

RETAIL PAD(S) FOR LEASE

AREA RETAILERS



PROPERTY HIGHLIGHTS

- 3.12 acres with potential up to 3 pads
- Signalized Intersection with strong traffic counts and good visibility
- Part of Forbes Center (800,000 SF Office/Industrial Complex)
- Convenient access to Rt 50 and 495
- Dense daytime population
- 2.2 Million SF of Office Space and 3.5 Million SF of Industrial Space within the Trade Area

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MARKET

4601 FORBES

LANHAM, MD 20706 PRINCE GEORGE'S COUNTY



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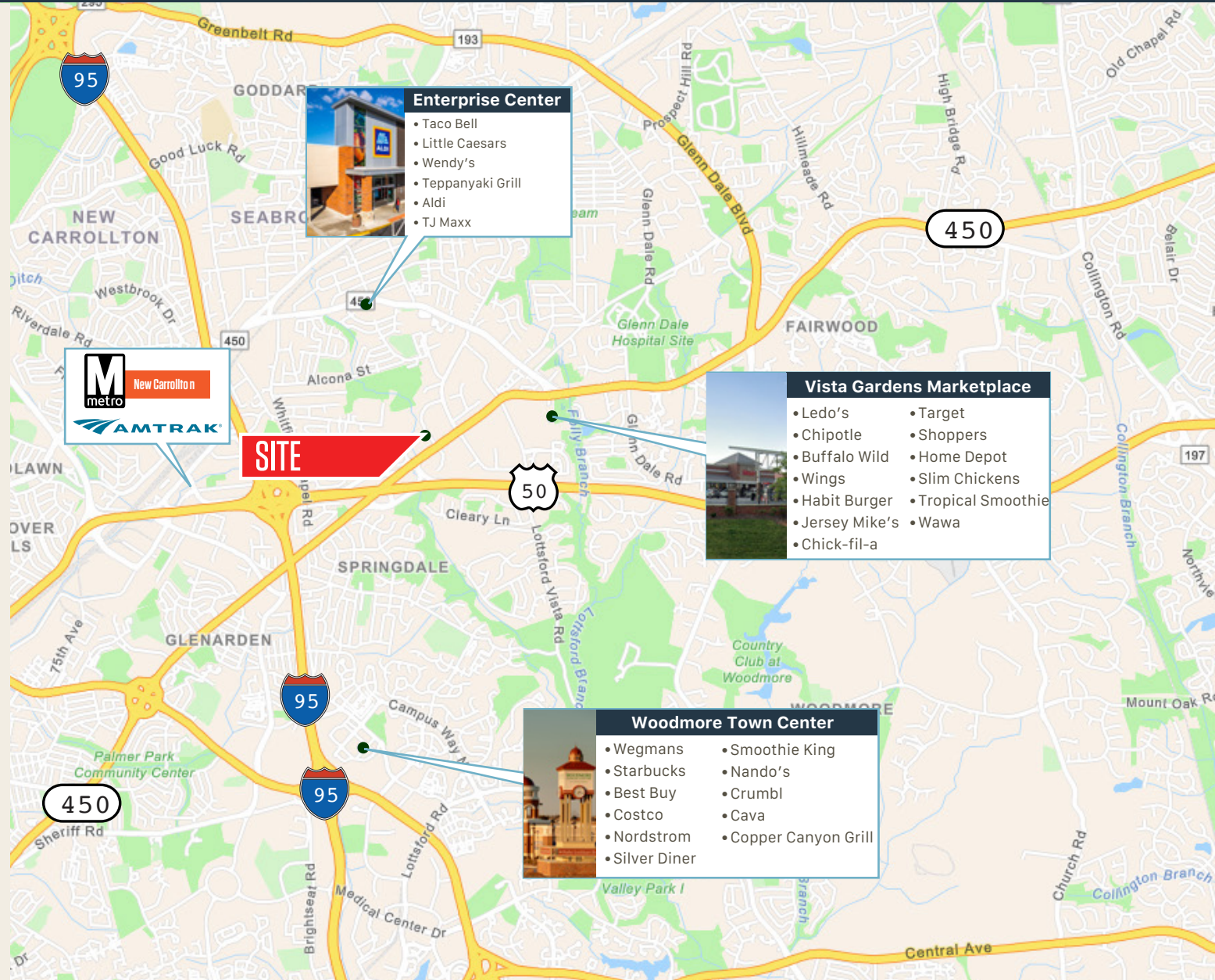
NEARBY

