

FOR LEASE

A POWER CENTER IN TEMPLE HILLS, MD

MARLOW DOWNTOWN SHOPPING CENTER

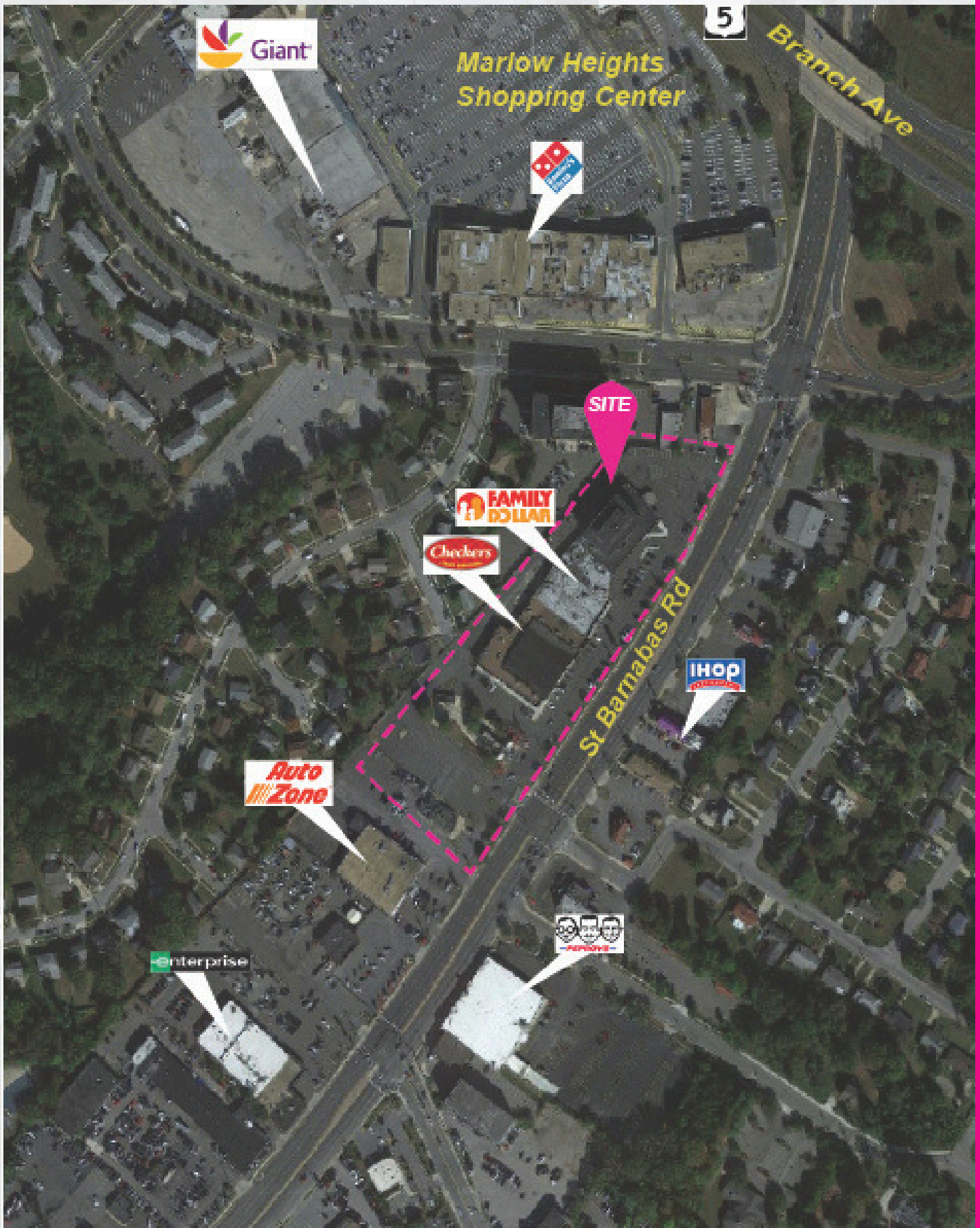
4305-4335 SAINT BARNABAS ROAD, TEMPLE HILLS, MD 20748



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

CONTACT:
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Site Plan



Units	Area/SF	Tenants		Units	Area/SF	Tenants
4305 (1st Flr)	~5,000	Leased		4317	2,000	Vacant
4305 (2nd Flr)	6,000	Vacant		4319-4323	10,000	Furniture/Mattress
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	Her Suites
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

