





# MARLTON PLAZA

# 9550 Fairhaven Avenue Upper Marlboro, MD 20772

### PROPERTY HIGHLIGHTS

- 2,520+/- SF freestanding building
- · Existing drive-thru
- Sold subject to existing lease (expires Dec. 31, 2028, no renewal options)
- · Marlton Plaza is anchored by Food Lion, Walgreens and McDonald's
- Ample surface parking
- Zoned CGO (Commercial General Office)
- Surrounded by dense residential neighborhoods
- Adjacent to The Lodge at Marlton, an active adult community
- Average daily traffic on Route 301 is 32,405 vehicles (MD SHA)
- **UPDATED PRICING: \$695,000**



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## **DEMOGRAPHICS**



**POPULATION** 





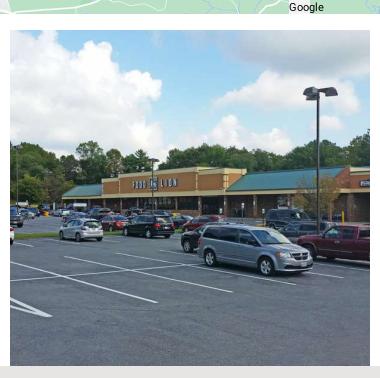
AVG. HOUSEHOLD

Brandywine

			INCOME
1 Mile	4,619	1,651	\$159,778
3 Miles	25,194	8,921	\$164,484
5 Miles	61,013	21,276	\$164,932

**HOUSEHOLDS** 

Demographics data derived from AlphaMap





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