



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

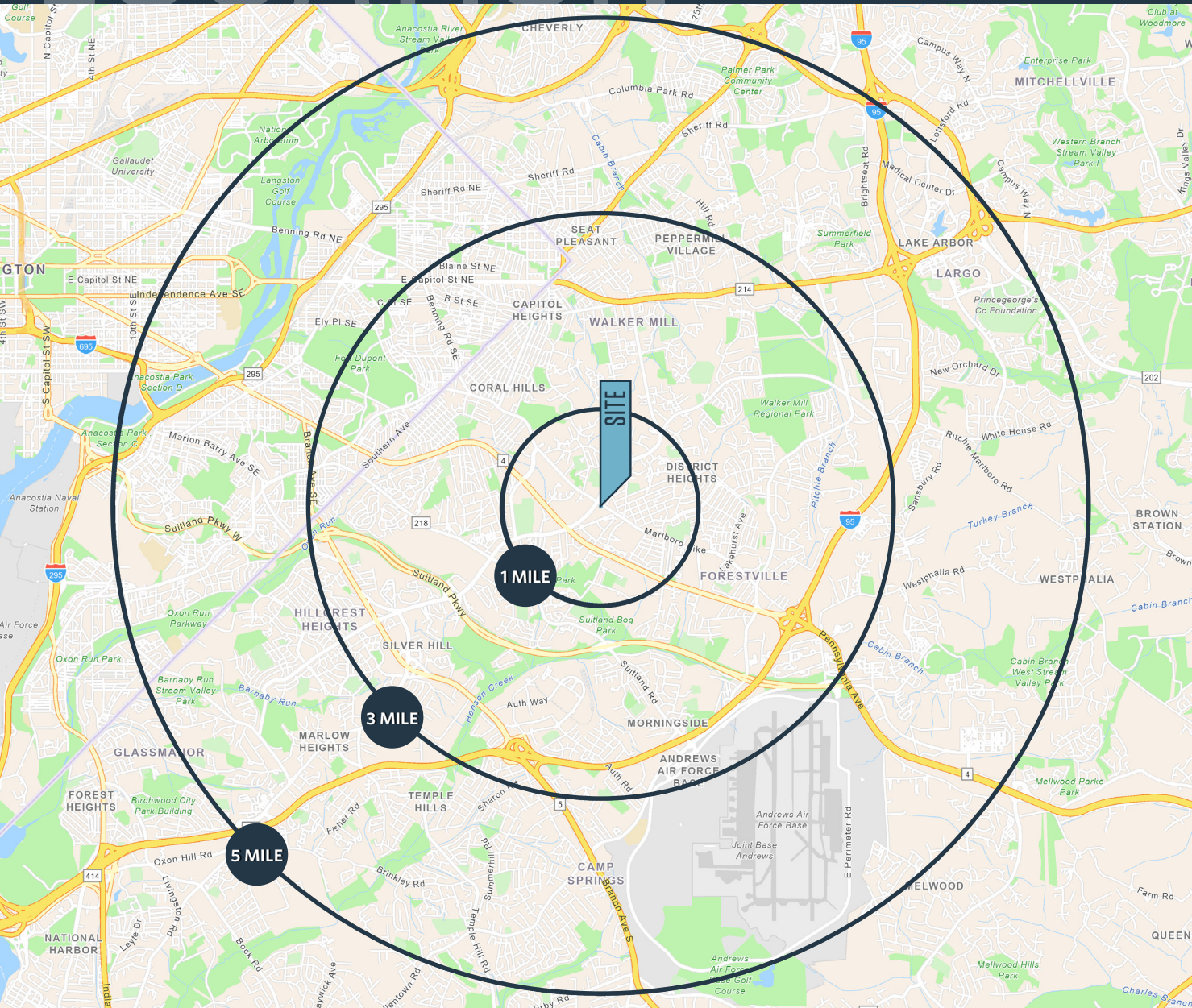
AVAILABLE SPACE

SIZE	RENT	CONDITION	TIMING
1,400 SF	MARKET*	"AS-IS" VANILLA SHELL	IMMEDIATE
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!
T.J. MAXX
SAVE A PISTON
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
DISTRICT HEIGHTS SHOPPING CENTER