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Driving Distance

- 2.5 miles to US Route 50
- 3.9 miles to I-495
- 12.8 miles to DC
- 21.5 miles to Annapolis
- 1.2 miles to MD - Route 450
- 2.8 miles to New Carrollton Metro Station
- 5.1 miles to UM Capital Region Medical Center
- 32 miles to Baltimore



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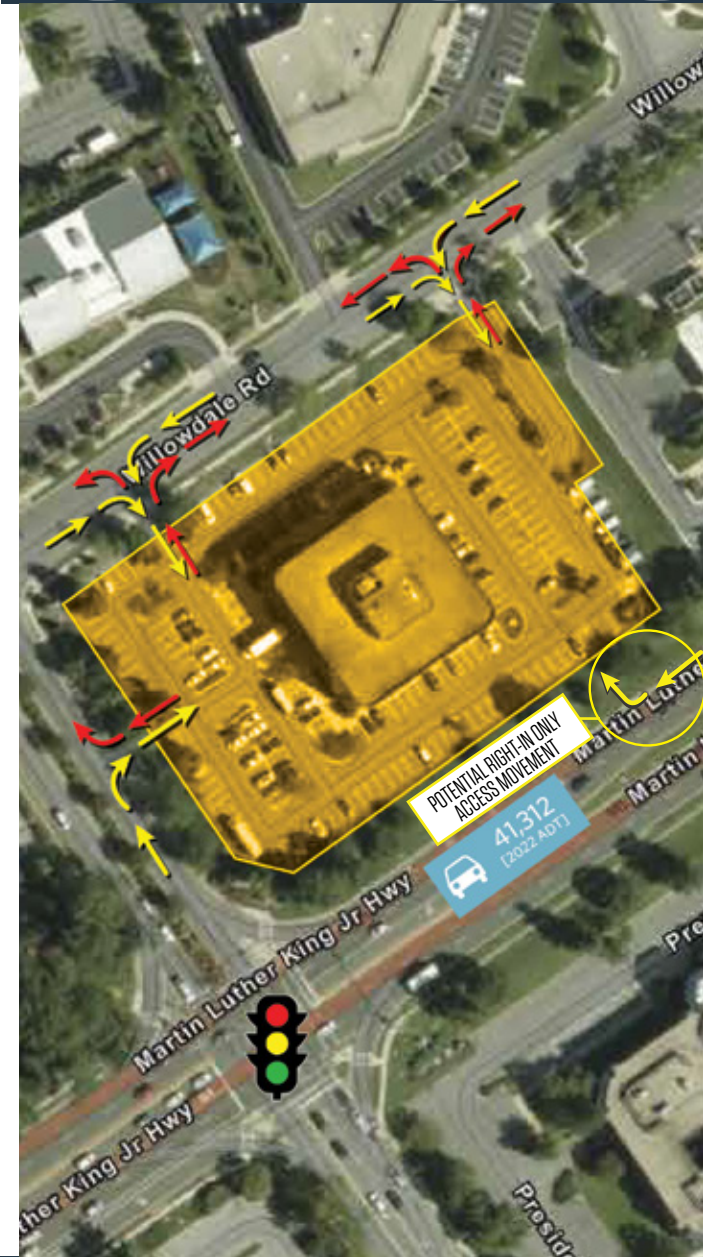
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OPTIONS

