



**STAND ALONE RETAIL PROPERTY FOR LEASE**

**4241 28TH AVENUE**

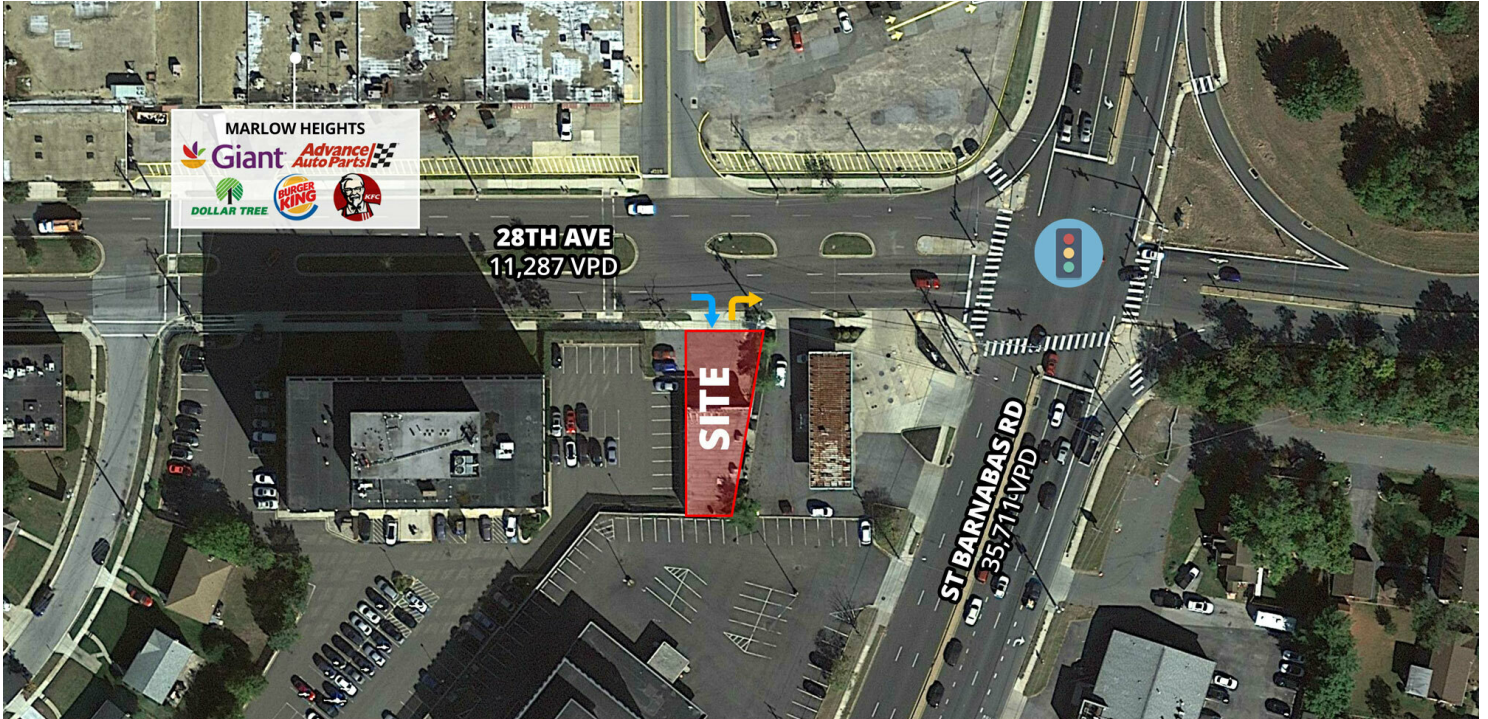
TEMPLE HILLS , MD 20748



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## PROPERTY OVERVIEW



### OFFERING SUMMARY

Available SF:	2,544 SF
Lease Rate:	Negotiable
Lot Size:	0.11 Acres
Year Built:	1960
Building Size:	2,544 SF
Zoning:	MXT

### PROPERTY OVERVIEW

4241 28th Avenue is a 2,544 SF freestanding building located in the Marlow Heights retail corridor. The site is accessible by Routes 5 and 414 and is visible to over 40,000 vehicles per day.