Walgreens
WELLS FARGO
THE SHOPS AT SILVER HILL

ALDI

target
JCPenney
five BELOW
CENTRE AT FORESTVILLE

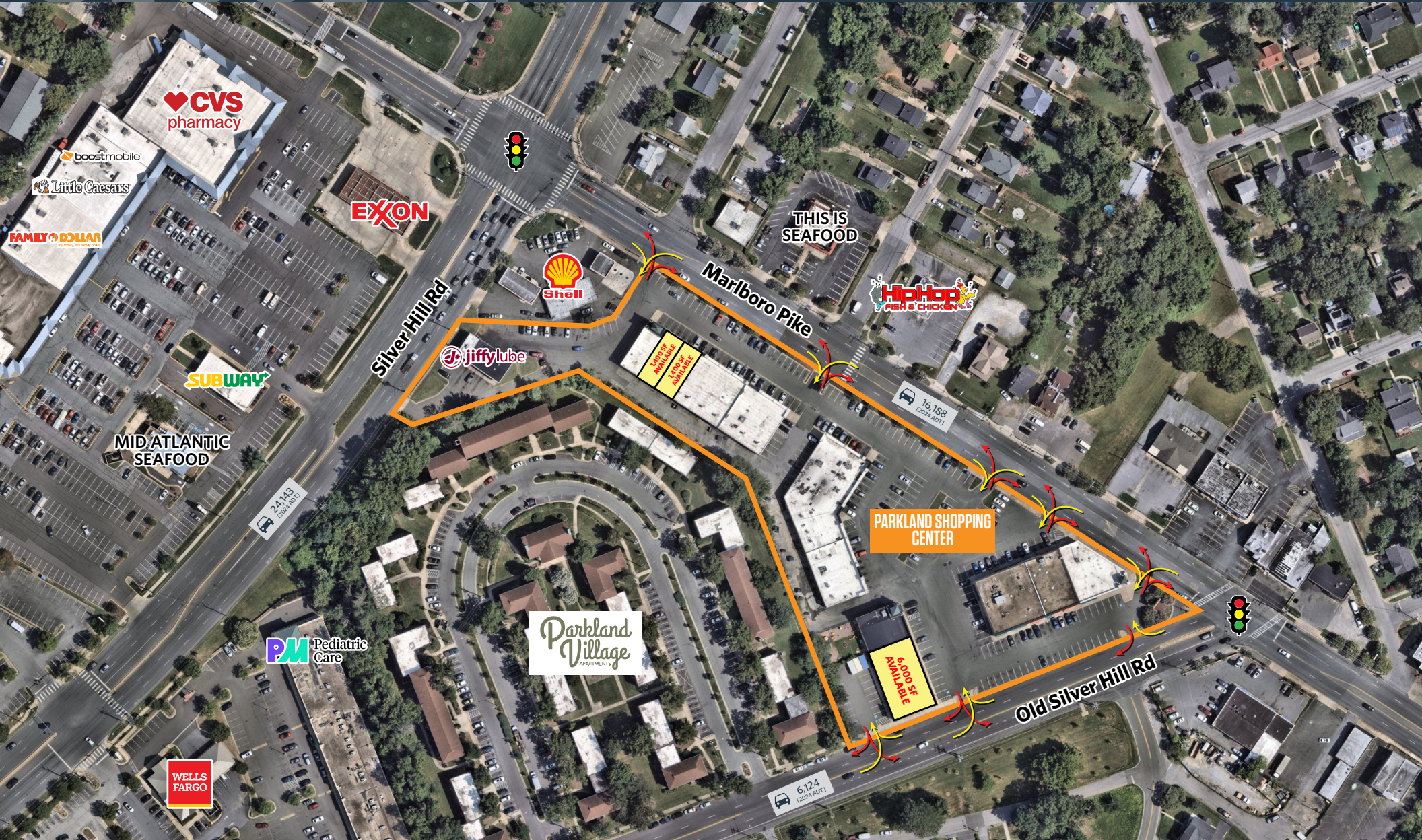
THE SHOPS AT IVERSON
ROSES
CORRAL MARKET

