

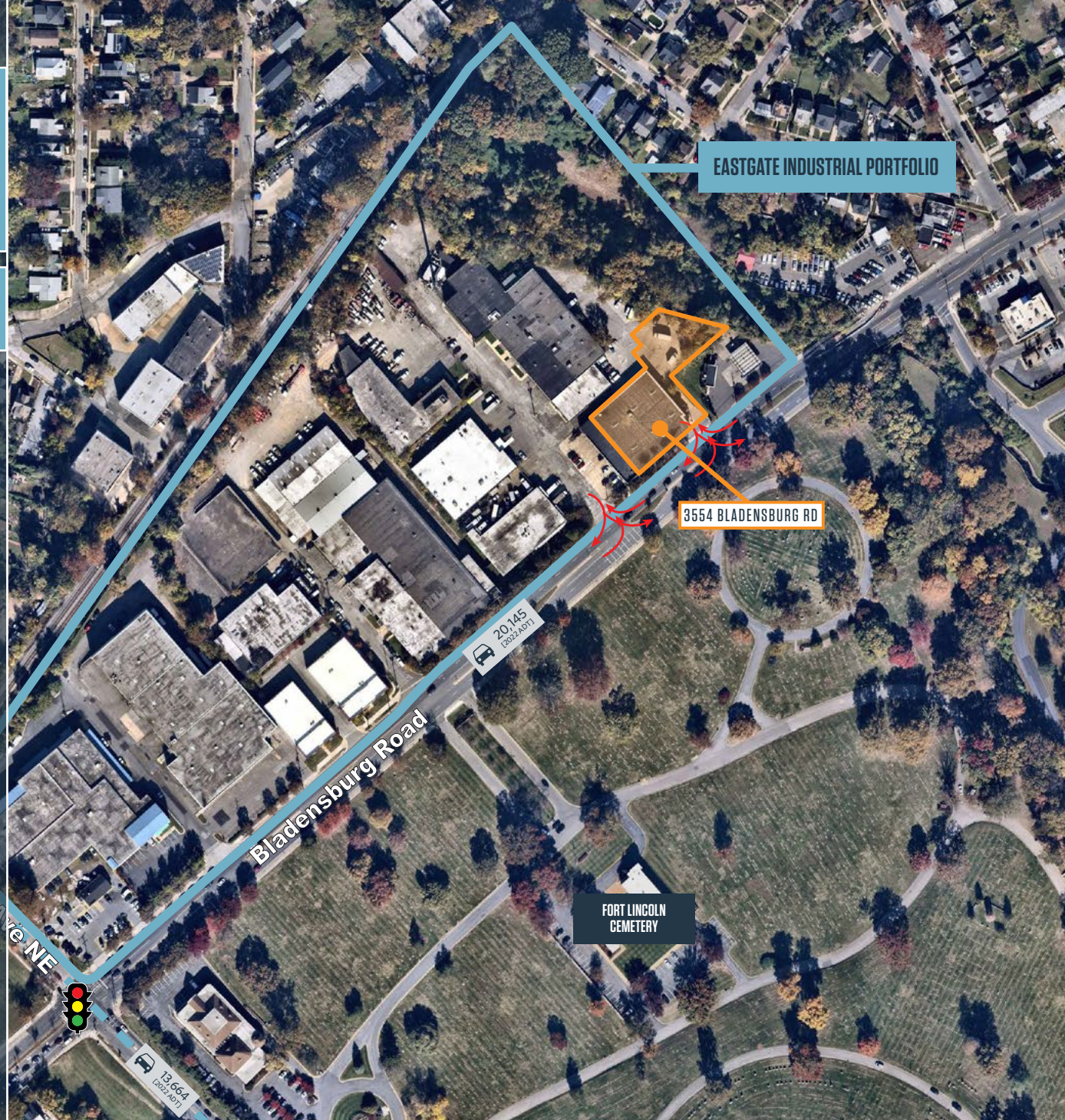
3554 BLADENSBURG RD

BRENTWOOD, MD 20722
PRINCE GEORGE'S COUNTY

NAC ZONED [CLICK FOR ZONING ORDINANCE](#)

