

FOR LEASE

A POWER CENTER IN TEMPLE HILLS, MD

MARLOW DOWNTOWN SHOPPING CENTER

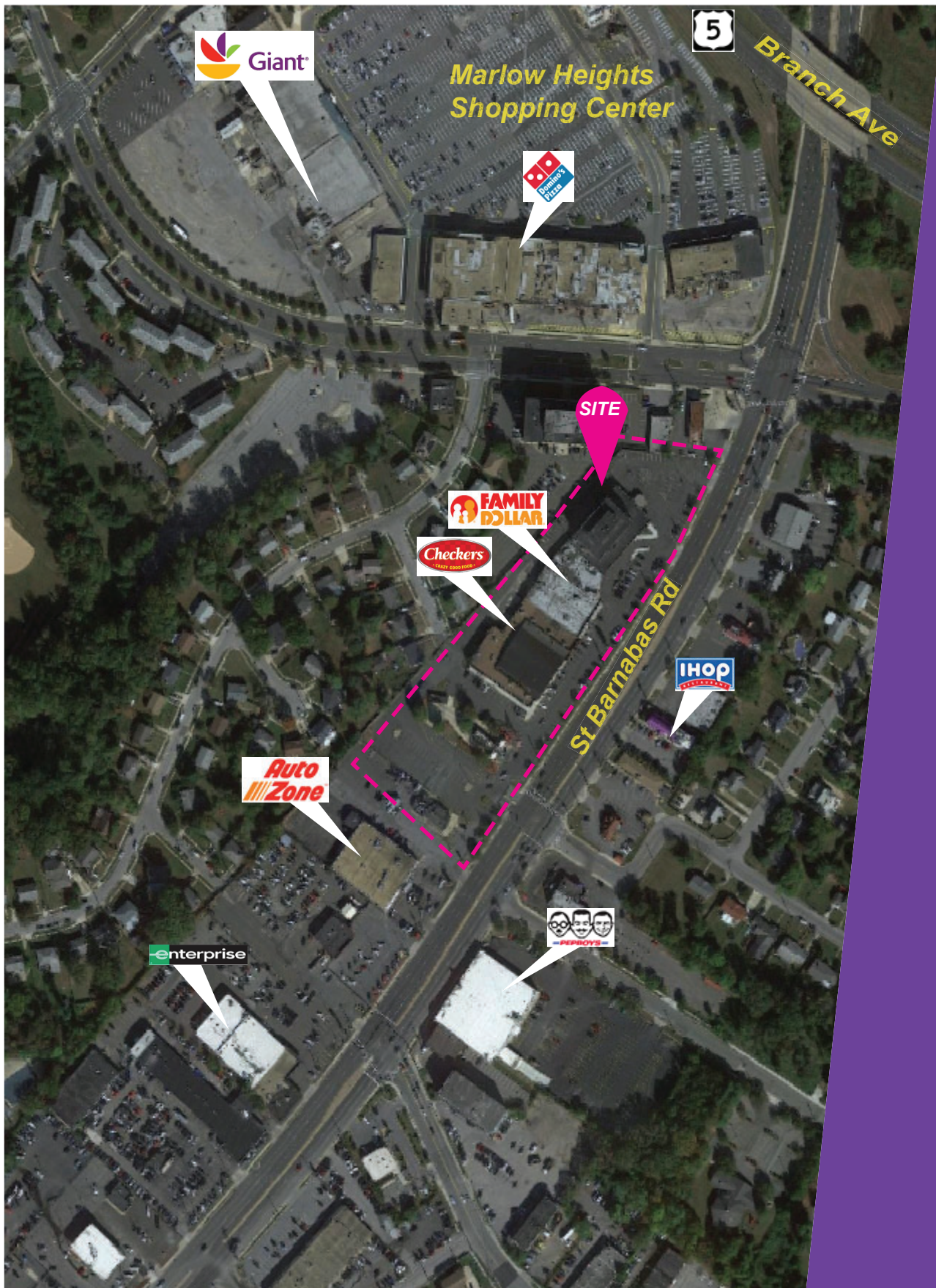
4305-4331 SAINT BARNABAS ROAD, TEMPLE HILLS, MD 20748