MARLOW HEIGHTS SHOPPING CENTER
Giant
Advance Auto Parts
Rainbow
DOLLAR TREE

CLOSE UP

PARKLAND SHOPPING CENTER

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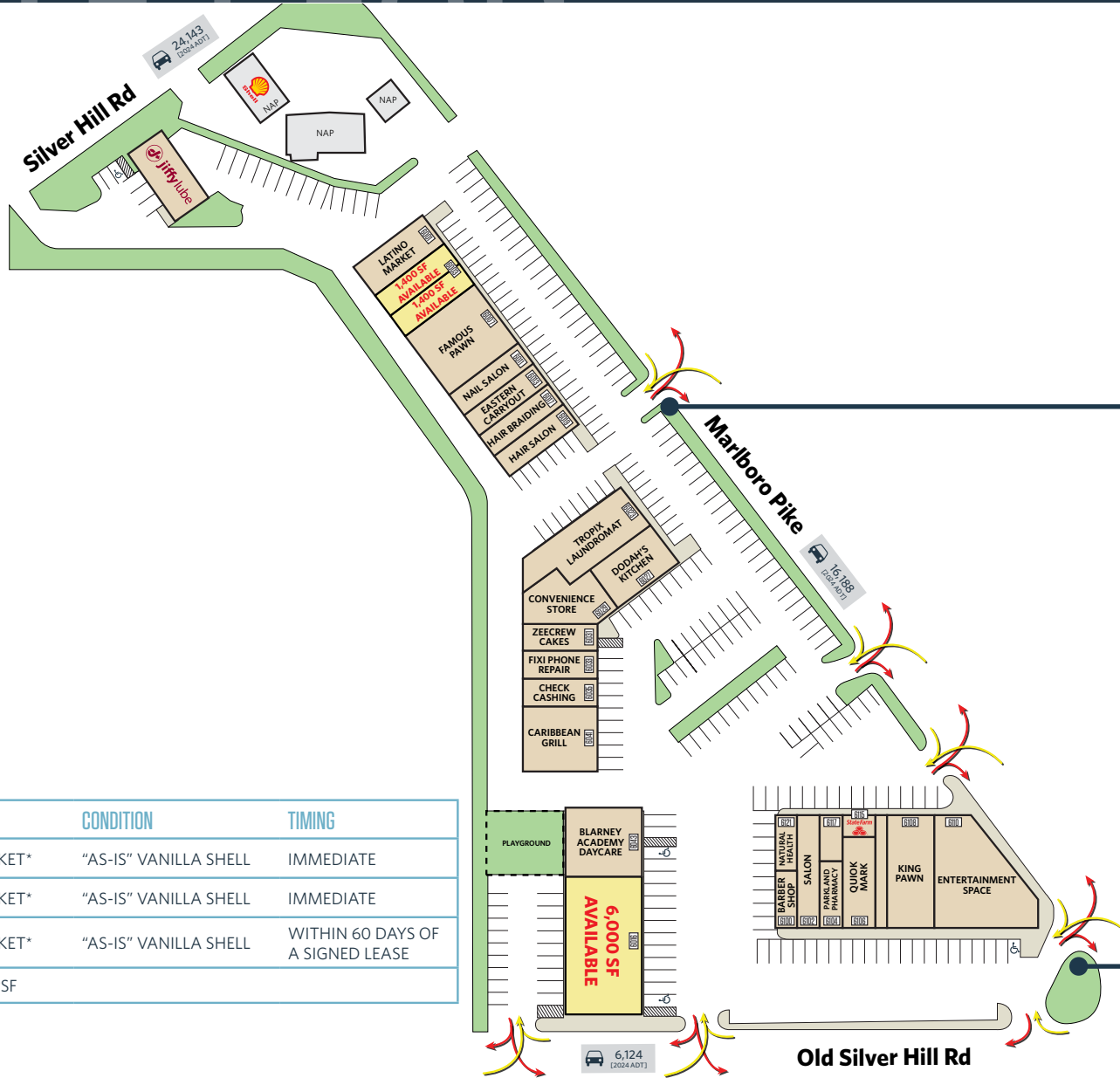
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SITE PLAN

PARKLAND SHOPPING CENTER

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



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PICTURES

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FOR MORE INFORMATION, PLEASE CONTACT:

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