RETAIL/INDUSTRIAL/FLEX FOR LEASE OR PURCHASE

- 31,697 SF across two levels immediately available with unobstructed visibility and access along Bladensburg Rd (20,145 ADT).
 - Ground Level: 14,800 SF w/ 12' ceiling heights (bottom of joist). At-grade with Bladensburg Rd and parking field in front of premises.
 - Upper Level: 16,897 SF w/ 14' ceiling heights (bottom of joist). Three, existing loading docks at grade with rear parking field.
- Located strategically at the border of Maryland and Washington DC.
- Ideal for furniture store and showroom, thrift store, distribution center, etc.



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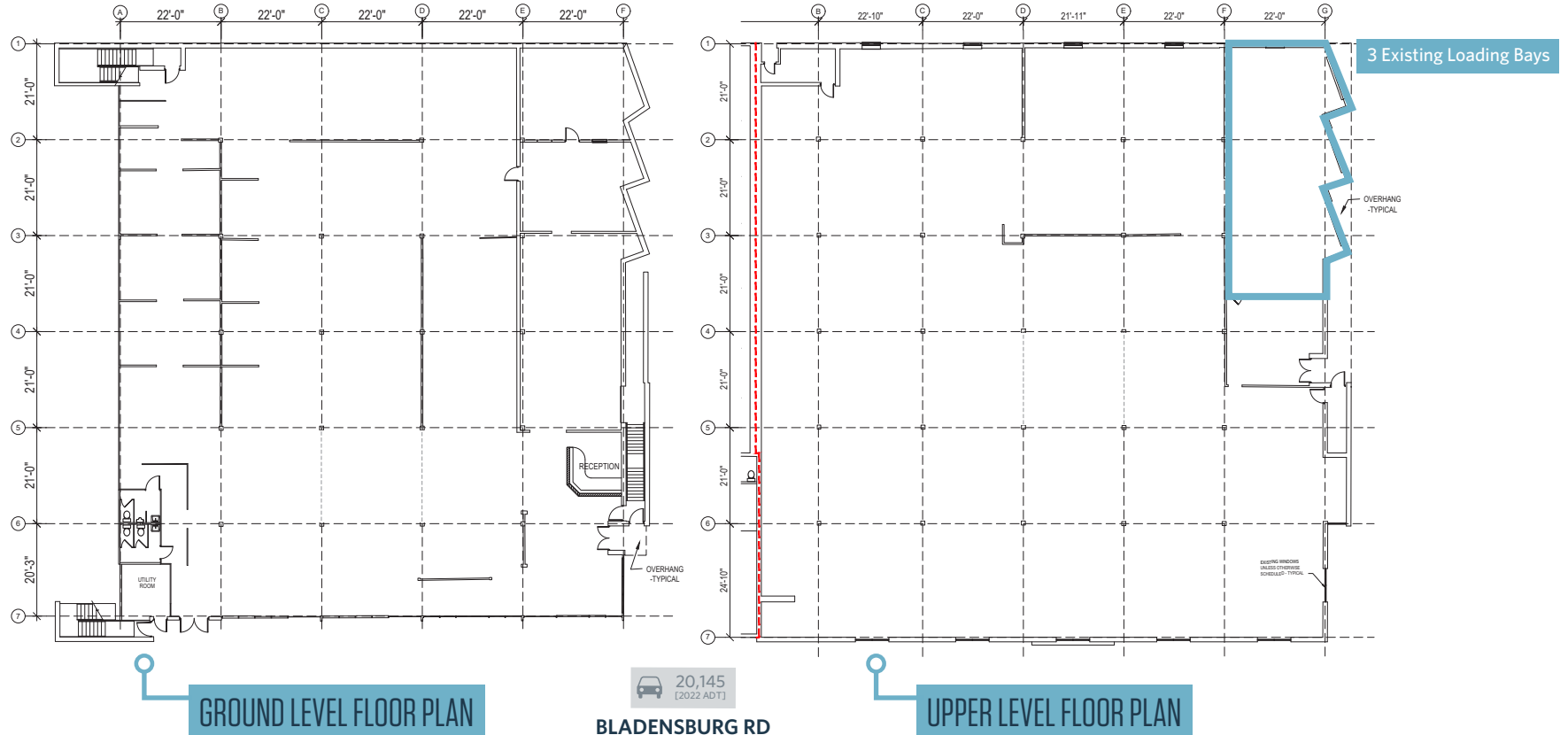
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SITE PLAN