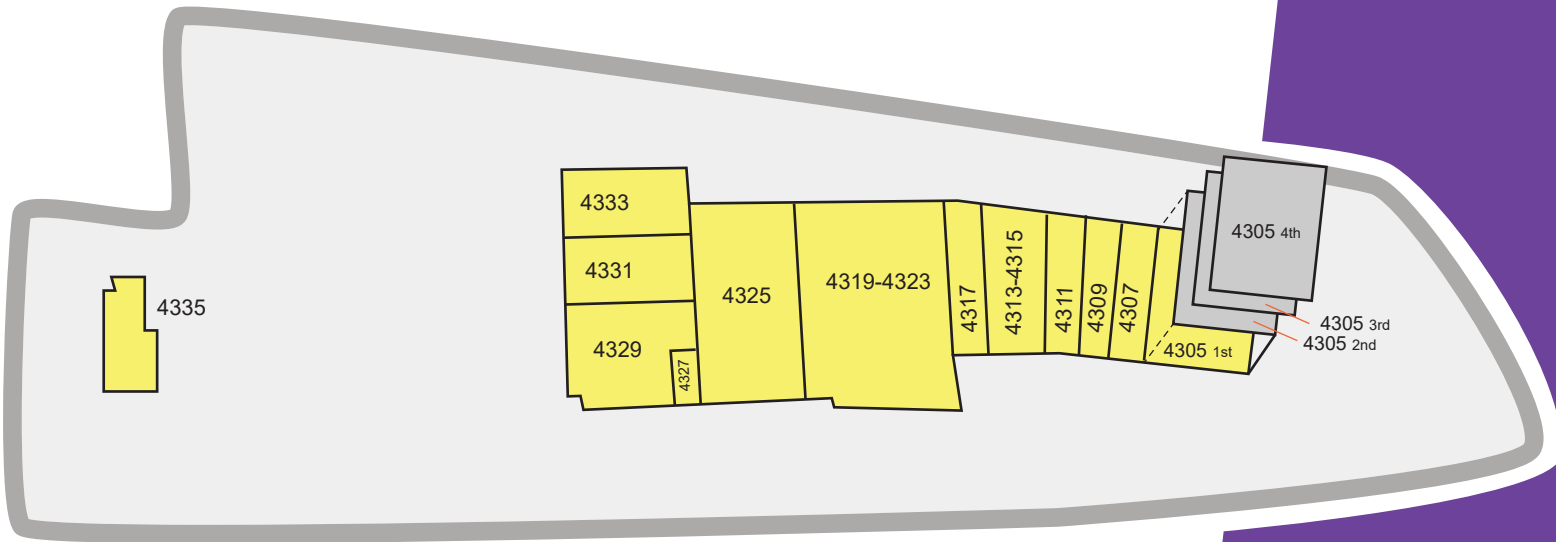
CONTACT:
KEN NOROOZI
O: (202) 347-3760 | M: (301) 728-6037
ken@vantagecr.com

DISCOVER THE UNSEEN: YOUR SOURCE FOR OFF-MARKET COMMERCIAL PROPERTIES





SITE PLAN



Units	Area/SF	Tenants	Units	Area/SF	Tenants
4305 1st Flr	~5,000	Vacant	4317	2,000	Vacant
4305 2nd Flr	6,000	Vacant	4319-4323	10,000	Modern Carpet
4305 3rd Flr	6,000	Vacant	4325	7,506	Family Dollar
4305 4th Flr	6,000	Vacant	4327	1,000	Subway
4307	2,000	Safa Halal	4329	7,000	Sarah's Beauty
4309	2,000	Vee Nails	4331	4,200	Lounge
4311	2,000	Pharmacy	4333	4,200	ZIP Cleaners
4313-4315	3,960	Grocery	4335	2,000	Checker's

