

9000 ARMSTRONG LANE
@ Pennsylvania Avenue,
Suitland Parkway and
the Beltway (495/95)
Upper Marlboro, Maryland 20772

LEASING: (301) 892-1131

THE SHOPPES AT ARMSTRONG VILLAGE



1.46~ ACRE COMMERCIAL PAD SITE(S) FOR LEASE

Centrally located on Armstrong Lane + Route 4 @ Suitland Pkwy— Upper Marlboro MD



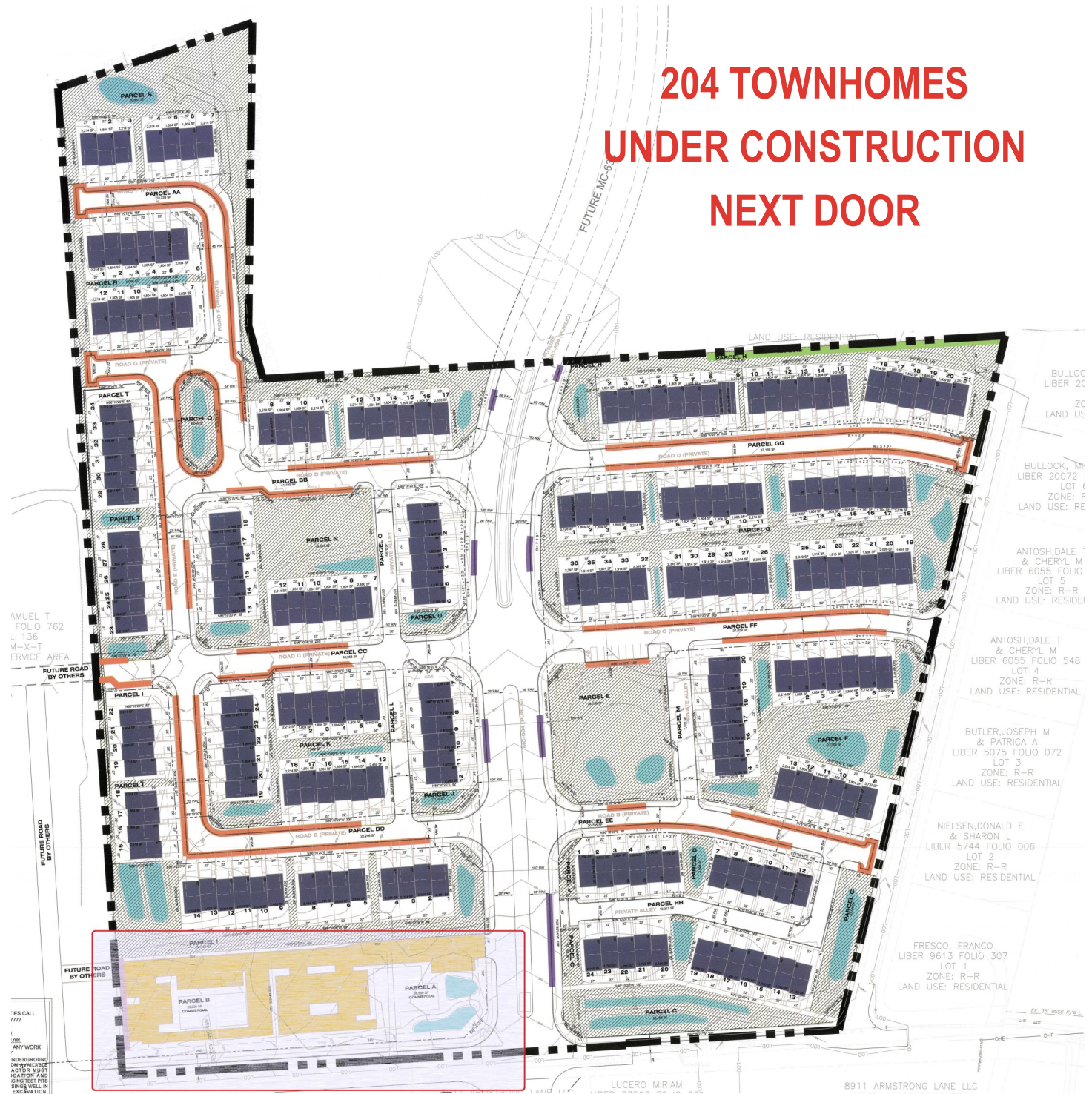
1.46~ ACRES
2 RETAIL
PAD SITE(S)

Armstrong Lane
 (at the Suitland Pkwy Interchange)
Upper Marlboro
Maryland 20772

204 TOWNHOMES UNDER CONSTRUCTION NEXT DOOR



Turtle Town Real Estate, LLC
760 Crandell Road, #102
West River, MD 20778
(301) 892-1131



