



LEASE

Bryans Road Shopping Center

3129 MARSHALL HALL ROAD

Bryans Road, MD 20616

PRESENTED BY:

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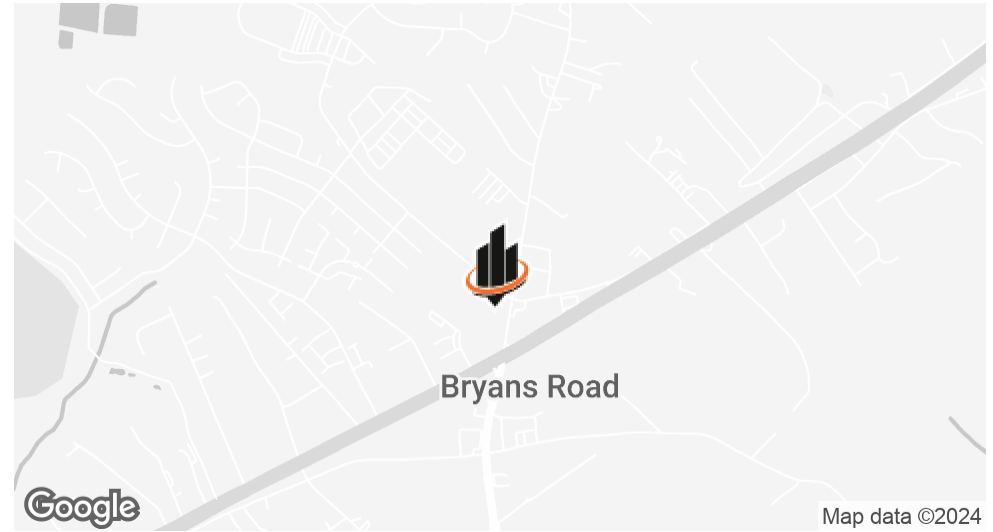
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PROPERTY SUMMARY



VIDEO

OFFERING SUMMARY

LEASE RATE:	\$17.00 - 20.00 SF/yr (NNN)
NUMBER OF UNITS:	18
AVAILABLE SF:	2,500 - 3,700 SF
LOT SIZE:	12.007 Acres
BUILDING SIZE:	73,307 SF

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PROPERTY DESCRIPTION

Cube Smart and Dollar General-anchored neighborhood shopping center in the heart of the Bryans Road community.

Valuable built-out retail spaces for lease at a great value compared to the greater Washington, DC market

PROPERTY HIGHLIGHTS

- Great visibility
- Excellent parking
- Recently renovated
- Loyal, long-term tenants

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ADDITIONAL PHOTOS



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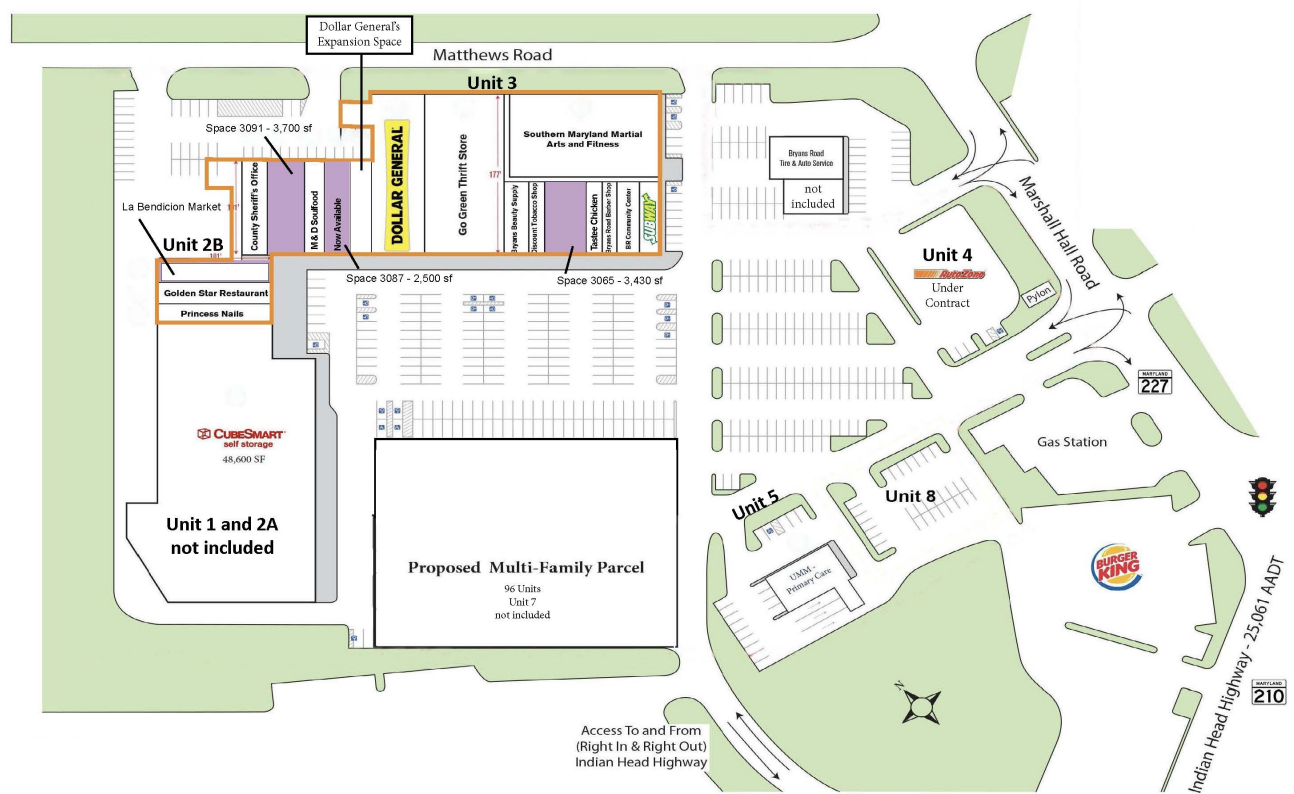
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Site Plan

