

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
570 SF	"MARKET"	"AS-IS" (former hair braiding salon)	IMMEDIATE
1,140 SF	"MARKET"	"AS-IS" (former barbershop)	IMMEDIATE
2,368 SF	"MARKET"	"AS-IS" (former beauty store)	IMMEDIATE
2,450 SF	"MARKET"	"AS-IS" (former dry cleaner)	IMMEDIATE
2,852 SF	"MARKET"	"AS-IS" (former cigar & cocktail lounge)	IMMEDIATE
OR IF COMBINED:			
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

OWNED BY:  CARROLLTON ENTERPRISES

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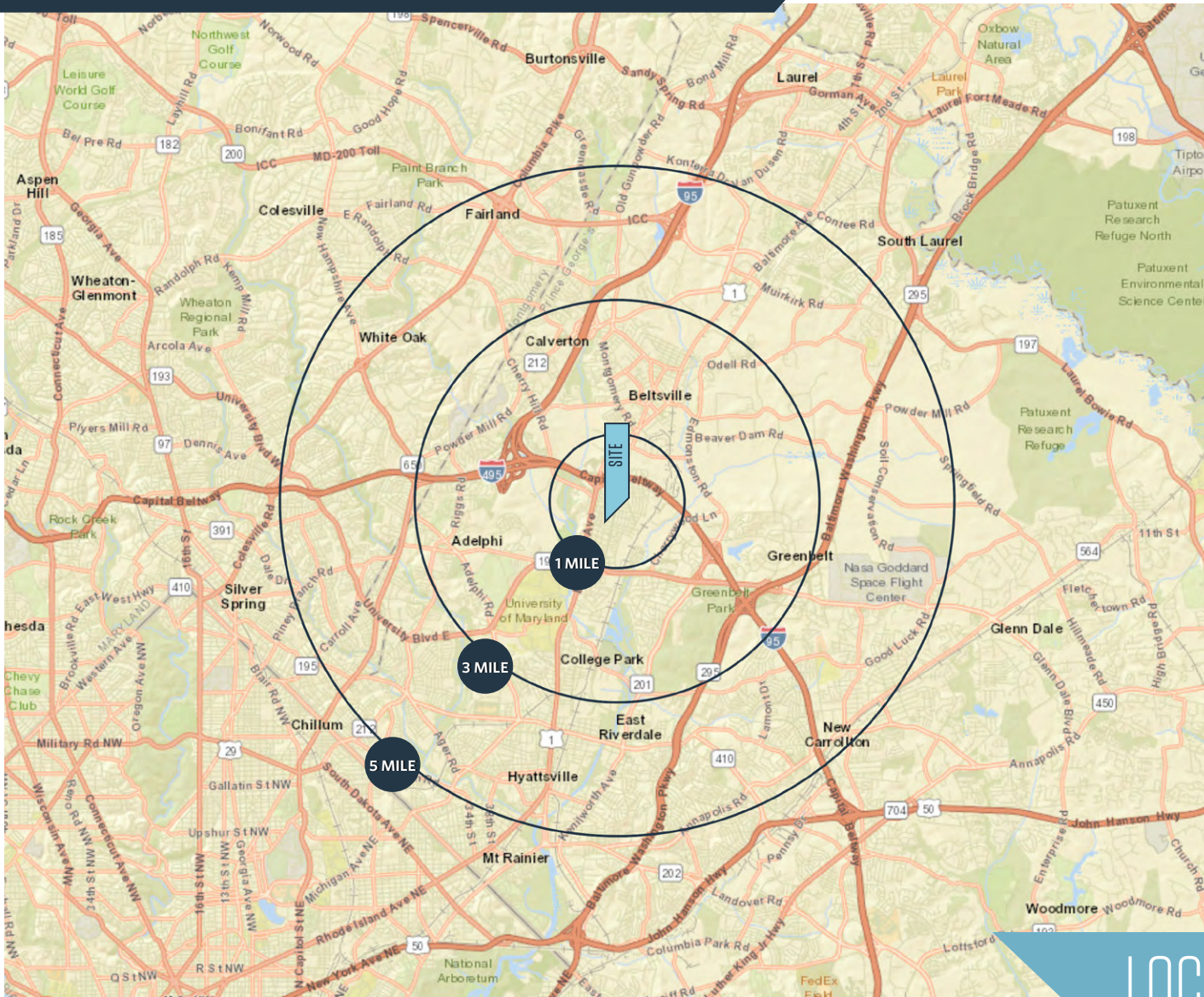
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DEMOGRAPHICS | 2025:

	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

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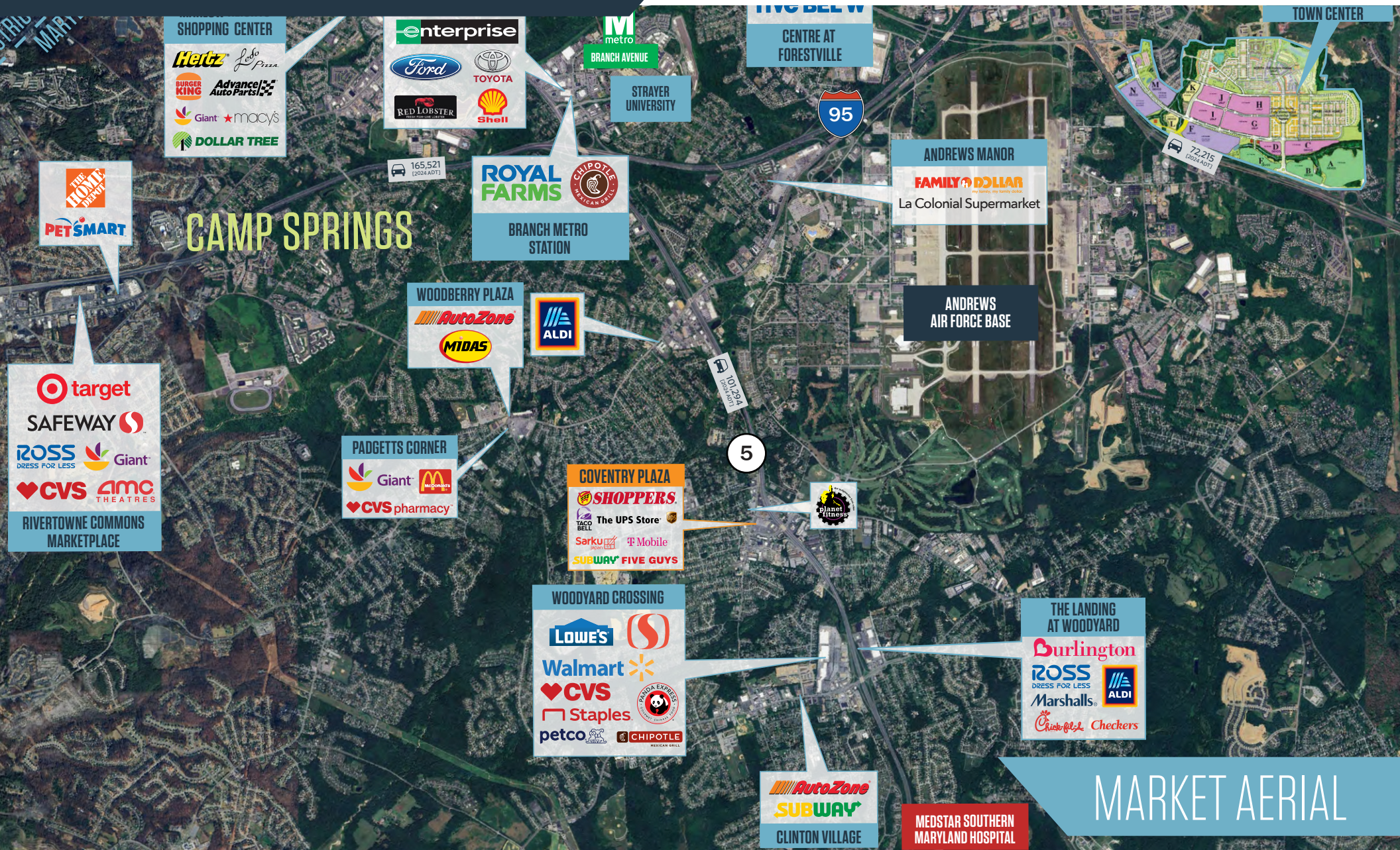
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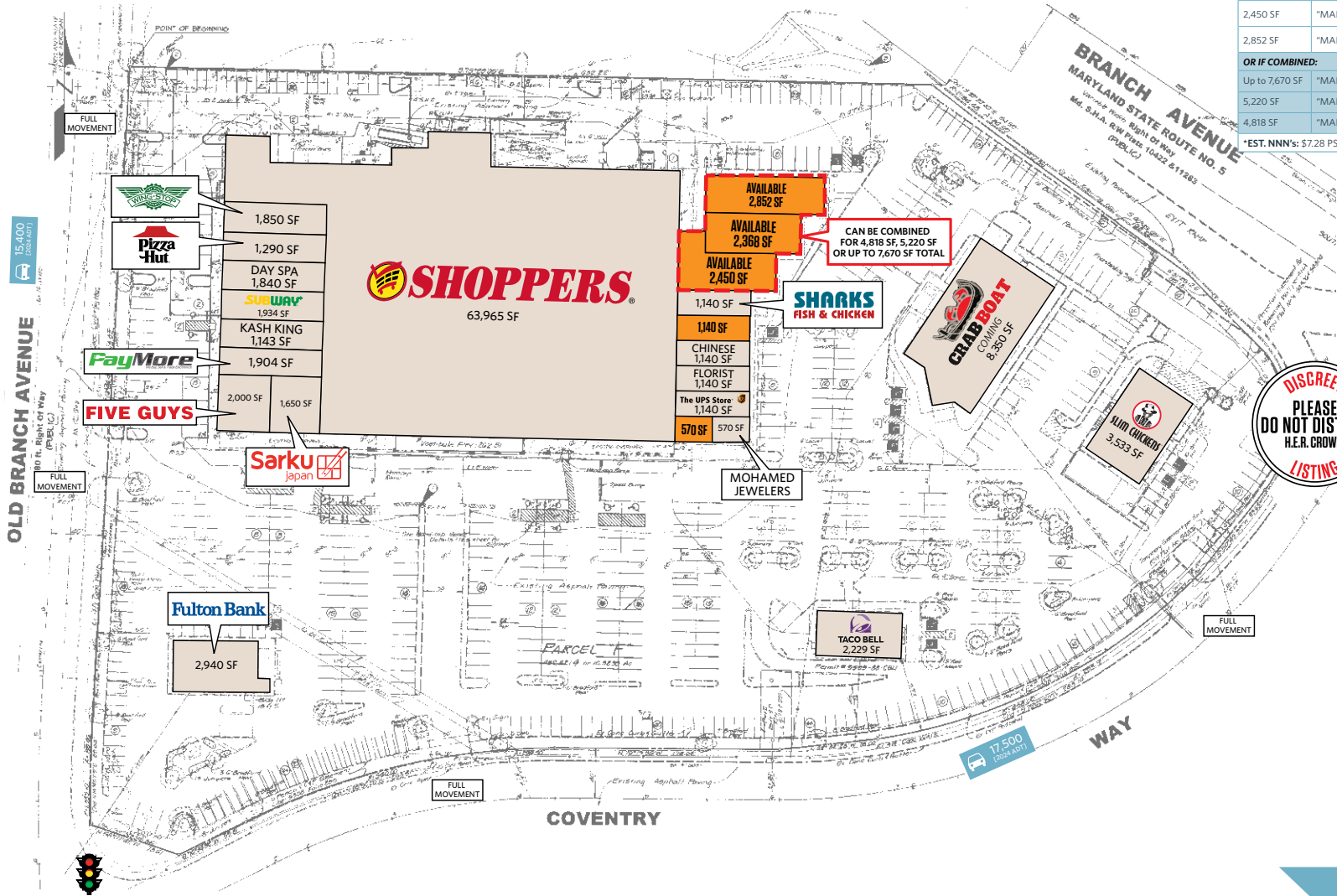
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TENANTS	
WING STOP	1,850 SF
PIZZA HUT	1,290 SF
HAPPY NAILS & DAY SPA	1,840 SF
SUBWAY	1,934 SF
KASH KING	1,143 SF
PAYMORE	1,940 SF
FIVE GUYS	2,000 SF
SARKU JAPAN	1,650 SF
SHOPPERS	63,965 SF
AVAILABLE	570 SF
MOHAMED JEWELERS	570 SF
UPS	1,140 SF
FLORIST	1,140 SF
CHINESE	1,140 SF
AVAILABLE	1,140 SF
SHAKS 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

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