



The Shops at Iverson

3737 BRANCH AVENUE, TEMPLE HILLS, MD, 20748

OVERVIEW

Regional shopping mall in densely populated area featuring over 600,000 SF, The Shops at Iverson features 535,000 SF of retail/restaurant space and 90,000 SF of office space. Located on the Branch Ave corridor, boasting 51,982 VPD in a transit-oriented market just outside of Washington D.C.

SPACE AVAILABLE

1,094 – 6,550 sq. ft.

CENTER TYPE

Shopping Mall

GROSS LEASABLE AREA

535,000+ sq. ft.

COUNTY

Prince George's

CONVENIENT ACCESS

Approx. 1 mile from Metro
Approx. 2 miles from I-495

TRAFFIC COUNTS (VPD)

Branch Ave: 51,982
Silver Hill Rd: 37,990

CURRENT RETAILERS



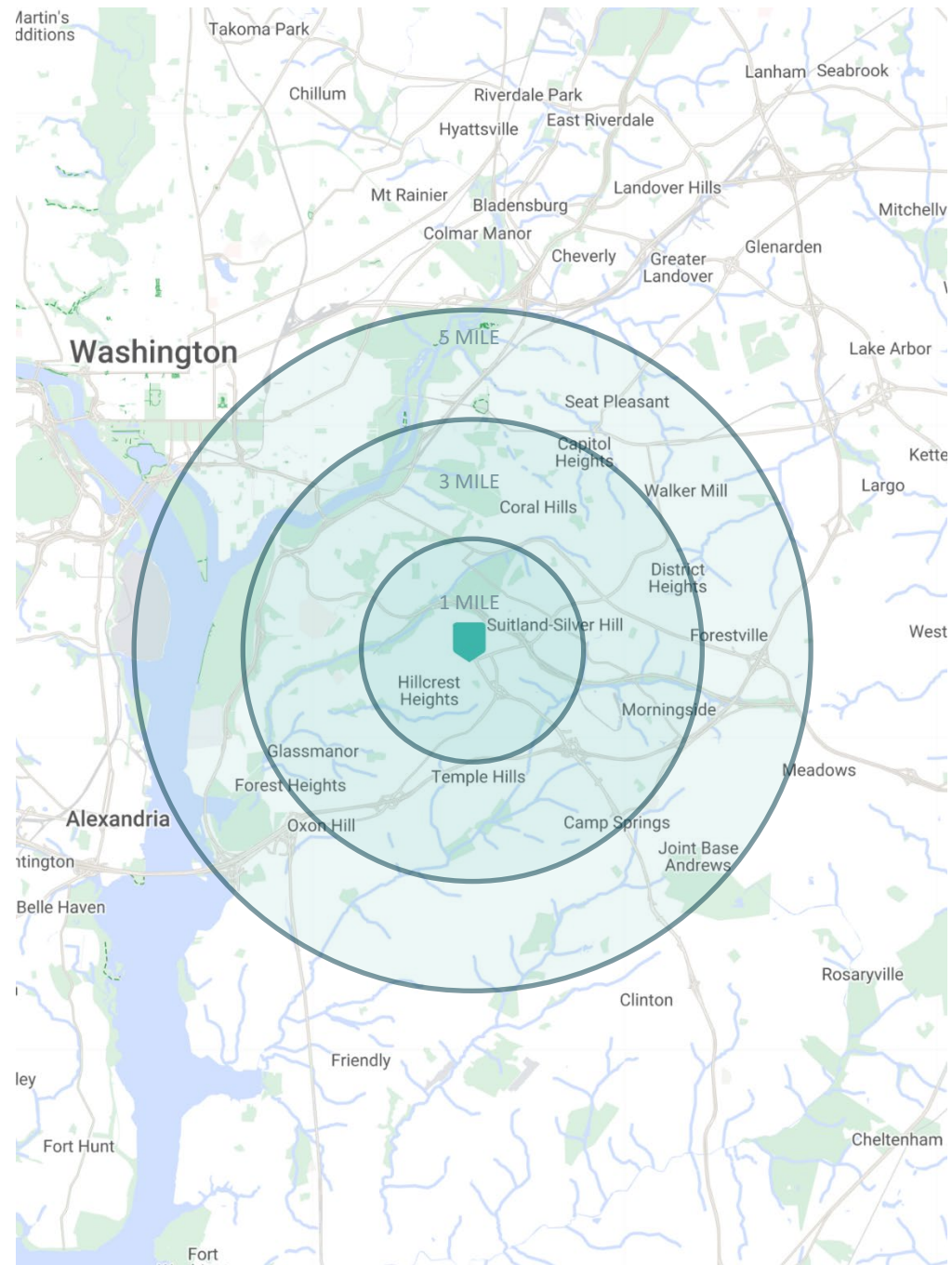
THE SHOPS AT IVERSON

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CONTACT US

301.657.7330
leasing@willardretail.com
willardretail.com





DEMOGRAPHICS

1, 3, 5-MILE RADIUS



RADIUS



AVG HH INCOME



MEDIAN AGE



HOUSEHOLDS



POPULATION

1 Mile	\$76,745	39.0	7,372	17,086
3 Mile	\$73,493	36.2	73,867	186,231
5 Mile	\$96,036	36.6	174,260	426,774

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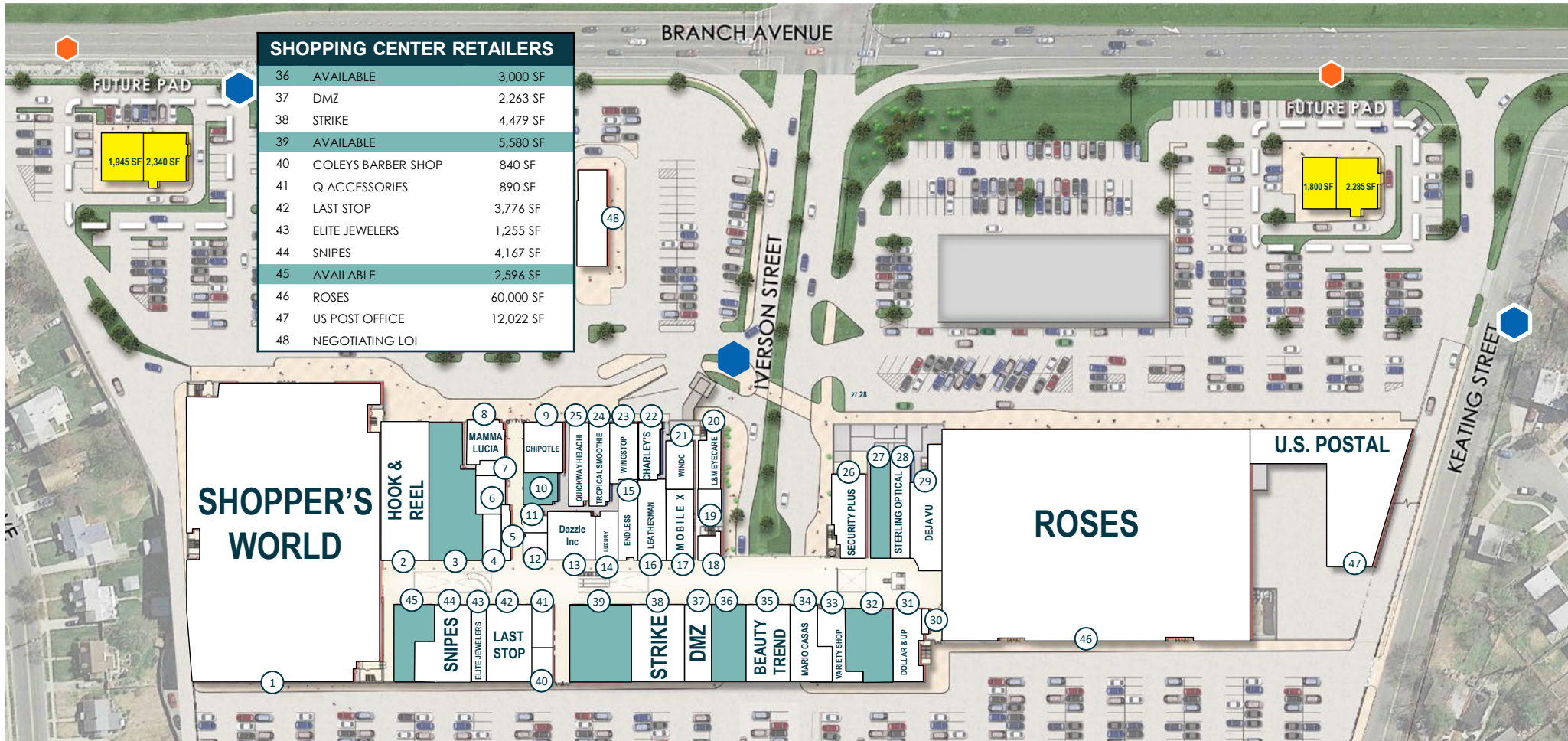
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THE SHOPS AT IVERSON – GROUND FLOOR



