

RETAIL PROPERTY FOR SALE



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)
- Marlon 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 Marlon, an active adult community
- Average daily traffic on Route 301 is 32,405 vehicles (MD SHA)
- **UPDATED PRICING: \$695,000**



MICHAEL DIMEGLIO

O: 301.918.2949
mdimeglio@naimichael.com

MICHAEL ISEN

O: 301.918.2908
misen@naimichael.com



10100 Business Pkwy | Lanham, MD 20706 | +1 301.459.4400 | naimichael.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Floor plans, site plans and other graphic representations of this property have been reduced and reproduced, and are not necessarily to scale. All information should be verified prior to purchase or lease.

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9550 FAIRHAVEN AVENUE, UPPER MARLBORO, MD 20772



DEMOGRAPHICS



POPULATION



HOUSEHOLDS



AVG. HOUSEHOLD 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

Demographics data derived from AlphaMap



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