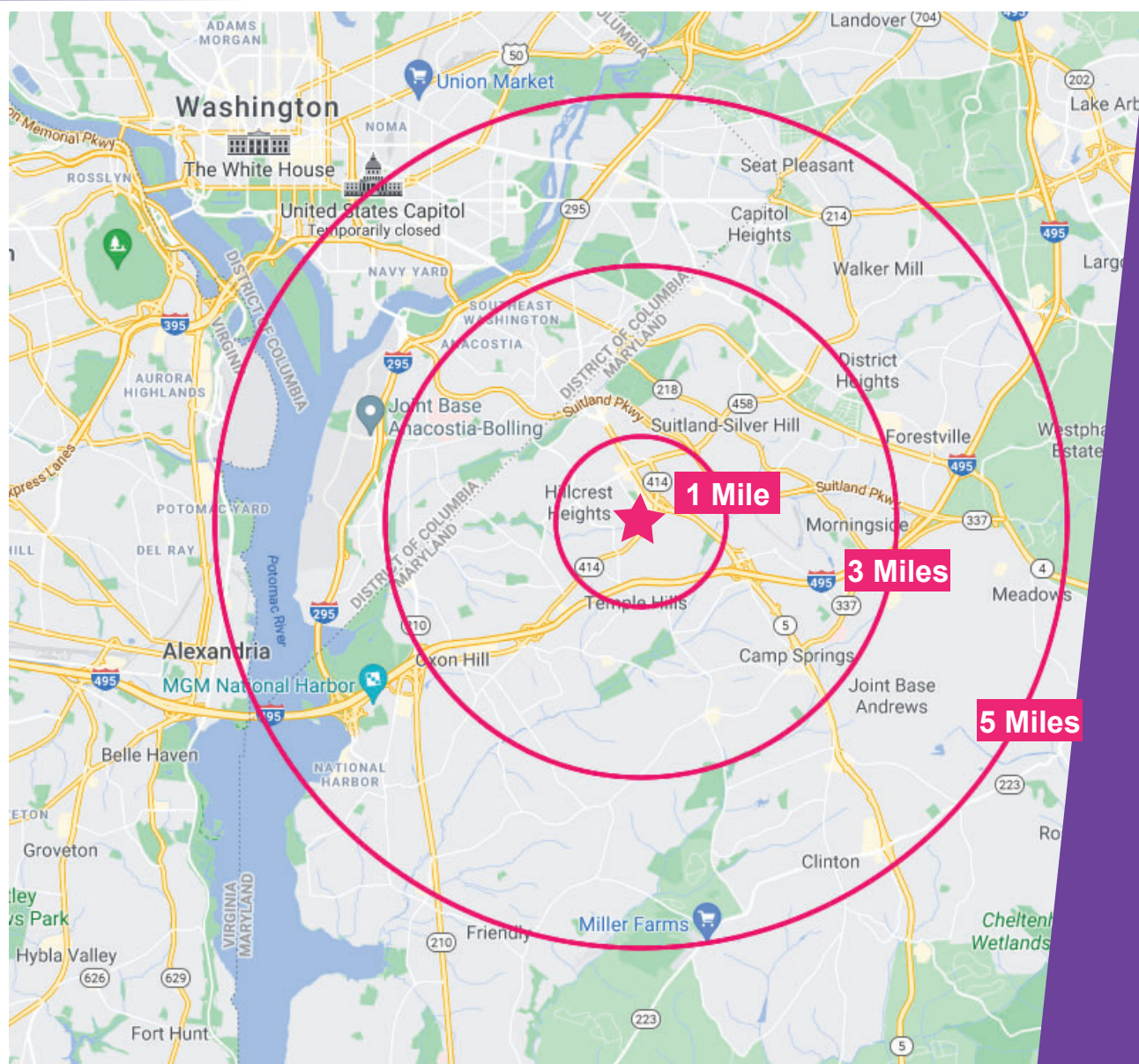
PROPERTY DATA

Lot Area: 217,807 SF (4.5 Acres)

Building: 51,866 SF

Zoning: M-X-T

Parking Spots: Over 230 Spots



DEMOGRAPHICS

DEMOGRAPHICS 2021:

1-MILE 3-MILES 5-MILES

Population

16,124 174,720 409,976

Households

6,804 69,038 165,084

Average HH Income

\$77,757 \$73,417 \$87,640

Average House Value

\$240,514 \$312,988 \$379,684

WALK SCORE®
Very Walkable (77)







GROUND FLOOR ENDCAP



GROUND LEVEL







SITEPLAN

