

MARLBOROUGH VILLAGE CENTER

5010-5098 Brown Station Rd., Upper Marlboro, MD 20772
Prince George's County



- 4,000 SF (street level) and 2,385 SF (2nd level) retail space coming available 12/1/2026!
- **DISCREET LISTING:** 1,950 SF endcap (2nd generation restaurant, currently occupied by The Pit BBQ. Please do not disturb tenant).
- 107,703 SF Neighborhood Center surrounded by several residential communities in an underserved market.
- Located less than 1 mile from Prince George's County Circuit Court (which brings over 1.5 million visitors per year) and about 5 miles from Andrews Air Force Base.
- Within 1 mile of main highway Route 4/Pennsylvania Ave.

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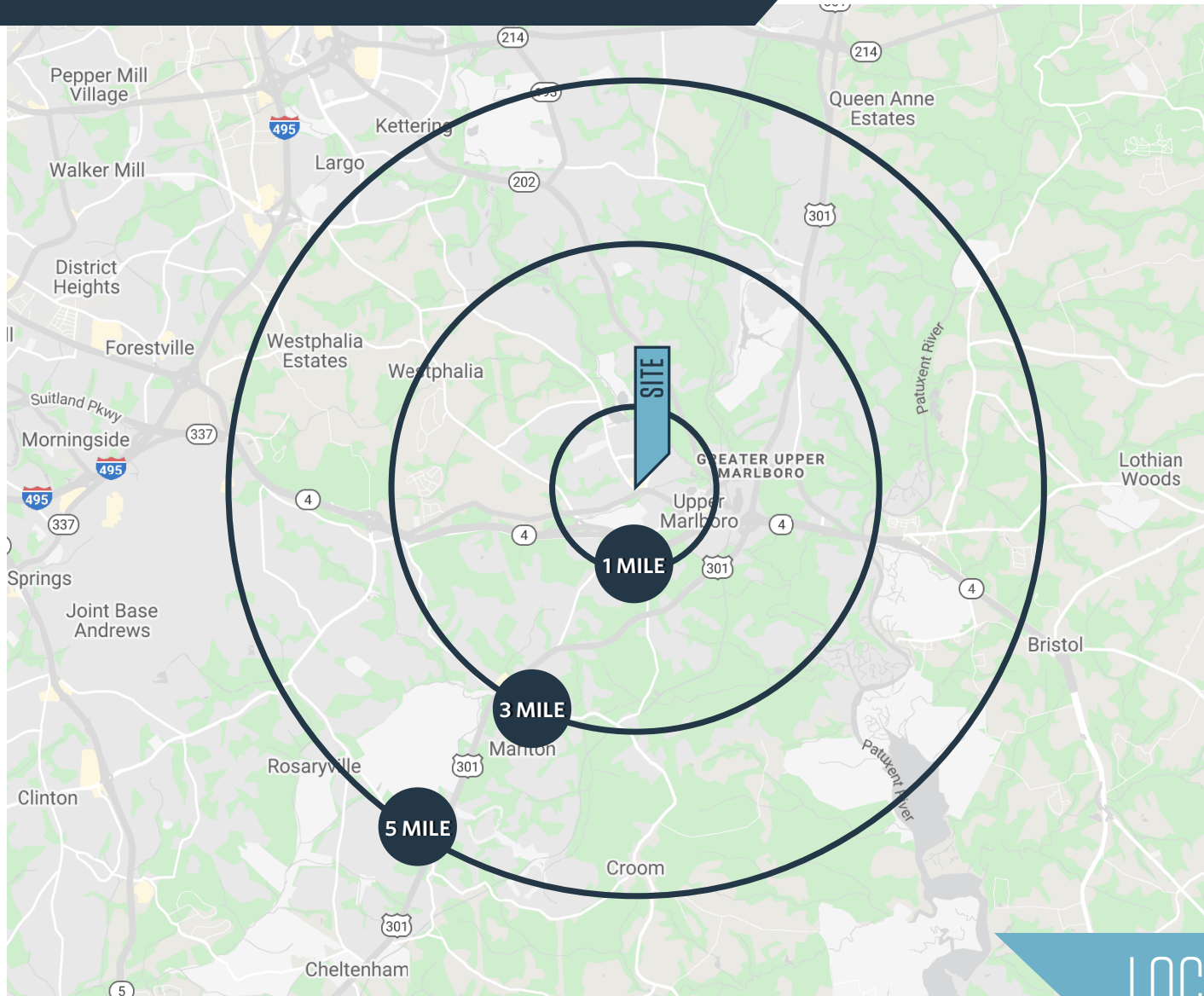
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DEMOGRAPHICS | 2026:

1-MILE	3-MILE	5-MILE
Population		
7,737	28,733	72,671
Daytime Population		
6,508	22,522	58,154
Households		
3,265	10,525	26,672
Average HH Income		
\$131,534	\$176,290	\$167,654

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2024:

Old Marlboro Pike	17,775 ADT
Brown Station Rd	9,615 ADT

LOCATION & DEMOGRAPHICS

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CLOSE UP AERIAL

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SITE PLAN

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PHOTOS

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CLICK TO VIEW PROPERTY WEBSITE

For More Information, Please Contact:

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