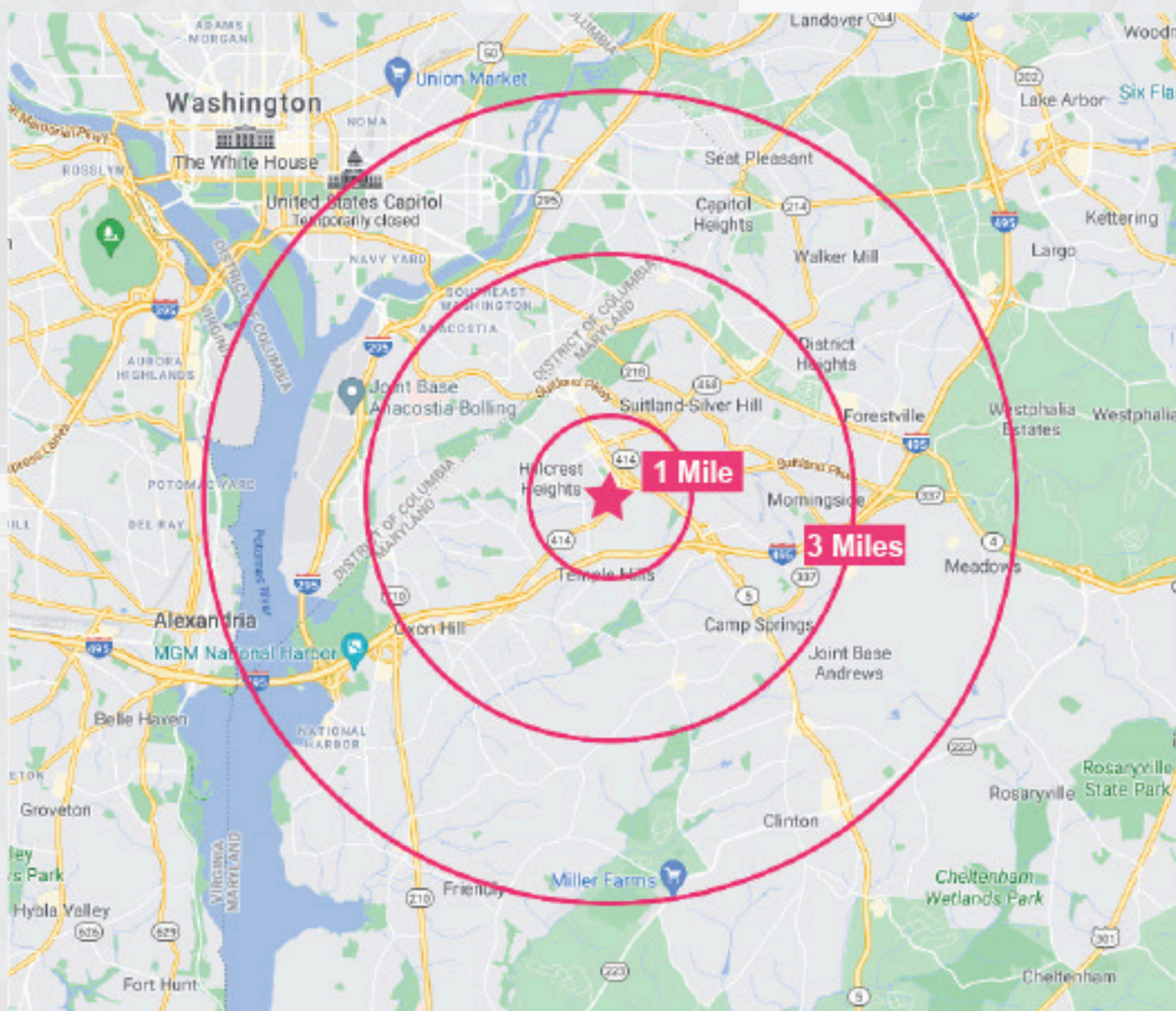
Property Data

Lot Area: 21,807 SF (4.5 Acres)

GLA: 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)



