

S&R CENTER

4323 Kenilworth Ave, Bladensburg, MD 20710
Prince George's County



1,070 SF AVAILABLE

NEARBY ATTRACTIONS

GO KART TRACK



2ND AVENUE



AutoZone

Public Storage

ENDCAP AVAILABLE FOR LEASE

- 1,070 SF space with excellent visibility to Kenilworth Ave (23,265 ADT)
- Former law office
- Large free-standing pylon signage available
- Highly trafficked corridor with dense residential and daytime demographics
 - 142,141 residents within a 10-minute drive time
 - 54,655 daytime employees within a 10-minute drive time

LEASED BY:

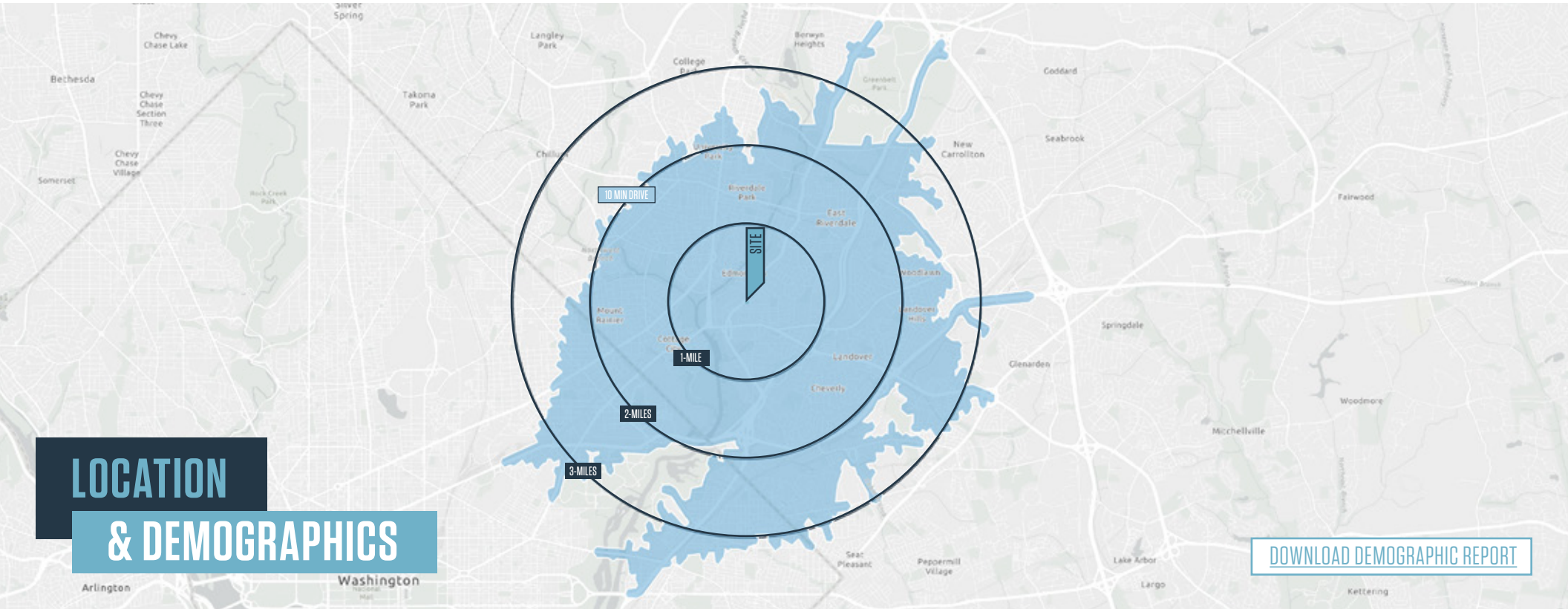
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LOCATION & DEMOGRAPHICS

[DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2023

Kenilworth Ave	23,265 ADT
Edmonston Rd	5,277 ADT
Annapolis Rd	35,399 ADT

	1-MILE	2-MILES	3-MILES	10-MIN DRIVE	1-MILE	2-MILES	3-MILES	10-MIN DRIVE	
Population	24,280	85,718	184,209	142,141	Households	7,727	28,885	62,359	49,646
Daytime Population	8,214	28,017	84,405	54,655	Average Household Income	\$95,236	\$118,177	\$111,543	\$110,902