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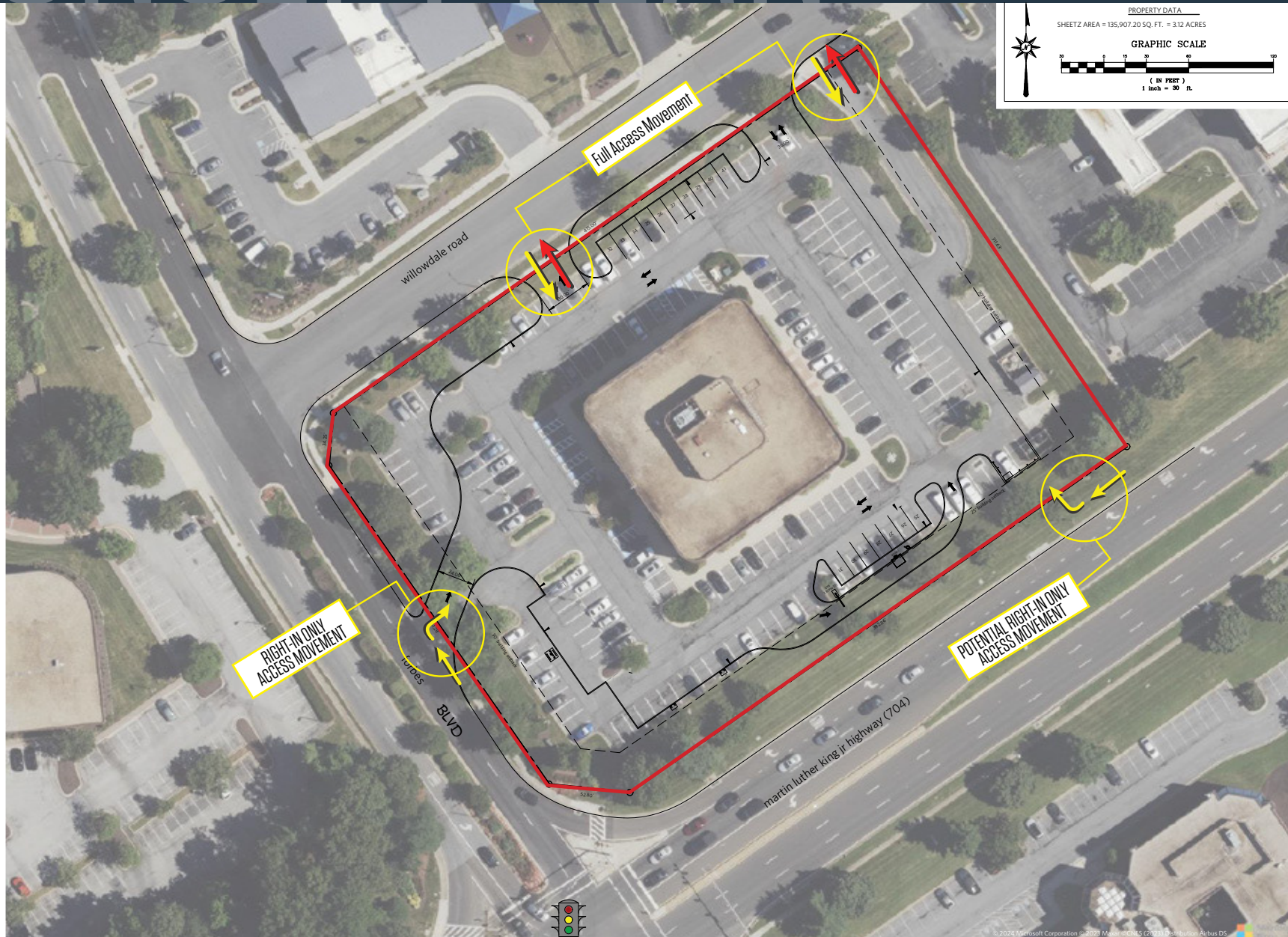
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CONCEPT PLAN

