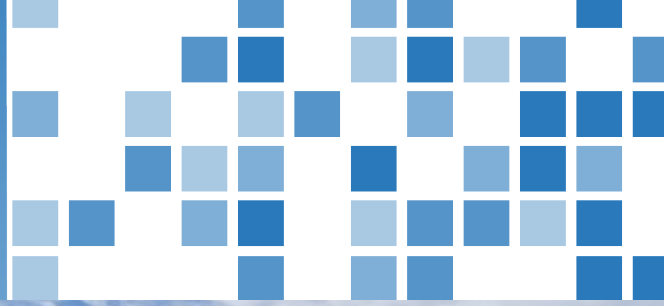


# RETAIL & PAD SITES PROPERTY FOR LEASE



**836-842 FIFTH AVE**

DENTON, MD 21629

## Location Description

Located along the east bound side of Rt-404, Denton Shopping Center allows for a variety of retail users highway visibility to the 13,000 vehicles that pass daily along with the local access from downtown Denton. The shopping center is anchored by Food Lion and DaVita Kidney Center attractive heavy day time traffic to the shopping center.

## Property Highlights

- Two points of access off Rt-404 seeing 13,000 cars per day
- Abundant Surface Parking with Truck Access
- Ideal for Fitness, Medical, General Retail and Quasi-Office

Spaces	Lease Rate	Size (SF)
Pad Sites	\$1.00/SF	+/-145,926
836 Fifth Ave	\$18.00/SF	+/-2,800
838 Fifth Ave	\$18.00/SF	+/-2,300



PRESENTED BY:

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# 836-842 FIFTH AVE

DENTON, MD 21629

## ADDITIONAL PHOTOS



Site Aerial



Suite 836 Storefront



Suite 836



Suite 838 Storefront

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**ADDITIONAL PHOTOS**



Storefront



Suite 838 Storefront



Suite 838

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## RETAILER MAP



Google

Map data ©2020 Imagery ©2020, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

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## LOCATION MAPS



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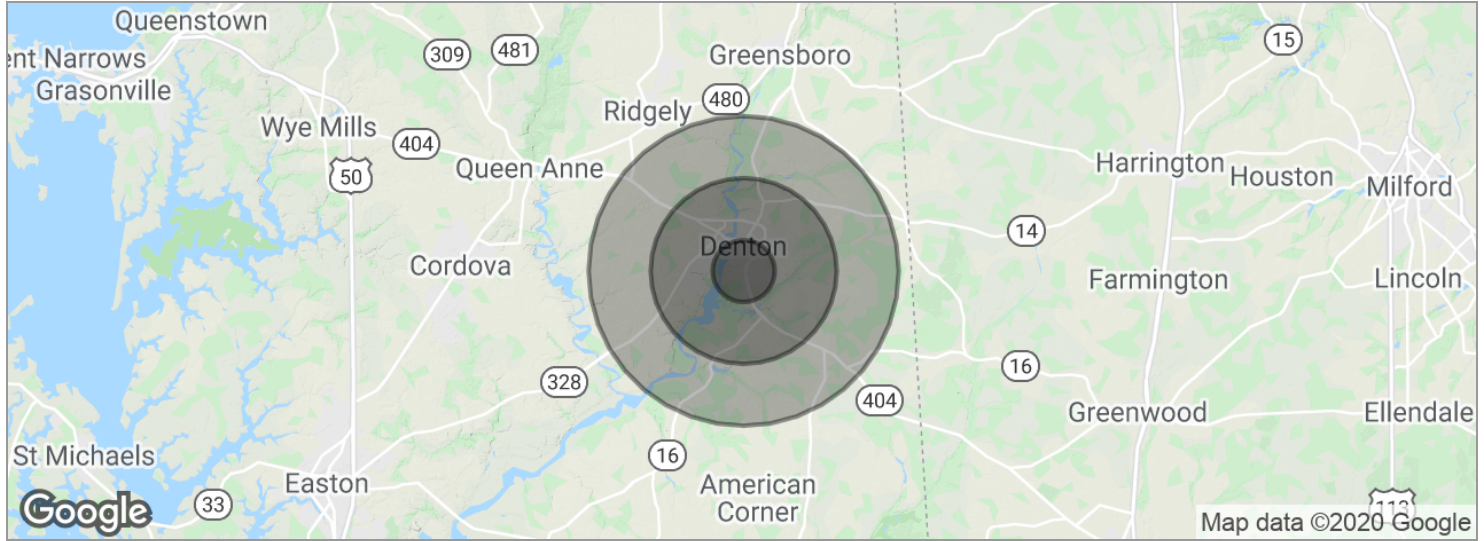
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## DEMOGRAPHICS MAP



### POPULATION

	1 MILE	3 MILES	5 MILES
Total population	2,292	5,907	10,077
Median age	37.8	39.0	39.2
Median age (Male)	31.9	33.7	35.2
Median age (Female)	45.6	45.2	43.5

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	829	2,128	3,611
# of persons per HH	2.8	2.8	2.8
Average HH income	\$59,805	\$66,977	\$71,046
Average house value	\$490,223	\$339,975	\$318,377

\* Demographic data derived from 2010 US Census

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