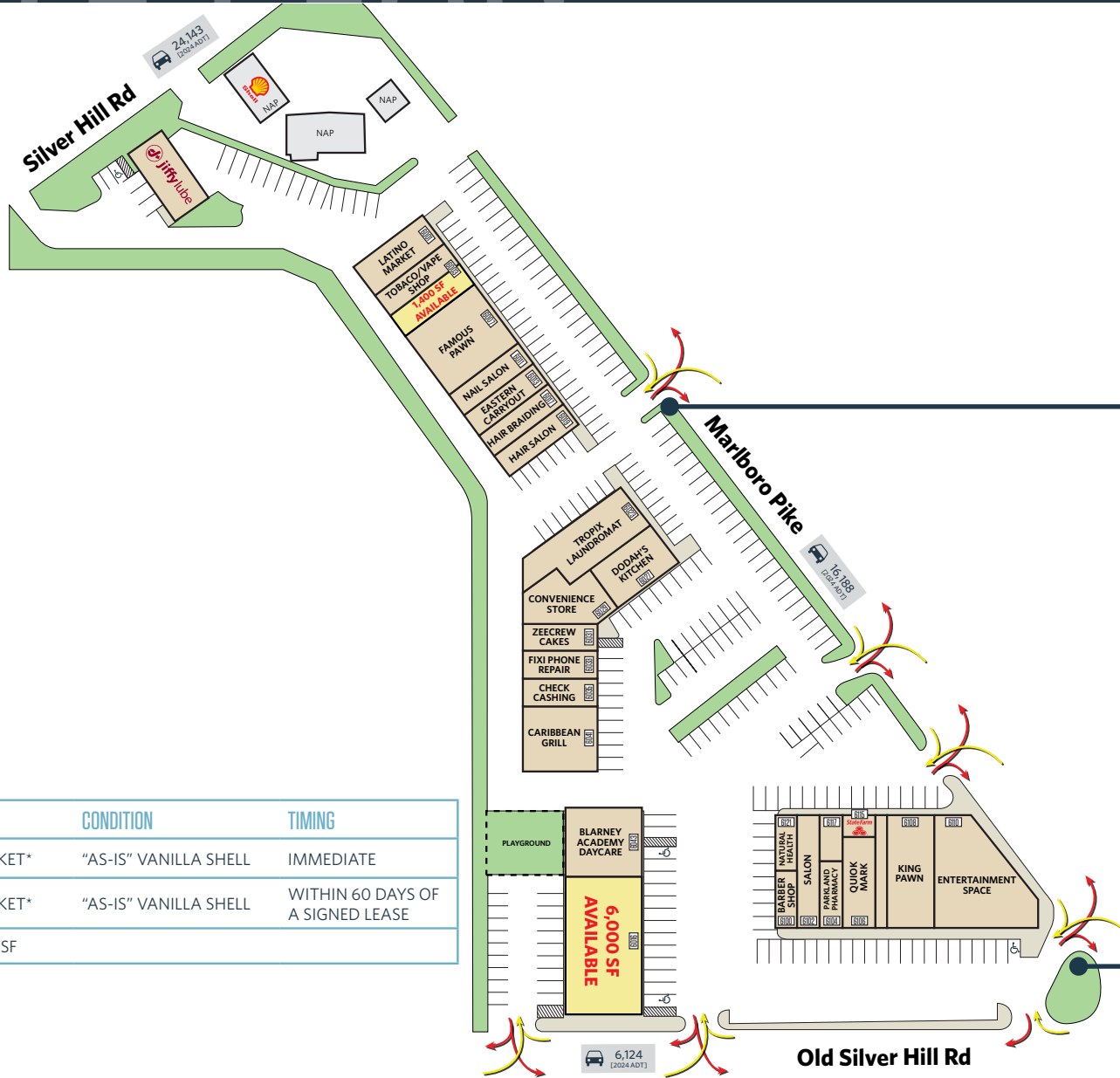
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# SITE PLAN

# PARKLAND SHOPPING CENTER

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# PICTURES

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## FOR MORE INFORMATION, PLEASE CONTACT:

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