SHOPPING CENTER RETAILERS		
36	AVAILABLE	3,000 SF
37	DMZ	2,263 SF
38	STRIKE	4,479 SF
39	AVAILABLE	5,580 SF
40	COLEYS BARBER SHOP	840 SF
41	Q ACCESSORIES	890 SF
42	LAST STOP	3,776 SF
43	ELITE JEWELERS	1,255 SF
44	SNIPES	4,167 SF
45	AVAILABLE	2,596 SF
46	ROSES	60,000 SF
47	US POST OFFICE	12,022 SF
48	NEGOTIATING LOI	

TENANTS														
1	SHOPPER'S WORLD	60,000 SF	8	MAMMA LUCIA	1,756 SF	15	ENDLESS	1,600 SF	22	CHARLEY'S	1,306 SF	29	DÉJÀ VU	3,400 SF
2	HOOK & REEL	1,430 SF	9	CHIPOTLE	2,004 SF	16	LEATHERMAN	4,847 SF	23	WINGSTOP	1,738 SF	30	KEY CUTTER	132 SF
3	AVAILABLE	6,550 SF	10	AVAILABLE	1,094 SF	17	MOBILE X	1,500 SF	24	TROPICAL SMOOTHIE	1,733 SF	31	DOLLAR & UP	2,197 SF
4	HI TECH ACCESSORIES	810 SF	11	WIRELESS ENTITY, LLC	525 SF	18	KING JEWELERS	535 SF	25	QUICKWAY	1,752 SF	32	AVAILABLE	3,690 SF
5	RK JEWELERS	432 SF	12	ALEM'S ICE CREAM	676 SF	19	OFFICE	605 SF	26	SECURITY PLUW	2,680 SF	33	VARIETY SHOP	1,540 SF
6	PRO CAKES	1,100 SF	13	DAZZLE, INC	2,365 SF	20	L&M EYECARE	1,430 SF	27	AVAILABLE	2,040 SF	34	MARIO CASAS	3,000 SF
7	GREAT COOKIE	472 SF	14	LUXURY	1,158 SF	21	WINDC	1,006 SF	28	STERLING OPTICAL	2,170 SF	35	BEAUTY TREND	3,617 SF