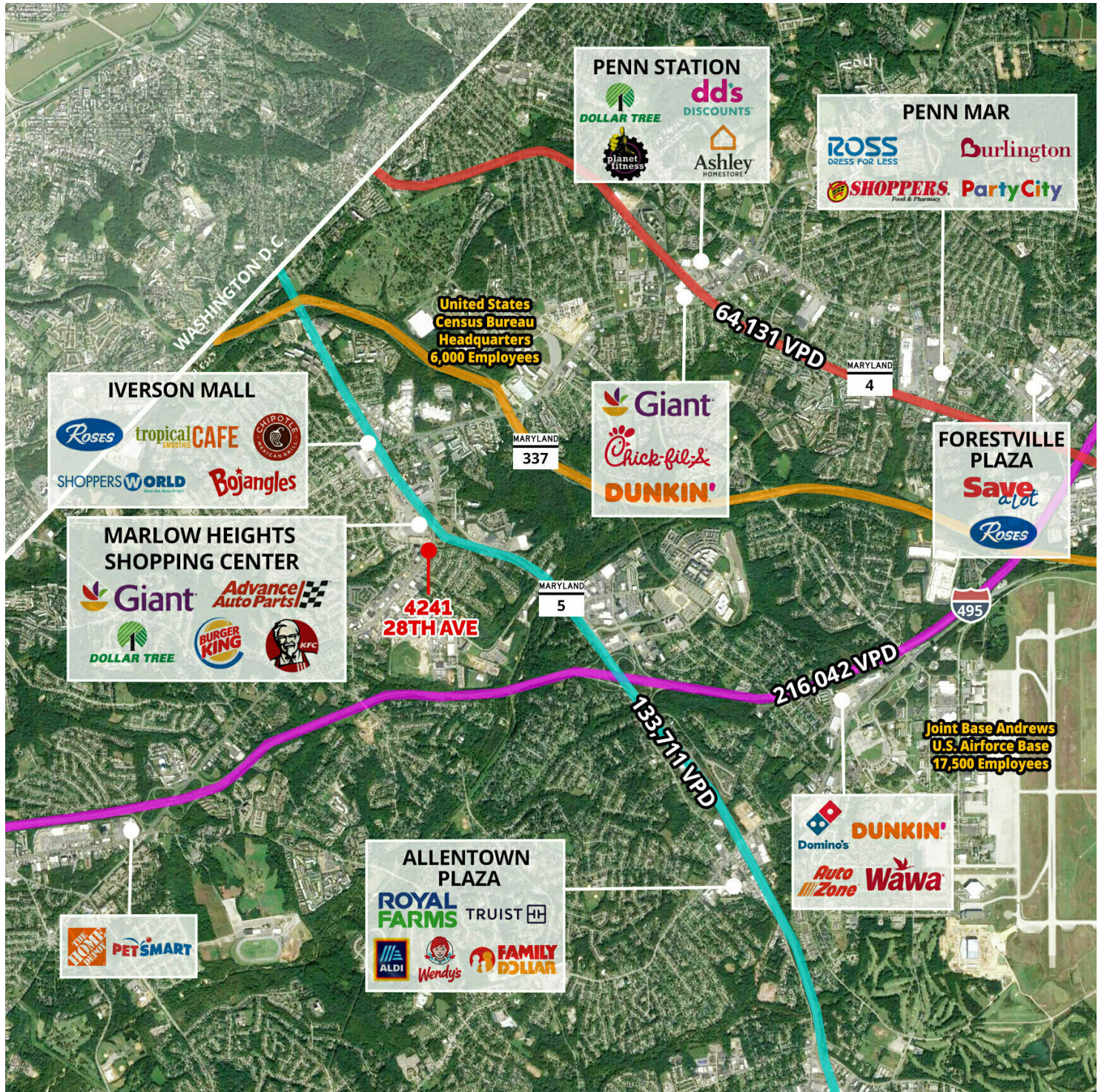
### PROPERTY HIGHLIGHTS

- 2,544 SF freestanding building with 5 designated onsite parking spaces
- Join Giant Grocery, Domino's Pizza, Taco Bell, Burger King, and KFC
- Located at the intersection of 28th Ave & Route 414; Visible to over 40K VPD
- Located in a retail corridor with a great mix of national & regional tenants
- Densely populated area with 165,312 households within a five mile radius
- Average household income of \$103,591 within a five mile radius
- Located less than three miles from the Washington D.C. line

