



NEARBY RETAILERS

POPEYES

Wawa  **Flagship**
CARWASH

RETAIL FOR LEASE

- FULLY LEASED
- Excellent visibility and high traffic counts (22,784 ADT)
- Zoning CGO in Prince George's County

VERONICA KAMARA

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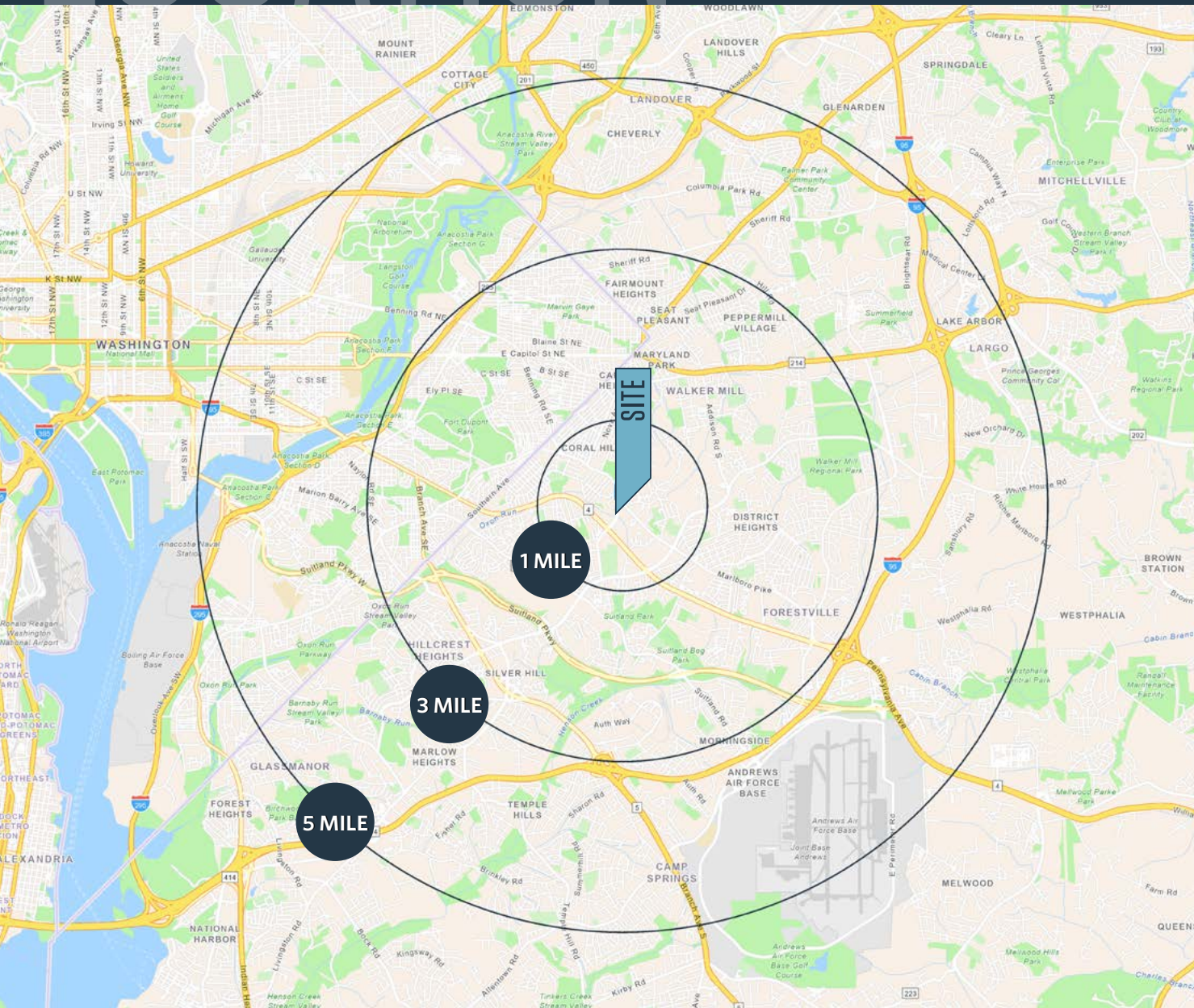
JOSH WEINER

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LOCATION

5401 MARLBORO PIKE

DISTRICT HEIGHTS, MD 20747, PRINCE GEORGE'S COUNTY



DEMOGRAPHICS | 2023:

1-MILE	3-MILE	5-MILE
Population		
17,871	181,496	438,867
Daytime Population		
3,764	37,216	164,632
Households		
7,597	74,764	182,163
Average HH Income		
\$87,608	\$86,917	\$106,574

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2022:

Marlboro Pike	22,784 ADT
Walker Mill Rd	23,081 ADT

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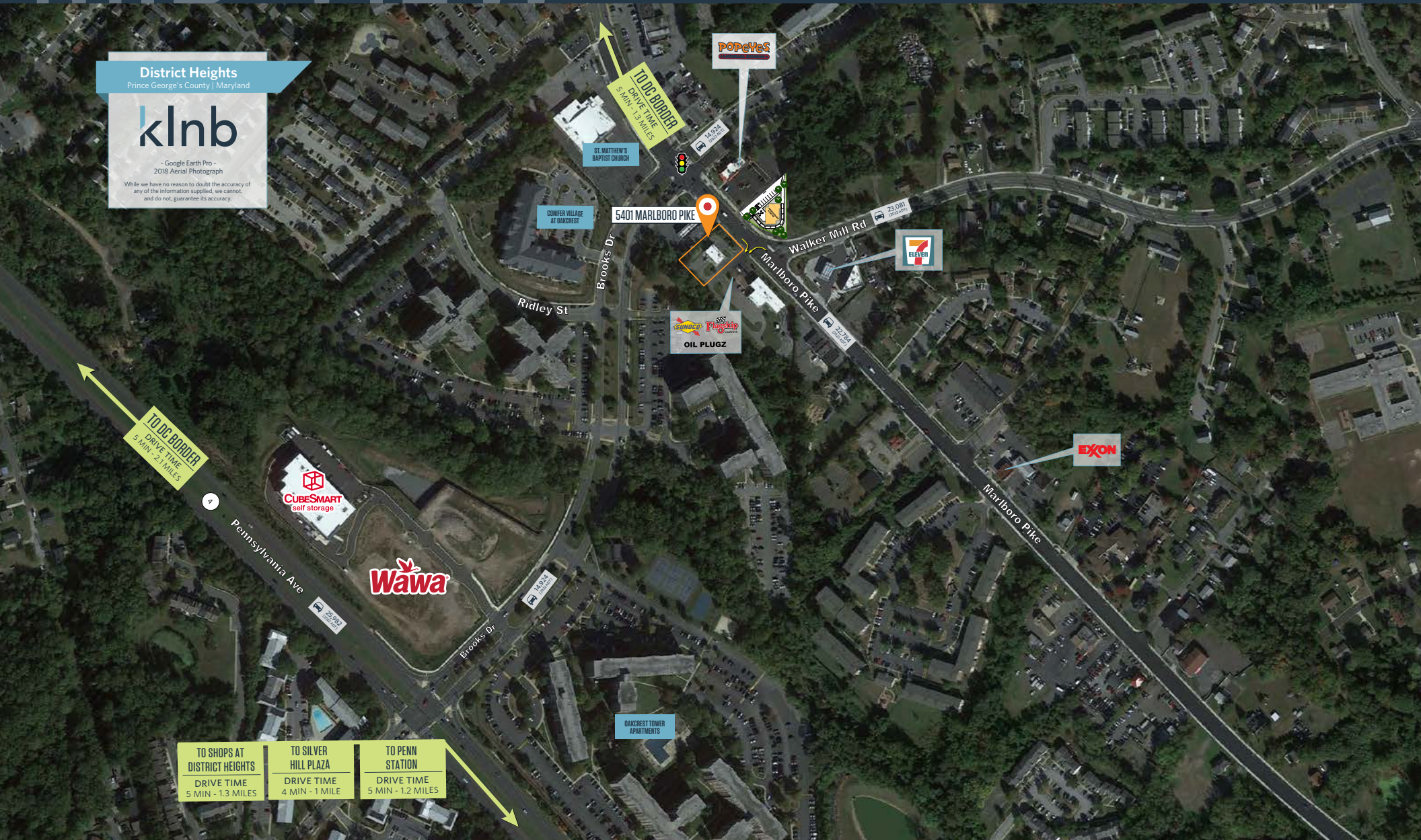
District Heights

Prince George's County | Maryland

klnb

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While we have no reason to doubt the accuracy of
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