3554 BLADENSBURG RD

BRENTWOOD, MD 20722

CLICK FOR PLANS



SQUARE FOOTAGES:	
GROUND LEVEL:	16,897 S.F.
LOWER LEVEL:	14,800 S.F.
BUILDING TOTAL:	31,697 S.F.

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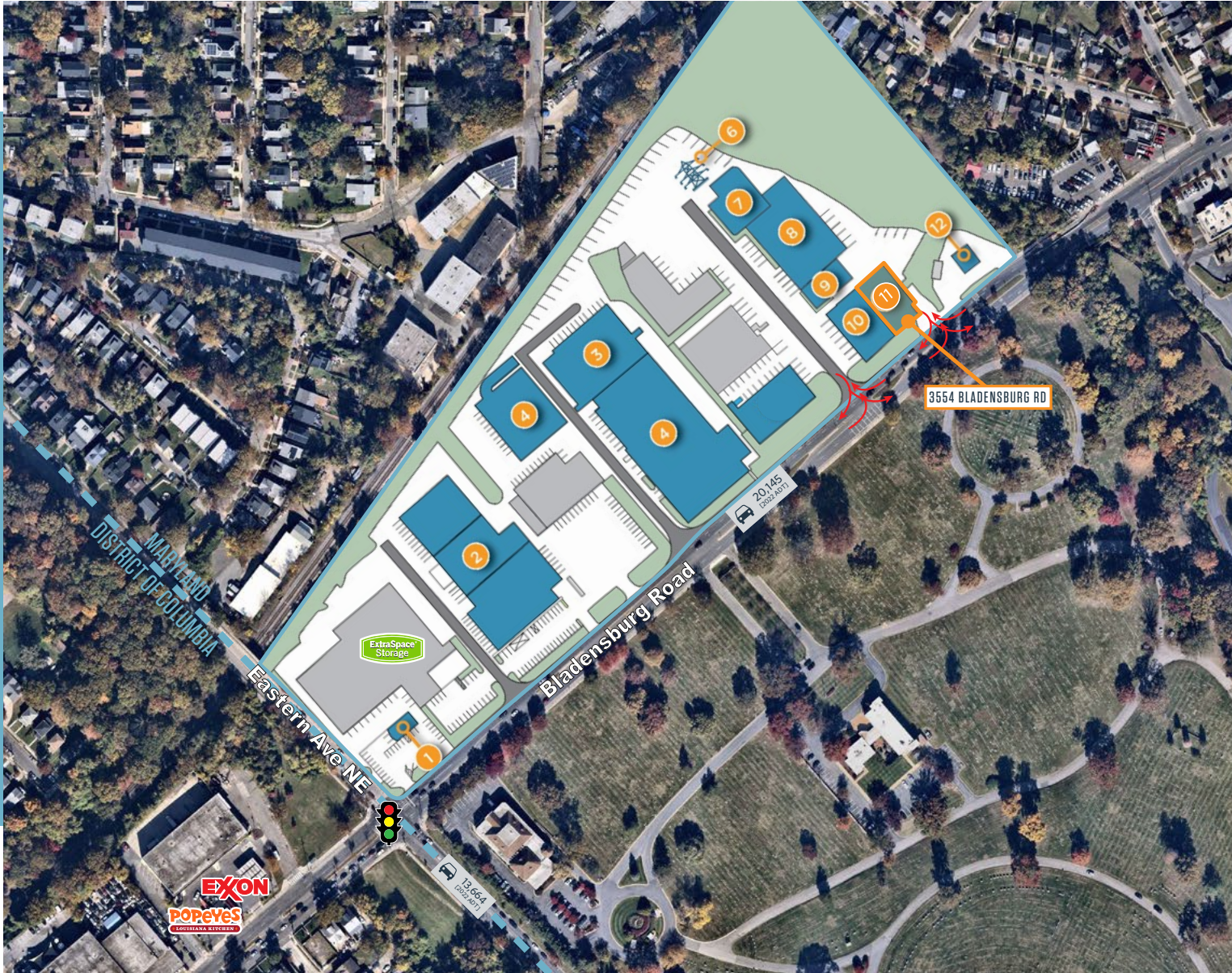
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EASTGATE PROJECT OVERVIEW