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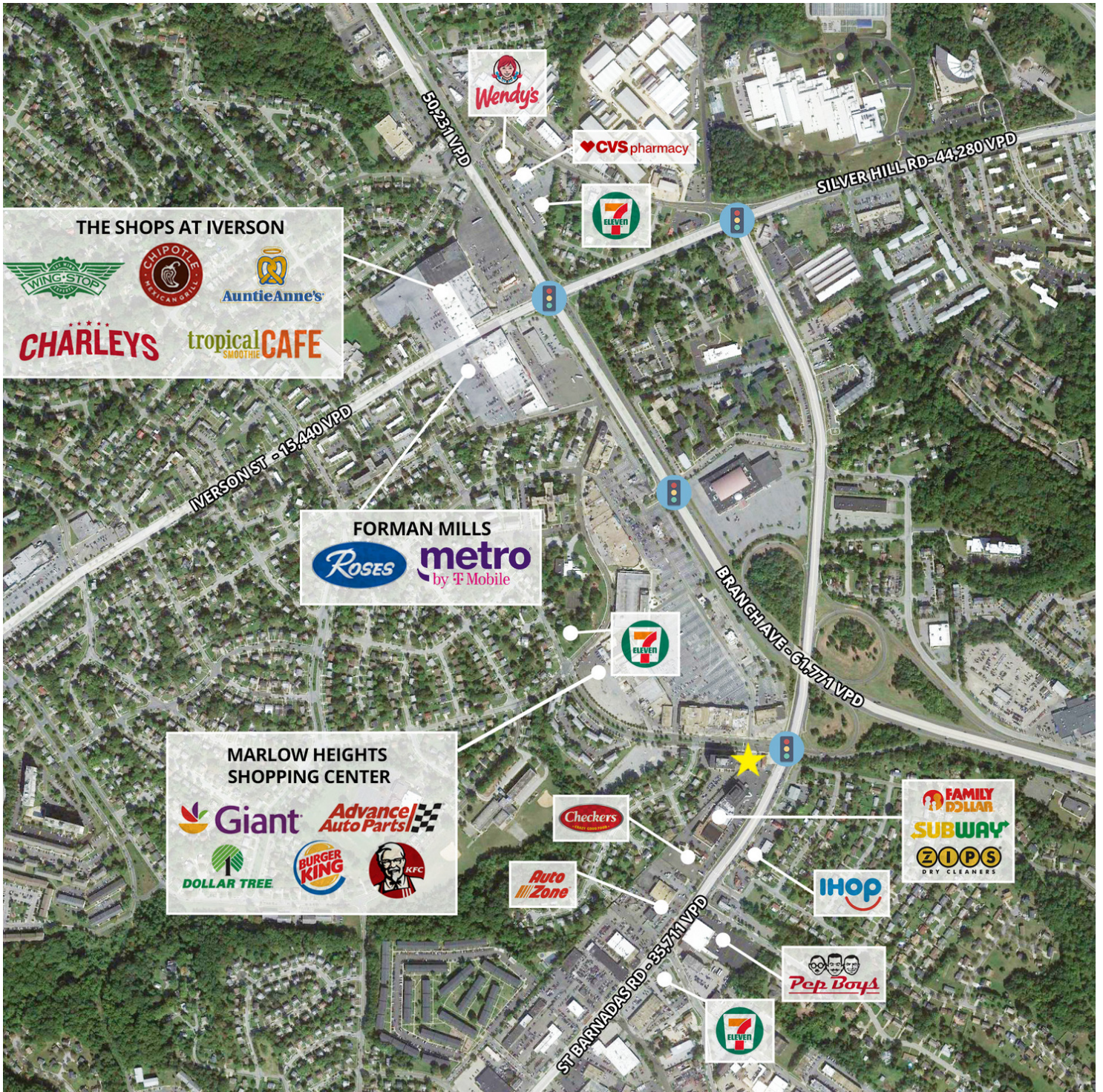
## RETAILER MAP