CONDOMINIUM UNIT BOUNDARIES ARE APPROXIMATE



All images are illustrative only, may not be precise and are subject to change without notice.



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DEMOGRAPHICS MAP & REPORT

POPULATION

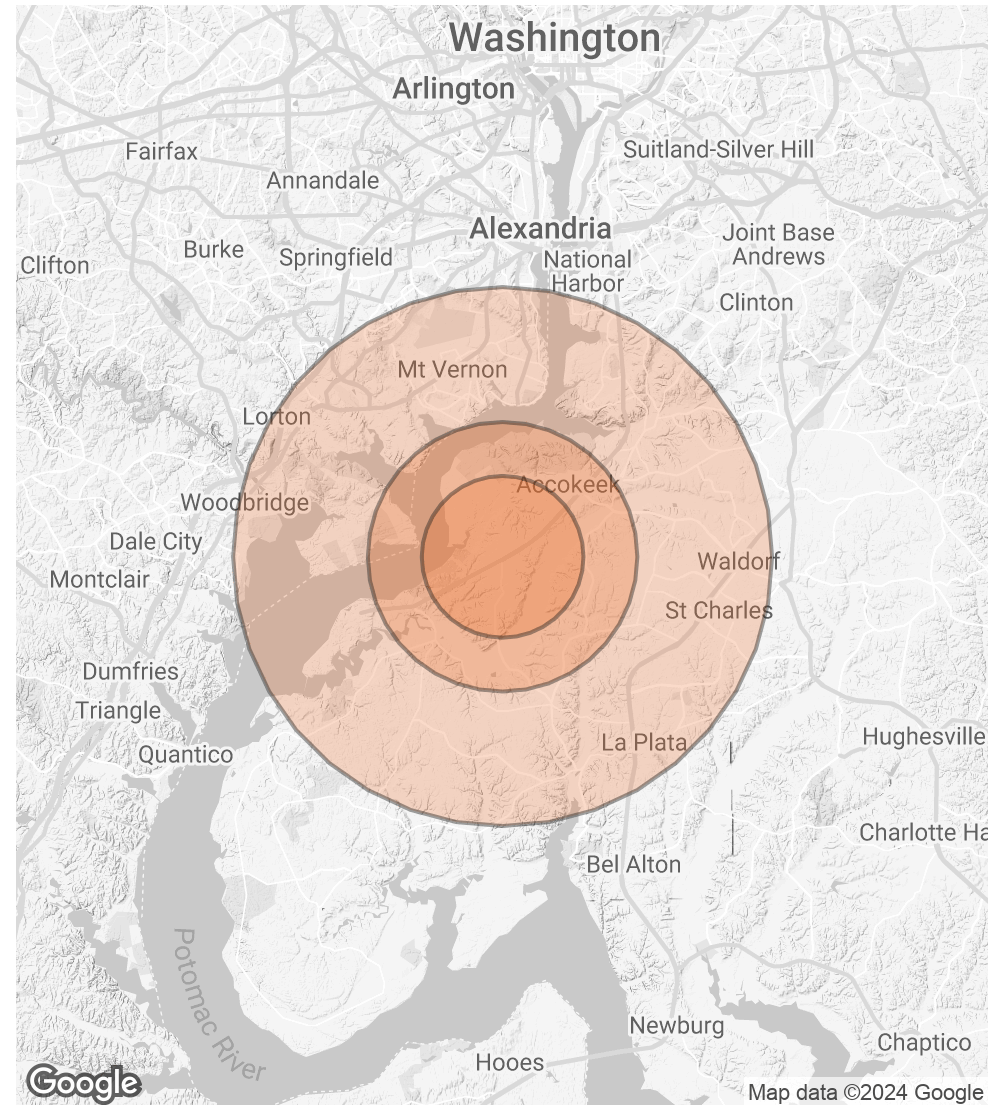
3 MILES 5 MILES 10 MILES

	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	12,655	31,447	293,772
AVERAGE AGE	40.9	40.2	38.5
AVERAGE AGE (MALE)	38.8	39.2	37.3
AVERAGE AGE (FEMALE)	42.8	41.3	39.6

HOUSEHOLDS & INCOME 3 MILES 5 MILES 10 MILES

	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	4,821	11,583	107,015
# OF PERSONS PER HH	2.6	2.7	2.7
AVERAGE HH INCOME	\$121,648	\$122,730	\$122,761
AVERAGE HOUSE VALUE	\$326,099	\$334,105	\$380,173

2020 American Community Survey (ACS)



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