

COVENTRY PLAZA

6300 Coventry Way, Clinton, MD 20735
Prince George's County



RETAIL FOR LEASE

JOIN:  **SHOPPERS**



FIVE GUYS **SUBWAY**

Fulton Bank **Sarku**
japan



- Approximately 112,000 SF high volume grocery-anchored center well located at the interchange of Branch Avenue (Rt. 5) and Coventry Way in Clinton, MD.
- Easy access via four ingress/egress points plus a traffic signal serving the shopping center at Coventry Way and Old Branch Avenue.

| SIZE | RATE | DELIVERY CONDITION | TIMING OF AVAILABILITY |
|--|----------|---|------------------------|
| 1,140 SF | "MARKET" | "AS-IS" (former barbershop) | IMMEDIATE |
| 2,368 SF | "MARKET" | "AS-IS" (former beauty store) | IMMEDIATE |
| 2,450 SF | "MARKET" | "AS-IS" (former dry cleaner) | IMMEDIATE |
| 2,852 SF | "MARKET" | "AS-IS" (former cigar & cocktail lounge) | IMMEDIATE |
| OR IF COMBINED: | | | |
| Up to 7,670 SF | "MARKET" | WARM DARK SHELL + TI | IMMEDIATE |
| 5,220 SF | "MARKET" | WARM DARK SHELL + TI | IMMEDIATE |
| 4,818 SF | "MARKET" | WARM DARK SHELL + TI | IMMEDIATE |
| <small>*EST. NNN's: \$6.49 PSF</small> | | | |

OWNED BY:  **CARROLLTON ENTERPRISES**

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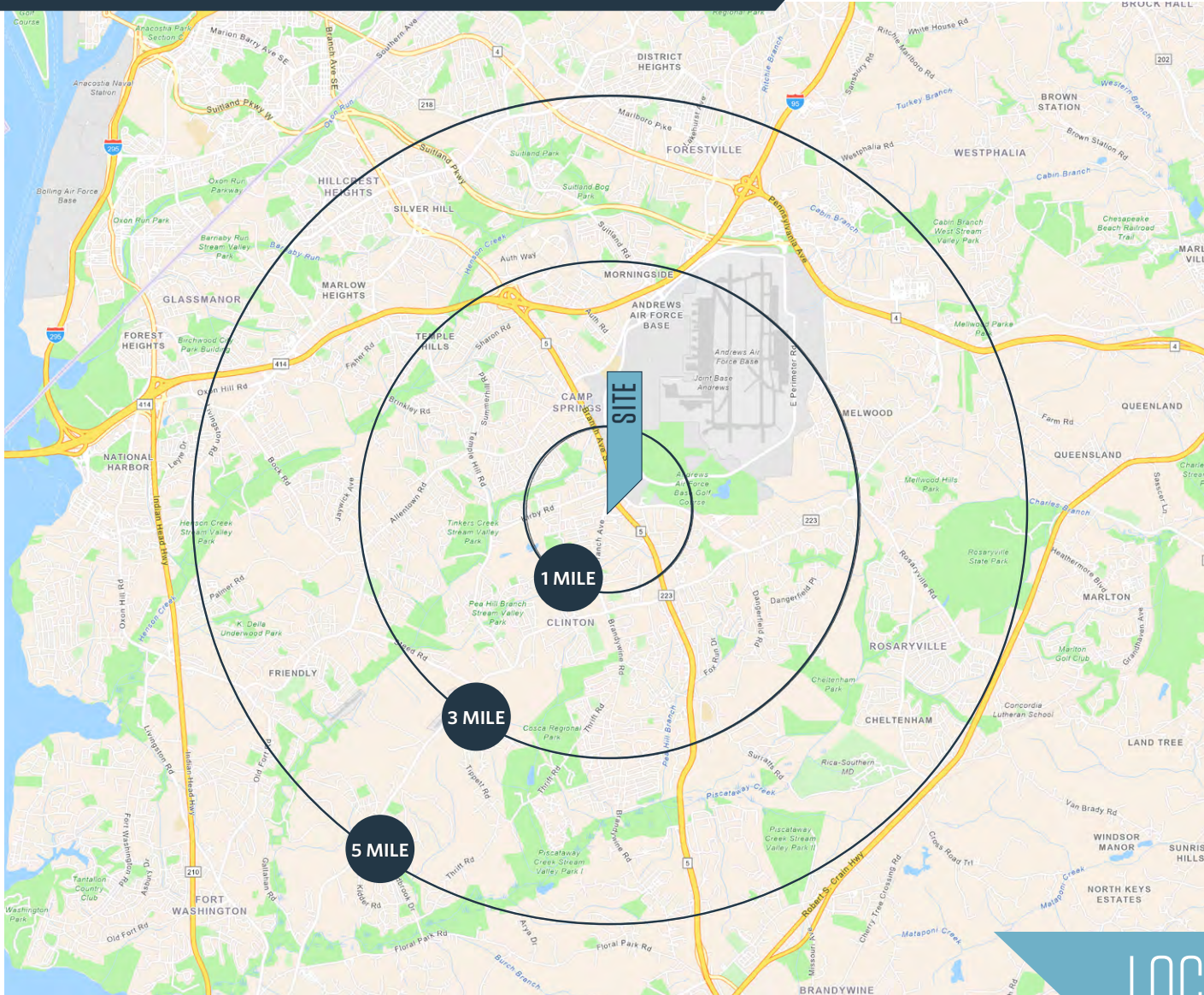
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DEMOGRAPHICS | 2025:

| 1-MILE | 3-MILE | 5-MILE |
|--------------------|-----------|-----------|
| Population | | |
| 6,148 | 53,774 | 169,470 |
| Daytime Population | | |
| 7,352 | 48,622 | 135,247 |
| Households | | |
| 2,242 | 18,912 | 64,807 |
| Average HH Income | | |
| \$136,206 | \$137,653 | \$125,182 |

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2024:

| | |
|-----------------------|-------------|
| Branch Avenue (Rt. 5) | 108,200 ADT |
| Old Branch Avenue | 15,400 ADT |

LOCATION & DEMOGRAPHICS

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Clinton
Prince George's County | Maryland

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- Google Earth Pro Aerial Photograph -
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CLICK TO VIEW PROPERTY WEBSITE

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