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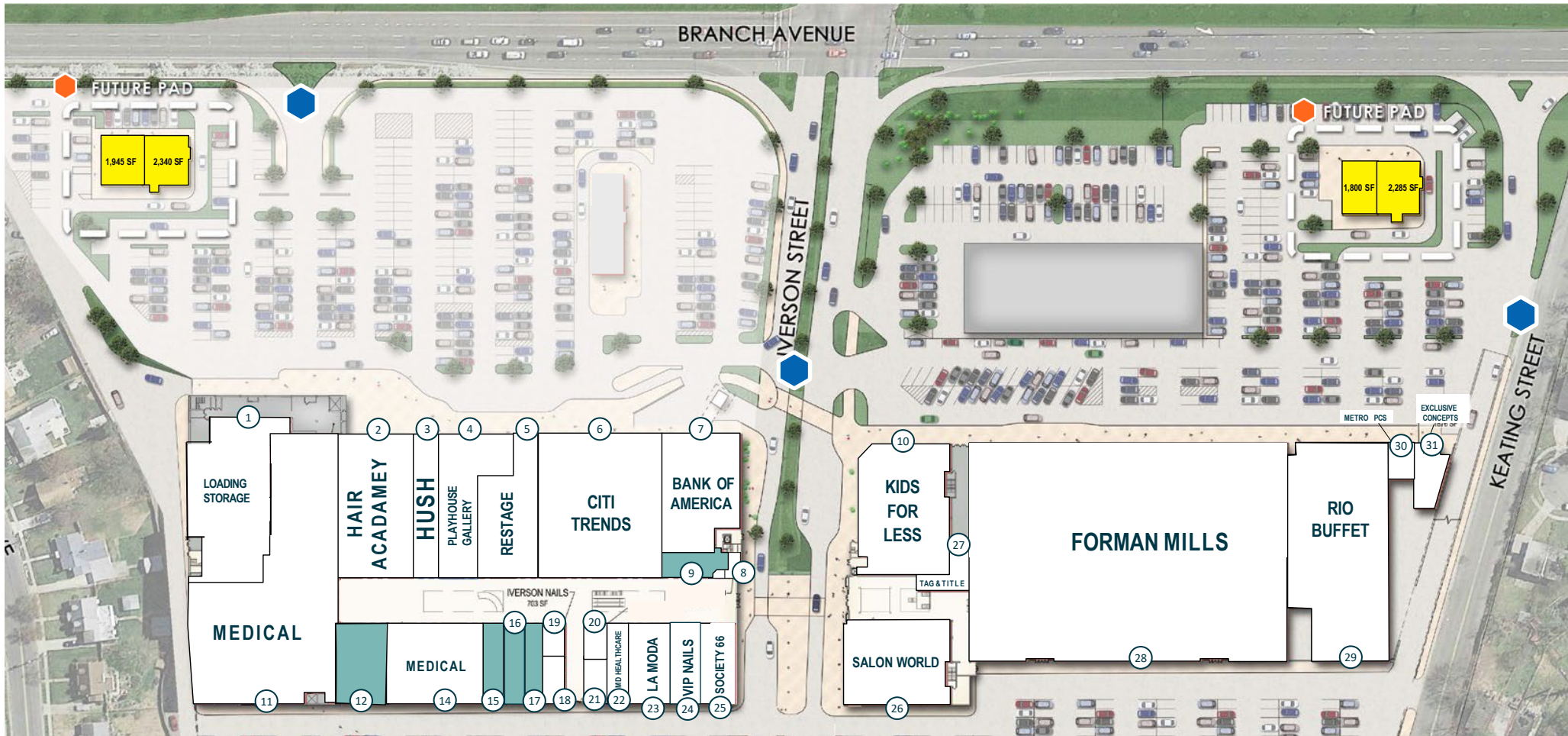
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THE SHOPS AT IVERSON – LOWER LEVEL



TENANTS

1	LOADING STORAGE	11,516 SF	8	NEW STAND	300 SF	15	AVAILABLE	1,677 SF	22	MD HEALTHCARE	1,677 SF	29	RIO BUFFET	12,958 SF
2	HAIR ACADEMY	5,000 SF	9	AVAILABLE	2,618 SF	16	AVAILABLE	1,677 SF	23	LA MODA	3,368 SF	30	METRO PCS	514 SF
3	HUSH	1,614 SF	10	KIDS FOR LESS	12,177 SF	17	AVAILABLE	1,677 SF	24	VIP NAILS	3,368 SF	31	EXCLUSIVE CONCEPTS	1,876
4	PLAYHOUSE GALLERY	6,432 SF	11	MEDICAL	27,768 SF	18	NATHAN'S	1,061 SF	25	SOCIETY 66	1,643 SF			
5	RESTAGE	6,806 SF	12	AVAILABLE	3,006 SF	19	SNOB NAILS	703 SF	26	SALON WORLD	8,488 SF			
6	CITI TRENDS	16,567 SF	14	MEDICAL	6,702 SF	20	STAR BRAIDING	773 SF	27	TAGS & TITLE	2,407 SF			
7	BANK OF AMERICA	6,237 SF				21	MALL WALKER	1,000 SF	28	FORMAN MILLS	66,258 SF			

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SUITLAND STATION
4,672 RPD

SMITHSONIAN MUSEUM
SUPPORT

THE SHOPS AT IVERSON

Bank of America   tropical SMOOTHIE CAFE  SHOPPERS WORLD Always New, Always Not Last!

HILLCREST HEIGHTS

 SUBWAY  FAMILY DOLLAR

MARLOW HEIGHTS SHOPPING CENTER

   Lebo PIZZA

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WILLARD

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4800 Hampden Lane | Suite 800 | Bethesda, MD 20814

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