VANTAGE
COMMERCIAL REALTY

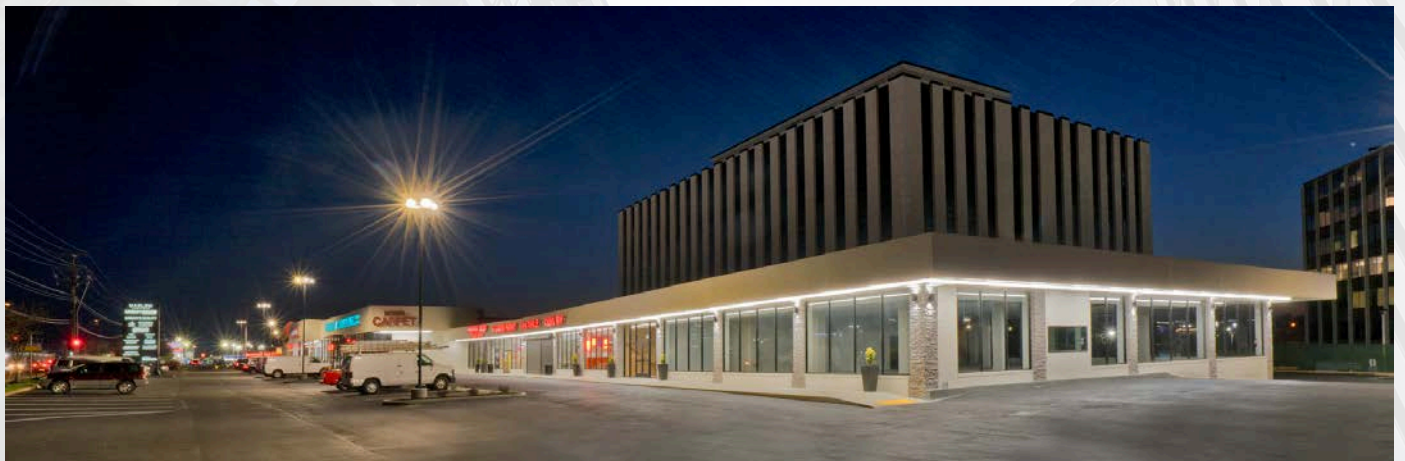
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Survey Plan

Landtek Partners LLC

3841 Broken Land Parkway, Suite 110
Columbia, MD 21046 Phone: 410-230-0599
Email: info@landtekpartners.com Web: www.landtekpartners.com

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Parcel	Area (Acres)	Area (Sq. Ft.)
Parcel A	217,807.14	2,000,000.00
Parcel B	2,000,000.00	2,000,000.00

Area (Acres)	Area (Sq. Ft.)
2,000,000.00	2,000,000.00
2,000,000.00	2,000,000.00

1) Property subject to any/all right-of-way, easement, and/or covenants of record and/or imposed by law.

2) No fee report furnished.

3) 4203 St. Barnabas Road Improvement set included in Survey.

THOMAS A. WADSWORTH Professional Land Surveyor-MD License No. 10080

Thomas A. Wadsworth

Material	Found	Material	Found
BR - IRON BAR FOUND	FR - PIPE FOUND	NR - MONUMENT FOUND	
IBS - IRON BAR SET	PR - PIPE FOUND	NR - NAIL FOUND	
POU - POINT ON LINE	PRG - PIPE SET	SR - STONE FOUND	
CAP - CAPED PIPE	RW - RIGHT-OF-WAY	RET - RETAINING	
CONC - CONCRETE	OH - OVERHANG	G - GATE	

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BOUNDARY PLAT

PARCELS: A & F

4305 & 4411 St. Barnabas Road
Prince Georges County, Maryland

PLAT ENTITLED: MARLOW HEIGHTS - STEUARTS ADDN

PLAT BOOK: 57 PAGE: 17 & PLAT BOOK: 71 PAGE: 1

LIBER: 45998 FOLIO: 0173

SCALE: 1"=120' DATE: 03/29/2023 JOB NO.: LW230119

SURVEYORS CERTIFICATION:

I hereby certify to the best of my professional knowledge, information, and belief, this information is correct and is based upon a field survey conducted by and under my direct supervision in compliance with the requirements set forth in regulation 08.13.06.12 of the code of Maryland regulations.

LINE	LENGTH	BEARING
L1	100.00'	S.35°45'50"W.
L2	200.00'	N.54°14'10"W.
L3	100.00'	N.35°45'50"E.

CURVE	RADIUS	CHORD	CH BEARING
C1	1849.86'	345.98'	S.28°09'21"W.
C2	2486.66'	97.65'	S.34°38'20"W.

BAR SCALE - 1 INCH = 120 FEET

0 120 240 360

Saint Barnabas Road

1 STORY RETAIL #4305

PARCEL A 217,807 SF. [PLAT]

PARCEL B

PARCEL F

PARCEL 12

PARCEL 11

PARCEL 10

PARCEL 9

PARCEL 8

PARCEL 7

PARCEL 6

PARCEL 5

PARCEL 4

PARCEL 3

PARCEL 2

PARCEL 1

PARCEL 0

PARCEL -1

PARCEL -2

PARCEL -3

PARCEL -4

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