3554 BLADENSBURG RD

BRENTWOOD, MD 20722



PROJECT OVERVIEW

#	ADDRESS	AVAILABLE (SF)
1	3308 Bladensburg Rd - FULLY LEASED	
2	3342 Bladensburg Rd	32,575
3	3500 Bladensburg Rd	12,300
4	3566 Bladensburg Rd	3,238
5	3570 Bladensburg Rd	23,775
6	3554 Bladensburg Rd	31,004
7	3556 Bladensburg Rd	585

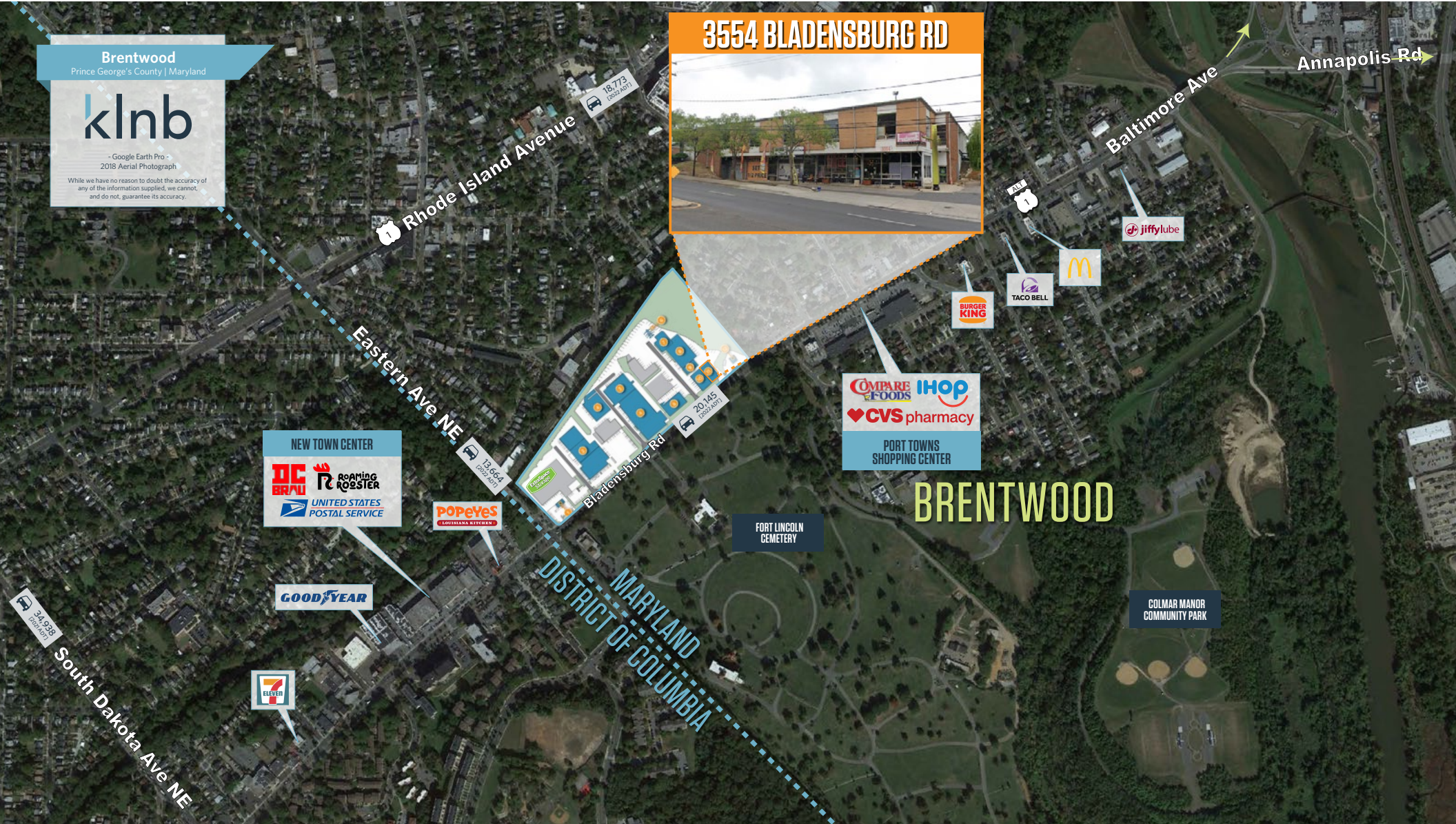
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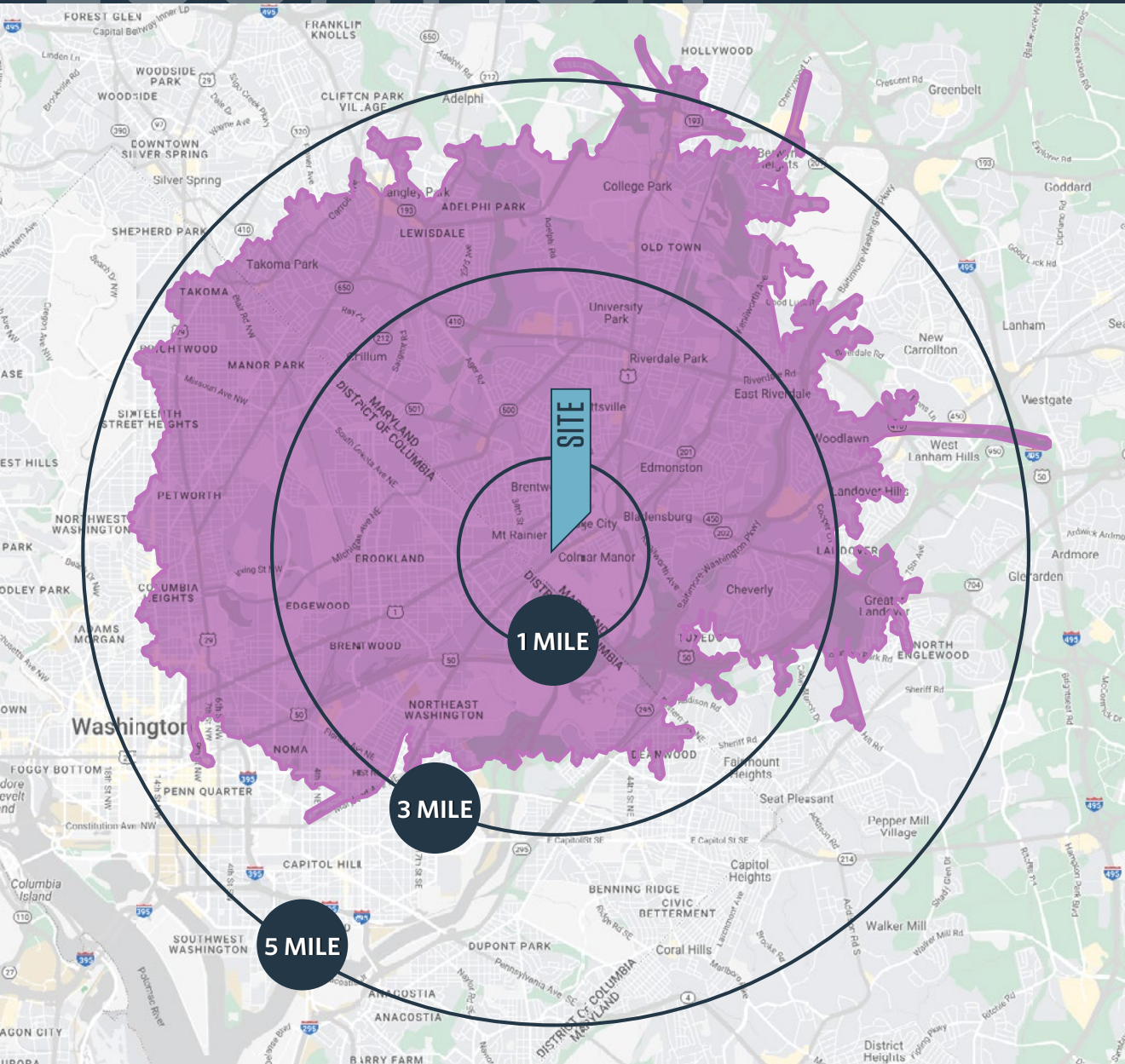