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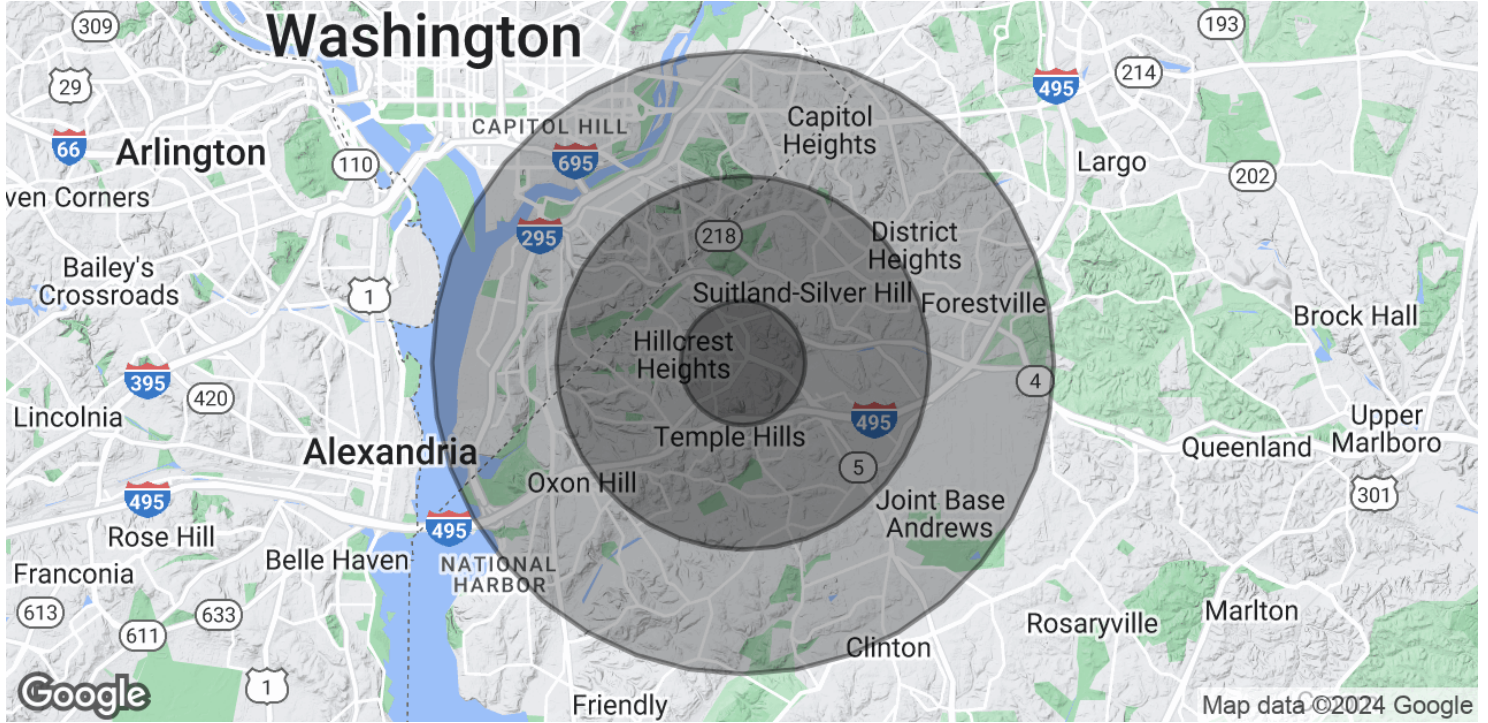
ACCESS AERIAL



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## DEMOGRAPHICS MAP & REPORT