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MARKET AERIAL



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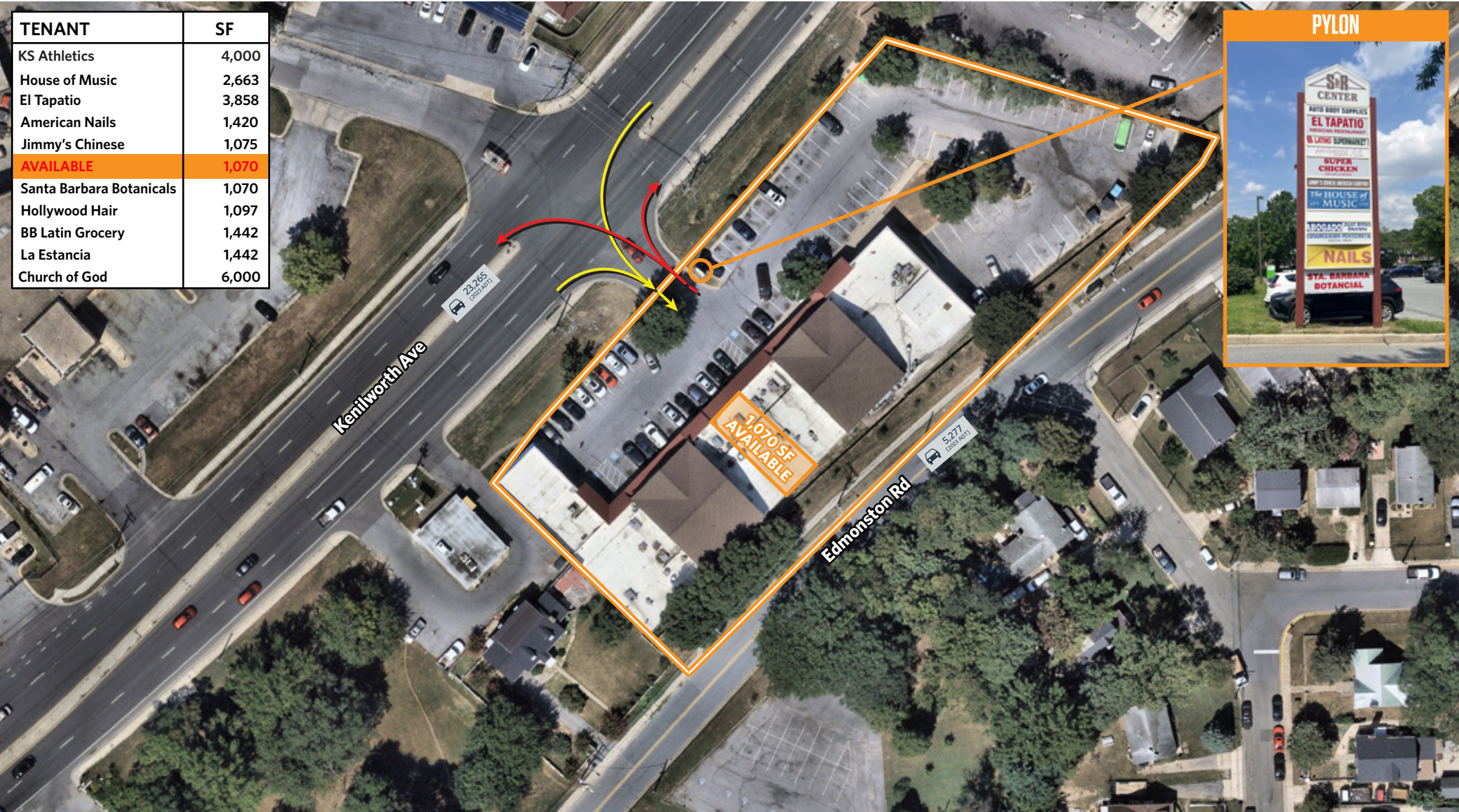


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CLOSE-UP AERIAL

TENANT	SF
KS Athletics	4,000
House of Music	2,663
El Tapatio	3,858
American Nails	1,420
Jimmy's Chinese	1,075
AVAILABLE	1,070
Santa Barbara Botanicals	1,070
Hollywood Hair	1,097
BB Latin Grocery	1,442
La Estancia	1,442
Church of God	6,000



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