



RETAIL PROPERTY FOR LEASE

MARLOW HEIGHTS SHOPPING CENTER

3901 BRANCH AVE, TEMPLE HILLS, MD 20748



MARLOW HEIGHTS SHOPPING CENTER

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PROPERTY OVERVIEW



OFFERING SUMMARY

Lease Rate:	Negotiable
Lot Size:	33.65 Acres
Building Size:	478,596 SF

AVAILABLE SPACES

	SF
4	1,956 SF
22	8,020 SF
42	480 SF
44	3,600 SF
48	3,000 SF
50	3,600 SF
53	2,000 SF
59	4,800 SF

PROPERTY OVERVIEW

The Marlow Heights Shopping Center is a 478,596 SF dominant regional power center consisting of five buildings and several freestanding restaurants with 500 to 8,020 SF spaces available. The center is anchored by Giant Foods is ranked the 12th out of 159 stores and drives over 1M visits annually

The property sits on approximately 33.65 acres on Branch Avenue (MD Route 5) and benefits from multiple points of access including a signalized entry.

PROPERTY HIGHLIGHTS

- 500 - 8,020 square feet of retail space available
- The anchor, Giant Foods, is ranked the 12th out of 159 stores and drives over 1M visits annually
- Multiple points of access and prime visibility from MD Route 5 (60,000+ ADT)
- Fantastic mix of national, regional and local tenants
- Densely populated area with 165,084 households within a five mile radius
- Average household income of \$87,640 within a five mile radius
- Located less than three miles from the Washington D.C. line

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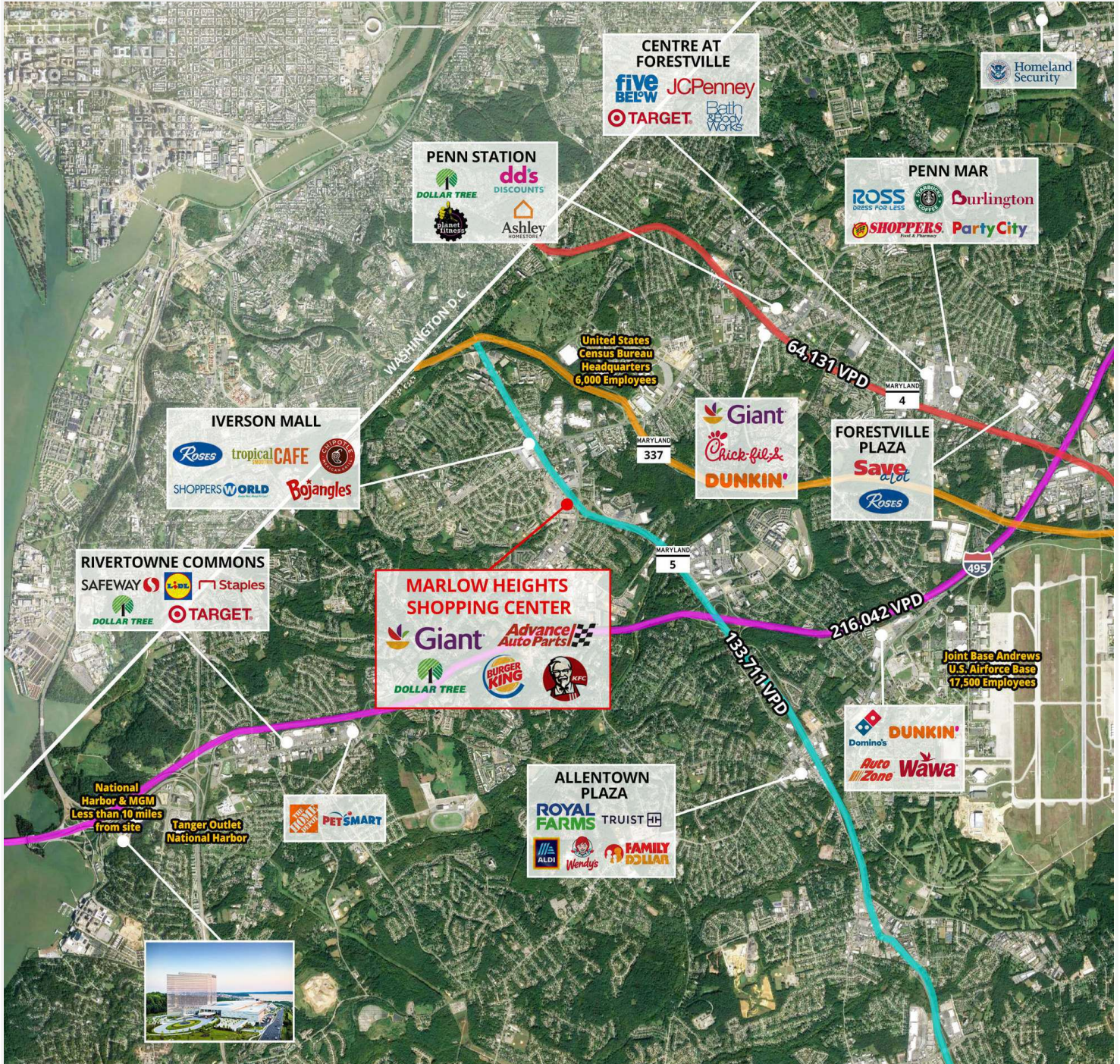
SITE PLAN