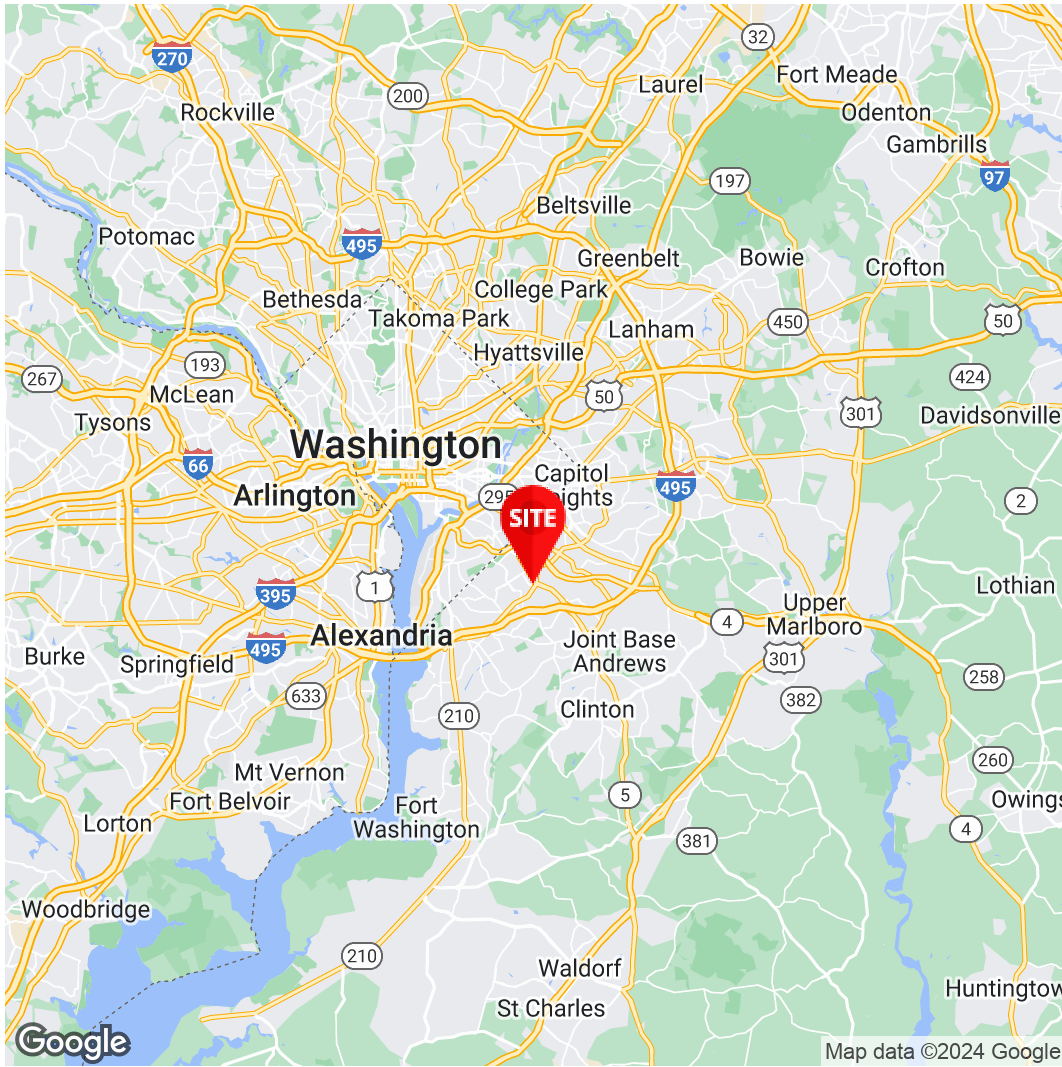
### POPULATION

	1 MILE	3 MILES	5 MILES
<b>Total Population</b>	13,243	167,487	400,430
<b>Average Age</b>	41.1	37.0	36.7
<b>Average Age (Male)</b>	36.9	35.0	34.6
<b>Average Age (Female)</b>	42.7	39.2	38.5

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
<b>Total Households</b>	5,780	68,547	164,946
<b># of Persons per HH</b>	2.28	2.42	2.38
<b>Average HH Income</b>	\$89,150	\$88,189	\$103,615
<b>Average House Value</b>	\$242,446	\$242,339	\$301,119

\* Demographic data derived from 2020 ACS - US Census



**Joseph Farina**  
Principal  
571.389.7362  
jfarina@Divaris.Com

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