HIGHLIGHTS

- ◆ Retail Site is perfect for restaurants, medical offices, learning centers, retail, gas / convenience, and so many more possible commercial uses.
- ◆ Parcel A pad size is ~36,659 sf.
- ◆ Parcel B pad size is ~26,925 sf.
- ◆ 5 miles from DC, Waldorf Maryland has a population of about 80,000 people and growing approximately 1.86% per annum with a median age of the population ~34 years old.
- ◆ The Shoppes at Armstrong Village is immediately off the Beltway (I-495), located at MD-4/Pennsylvania Ave and Suitland Pkwy.
 - 10 minutes to shopping & dining
 - 10 minutes to FedEx Field
 - 15 minutes to DC, Nationals Park, National Harbor
 - 25 minutes to Reagan National Airport
- ◆ Beltway Traffic is about 230,000 autos a day.
- ◆ Heavy employment in the local area starting less than 1 mile away;
- ◆ Zoning is Mixed Use (MX)
- ◆ All utilities at site: PEPCO, Washington Gas, WSSC, Verizon, and Comcast.
- ◆ Currently about 90,000 rooftops within 5 miles and growing rapidly with the new Westphalia Master Plan in development. Population is over 225,000.

~Demographics	1 Mile	3 Miles	5 Miles
~Population	5,276	124,000	463,000
Average HH Income	\$94,200	\$86,100	\$78,000
~Daytime Employment	4,100	37,000	138,000

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The Suitland Parkway Interchange Project

Identifying the need to improve safety and to provide sufficient capacity to address travel demand throughout the MD 4 corridor, Maryland State Highway Administration (SHA) is undergoing the Suitland Parkway Interchange Improvement project. The new diamond interchange will accommodate increased traffic volumes throughout this corridor. Construction scheduled to start in 2023.

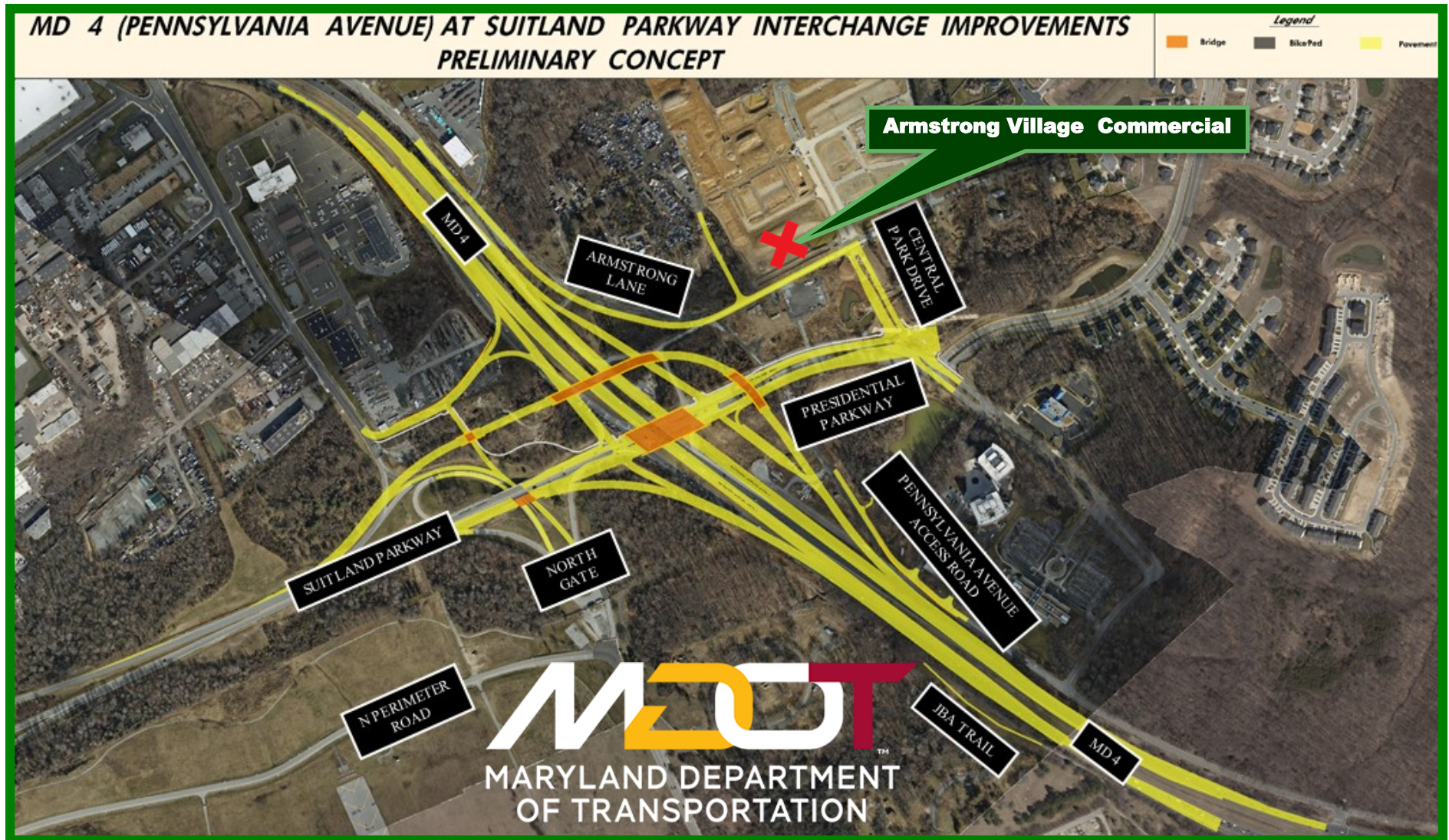
The scope of work includes:

- Realigning the Pennsylvania Avenue Service Road and Armstrong Lane
- Reconstructing on-ramps and off-ramps to Joint Base Andrews
- Constructing a new signalized intersection at Presidential Parkway and Central Park Drive
- Constructing a two-lane flyover that provides a direct



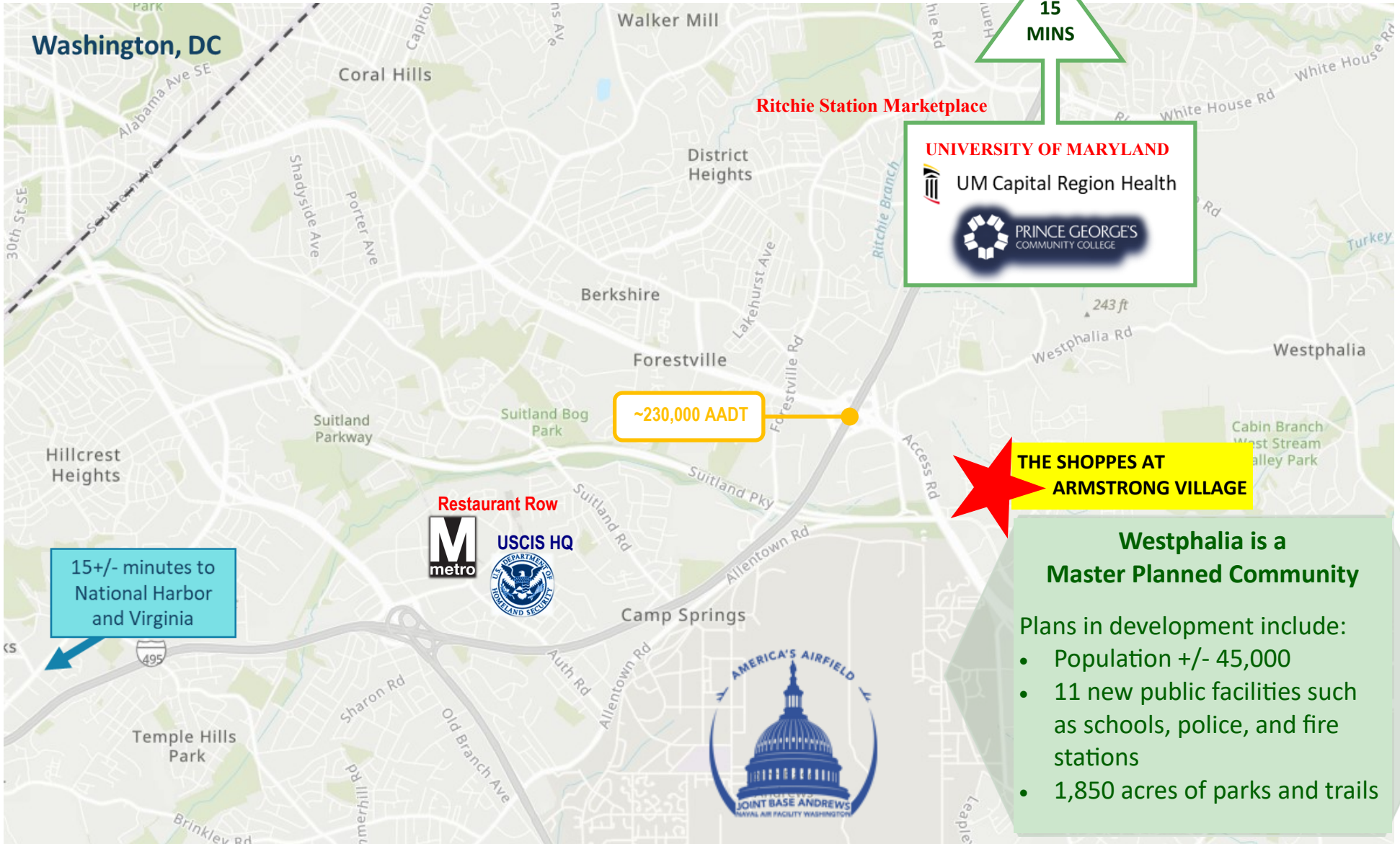
map is enhanced from <https://mdot-sha-md4-intrs-at-md337-pg6185116-maryland.hub.arcgis.com/> where you can find updates to Suitland Parkway Interchange Improvement Project.

Suitland Parkway Interchange



**STATE HIGHWAY
ADMINISTRATION**

Preliminary Concept Plan from <https://mdot-sha-md4-intrs-at-md337-pg6185116-maryland.hub.arcgis.com/>
We added the location of Armstrong Village Commercial.



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