



**NO CONVENIENCE STORE OR TOBACCO USES ALLOWED**

# For Sublease

**6116 MARLBORO PIKE  
DISTRICT HEIGHTS, MD 20747**

## Area

2,789 SF

## Possession

At lease execution

## Property Type

Freestanding Store

## Property Highlights

Great Road frontage and exposure

14 free surface spaces are available

Pylon signage available

Zoning- Commercial, General and Office (CGO)

*For information, please contact:*

**Edward T. Goldmeier, CRRP**

Senior Managing Director

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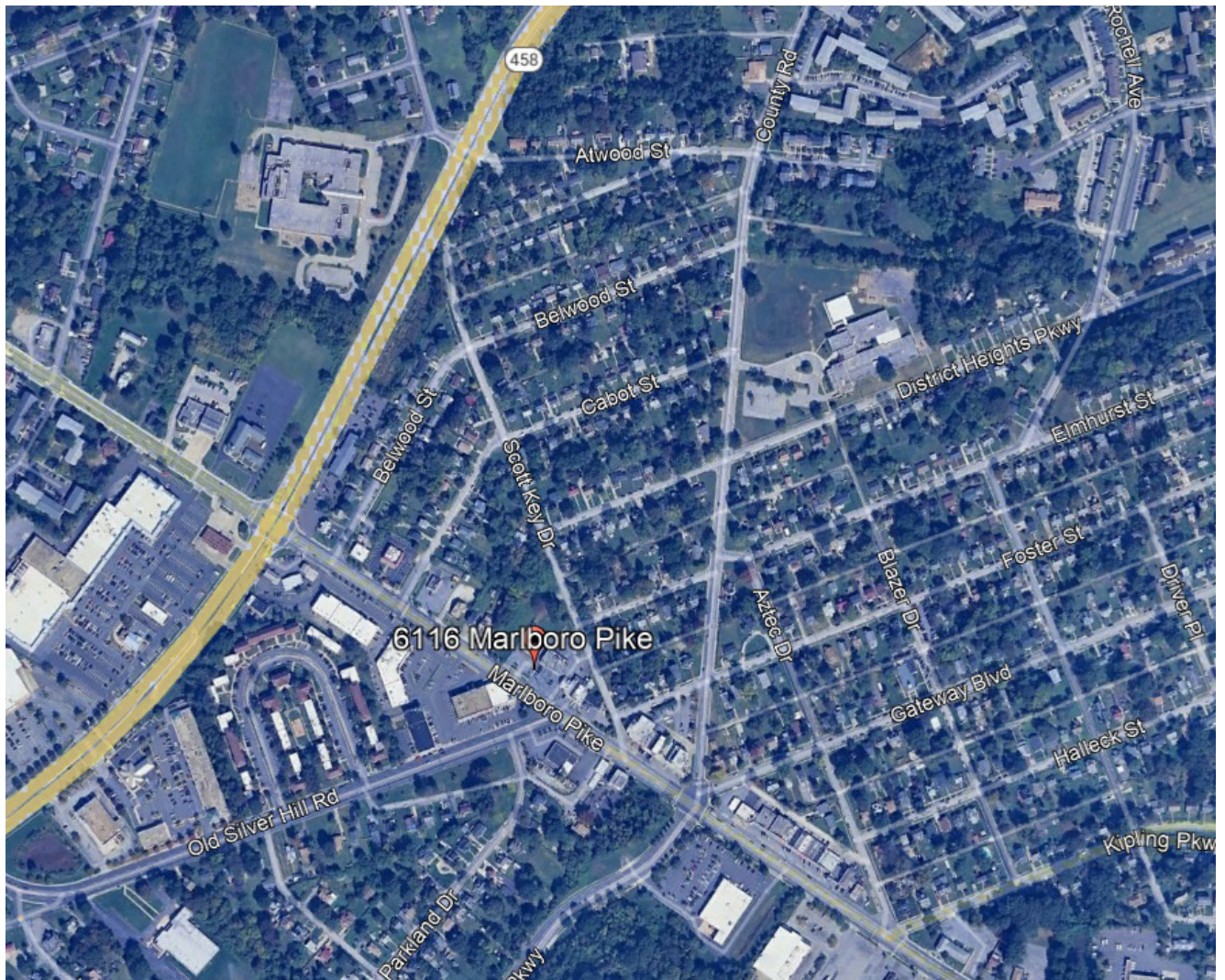
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**NEWMARK**

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
2024 POPULATION	21,176	67,823	130,730
TOTAL HOUSEHOLDS	8,708	27,358	52,775
AVERAGE HH INCOME	\$79,496	\$87,984	\$85,912
VEHICLES PER DAY	Marlboro Pike & Delano Lane (16,093)		



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