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RETAILER MAP



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ADDITIONAL PHOTOS



MARLOW HEIGHTS SHOPPING CENTER

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PLACER DATA (2023)



2.2M Visits to Marlow Heights Shopping Center in 2023

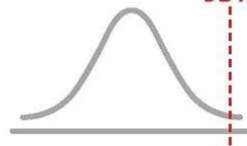
1M Visits to Giant at Marlow Heights

Nationwide	Maryland
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12/160

93%



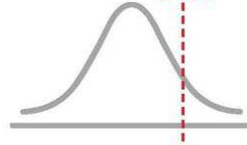
11/93

89%



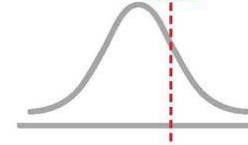
1,861/7,855

76%



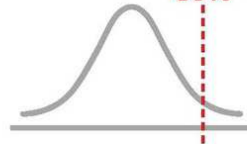
45/127

65%



571/2,934

80%



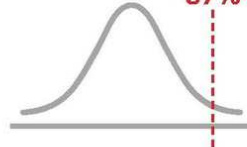
11/55

81%



659/5,110

87%



14/84

84%



Visits to Marlow Heights Chain Locations

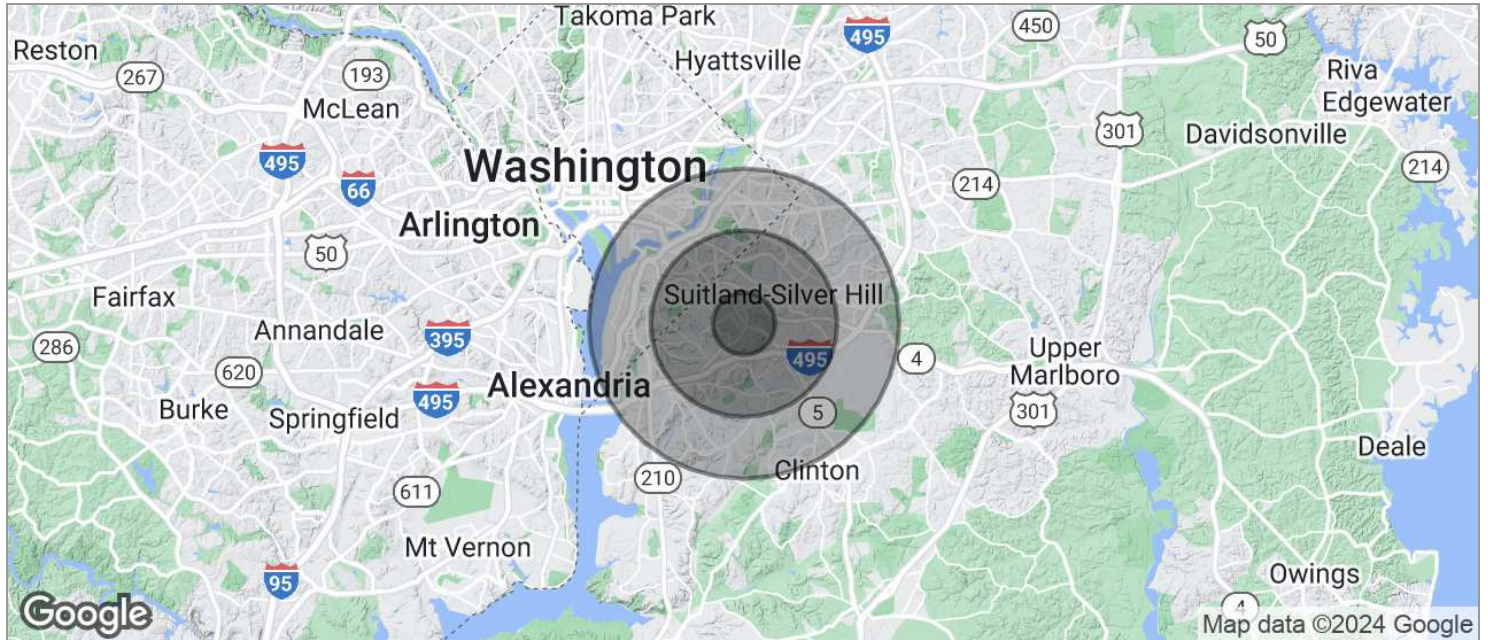
Ranking Overview 1/1/23-12/31/23



MARLOW HEIGHTS SHOPPING CENTER

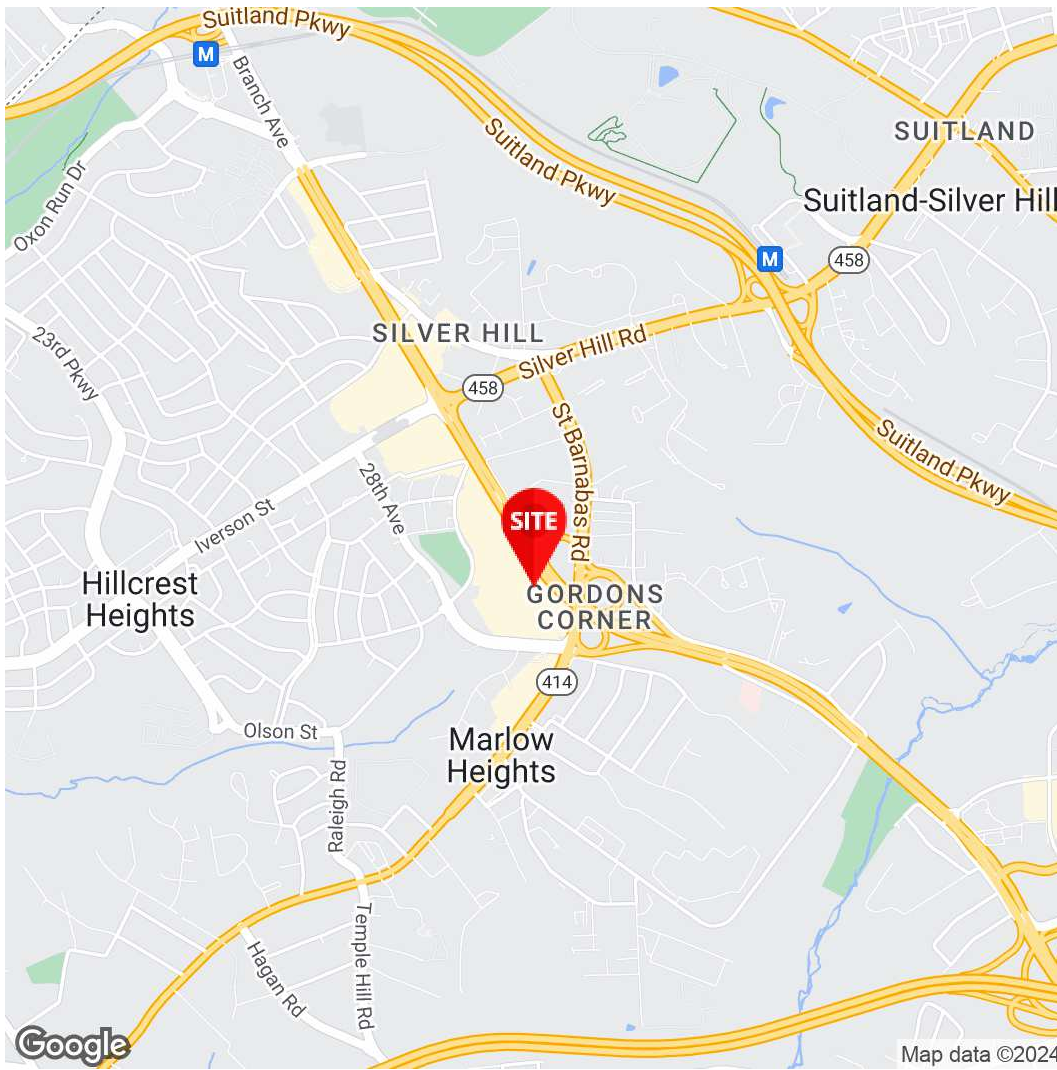
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DEMOGRAPHICS MAP



	1 MILE	3 MILES	5 MILES
POPULATION			
TOTAL POPULATION	16,124	174,720	409,976
MEDIAN AGE	34.4	35.5	34.7
MEDIAN AGE (MALE)	32.0	32.9	31.9
MEDIAN AGE (FEMALE)	37.4	37.9	37.1
HOUSEHOLDS & INCOME			
TOTAL HOUSEHOLDS	6,804	69,038	165,084
# OF PERSONS PER HH	2.3	2.4	2.4
AVERAGE HH INCOME	\$77,757	\$73,417	\$87,640
AVERAGE HOUSE VALUE	\$240,514	\$312,988	\$379,684

* Demographic data derived from 2020 ACS - US Census



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