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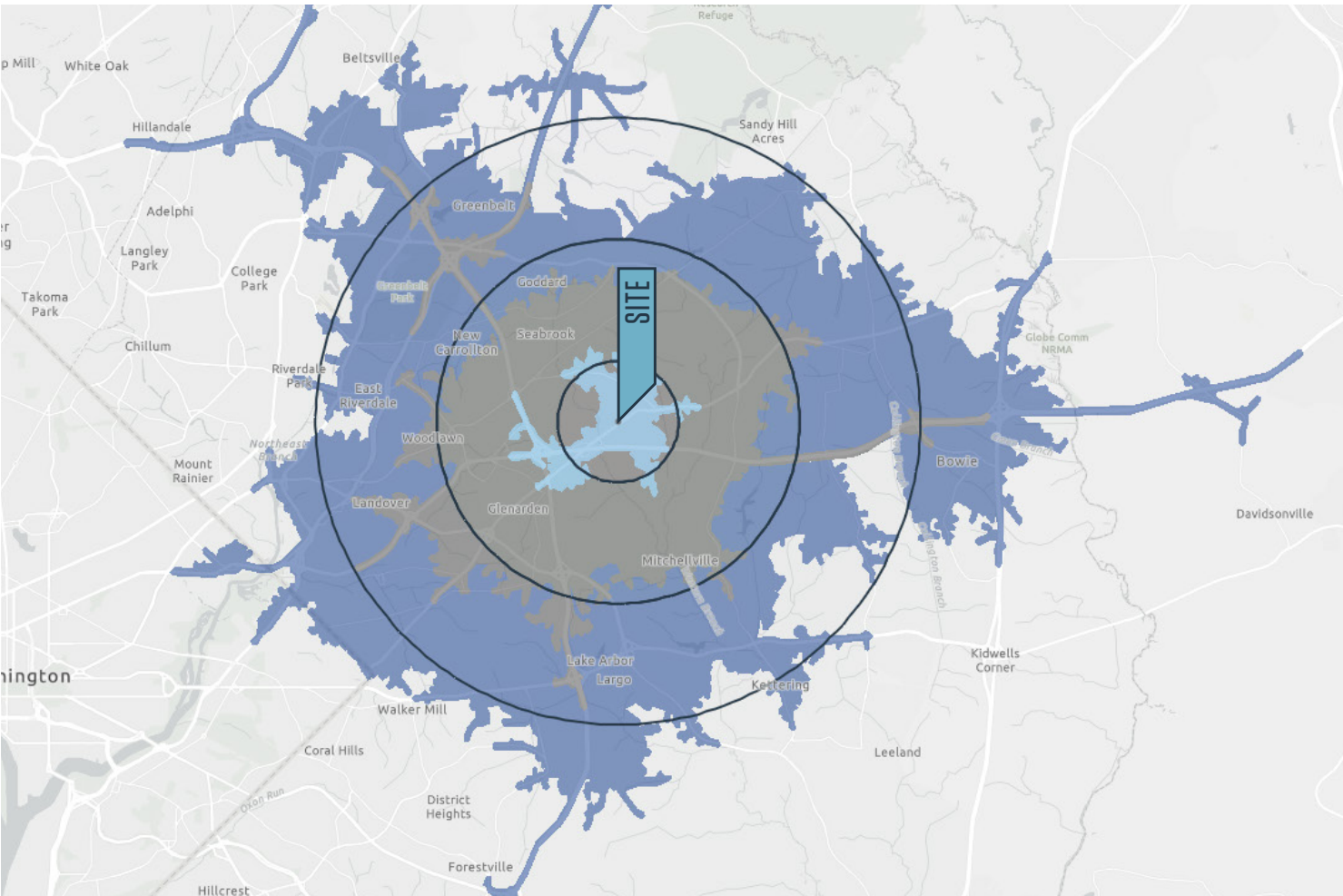
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LOCATION

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DEMOGRAPHICS | 2025:

1-MILE	3-MILE	5-MILE
Population 7,723	93,292	156,301
Daytime Population 15,810	77,865	152,620
Households 2,295	29,914	59,110
Median HH Income \$123,723	\$110,724	\$101,711
Average HH Income \$145,914	\$168,872	\$151,413

5 MINUTES	10 MINUTES	15 MINUTES
Population 4,886	92,067	217,367
Daytime Population 13,267	78,229	208,930
Households 1,530	29,347	78,534
Median HH Income \$130,409	\$102,009	\$103,144
Average HH Income \$146,551	\$139,009	\$125,537

TRAFFIC COUNTS | 2022:

Martin Luther King Jr Hwy	41,321 ADT
Route 50	140,044 ADT
I-95	206,211 ADT

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FOR MORE INFORMATION, PLEASE CONTACT:

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