LOCATION

3554 BLADENSBURG RD

BRENTWOOD, MD 20722



DEMOGRAPHICS | 2023

	1-MILE	3-MILE	5-MILE	15-MIN DRIVE TIME
Population	17,939	217,747	772,991	569,825
Daytime Population	15,743	200,032	959,249	591,119
Households	6,986	82,058	317,619	215,968
Average HH Income	\$108,836	\$103,067	\$134,812	\$123,710

TRAFFIC COUNTS | 2022:

Rhode Island Ave	18,773 ADT
Bladensburg Rd	20,145 ADT

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

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PHOTOS

3554 BLADENSBURG RD

BRENTWOOD, MD 20722

[CLICK HERE FOR PHOTOS](#)



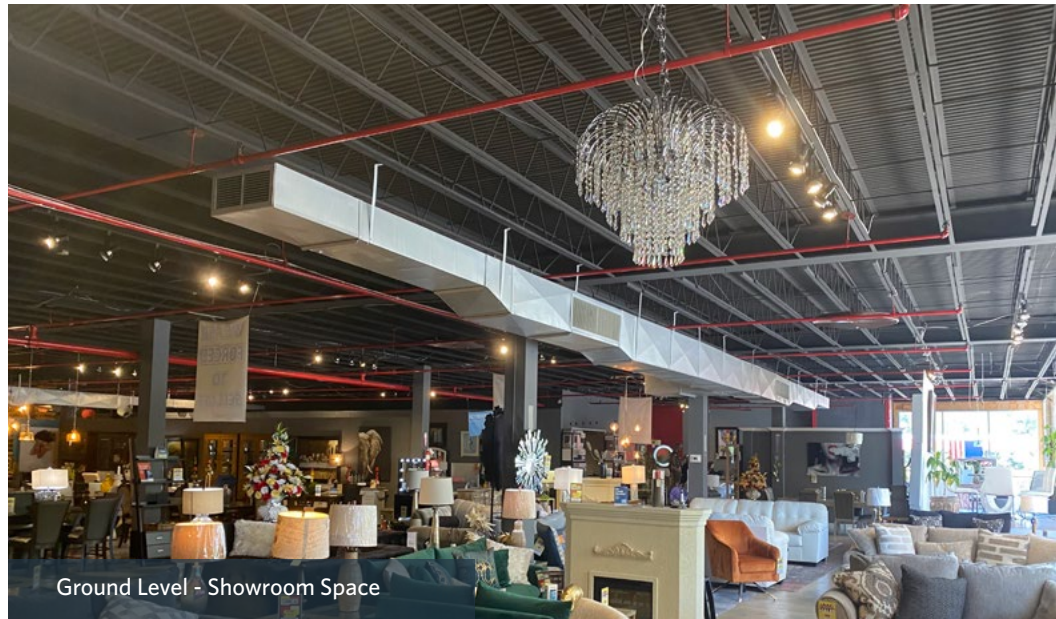
Upper Level - Exterior Loading Docks



Upper Level - Showroom Space 7



Ground Level - Back of House



Ground Level - Showroom Space

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