



RETAIL PROPERTY FOR LEASE

MARLOW HEIGHTS SHOPPING CENTER

3901 BRANCH AVE, TEMPLE HILLS, MD 20748



MARLOW HEIGHTS SHOPPING CENTER

3901 BRANCH AVE, TEMPLE HILLS, MD 20748

PROPERTY OVERVIEW



OFFERING SUMMARY

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

AVAILABLE SPACES	SF
26	1,900 SF
22	8,020 SF
44	3,600 SF
48	3,000 SF
50	3,600 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 3M 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.

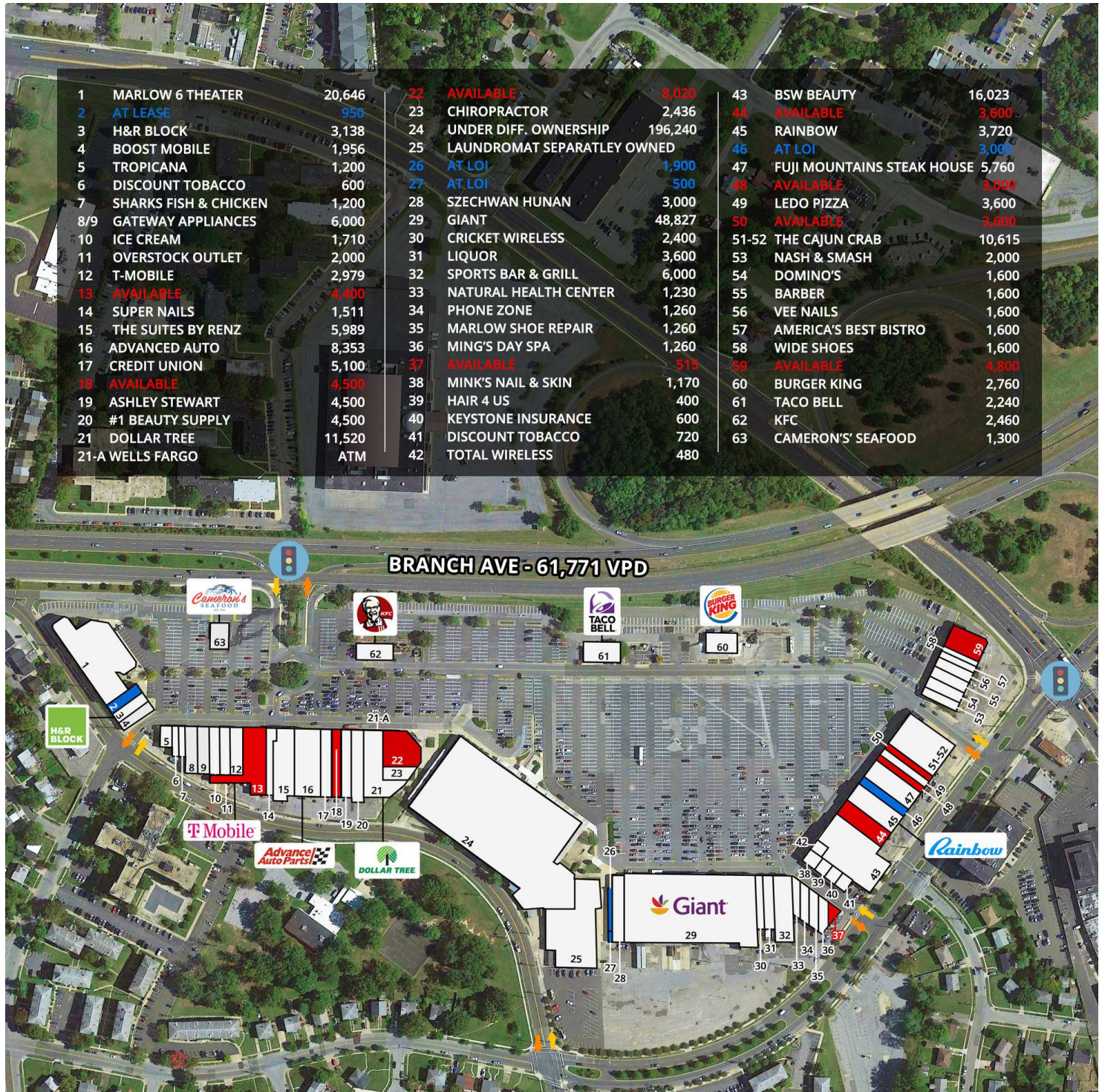
PROPERTY HIGHLIGHTS

- 500 - 8,020 square feet of retail space available
- The anchor, Giant Foods, is ranked the 12th out of 159 stores and drives over 3M 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

MARLOW HEIGHTS SHOPPING CENTER

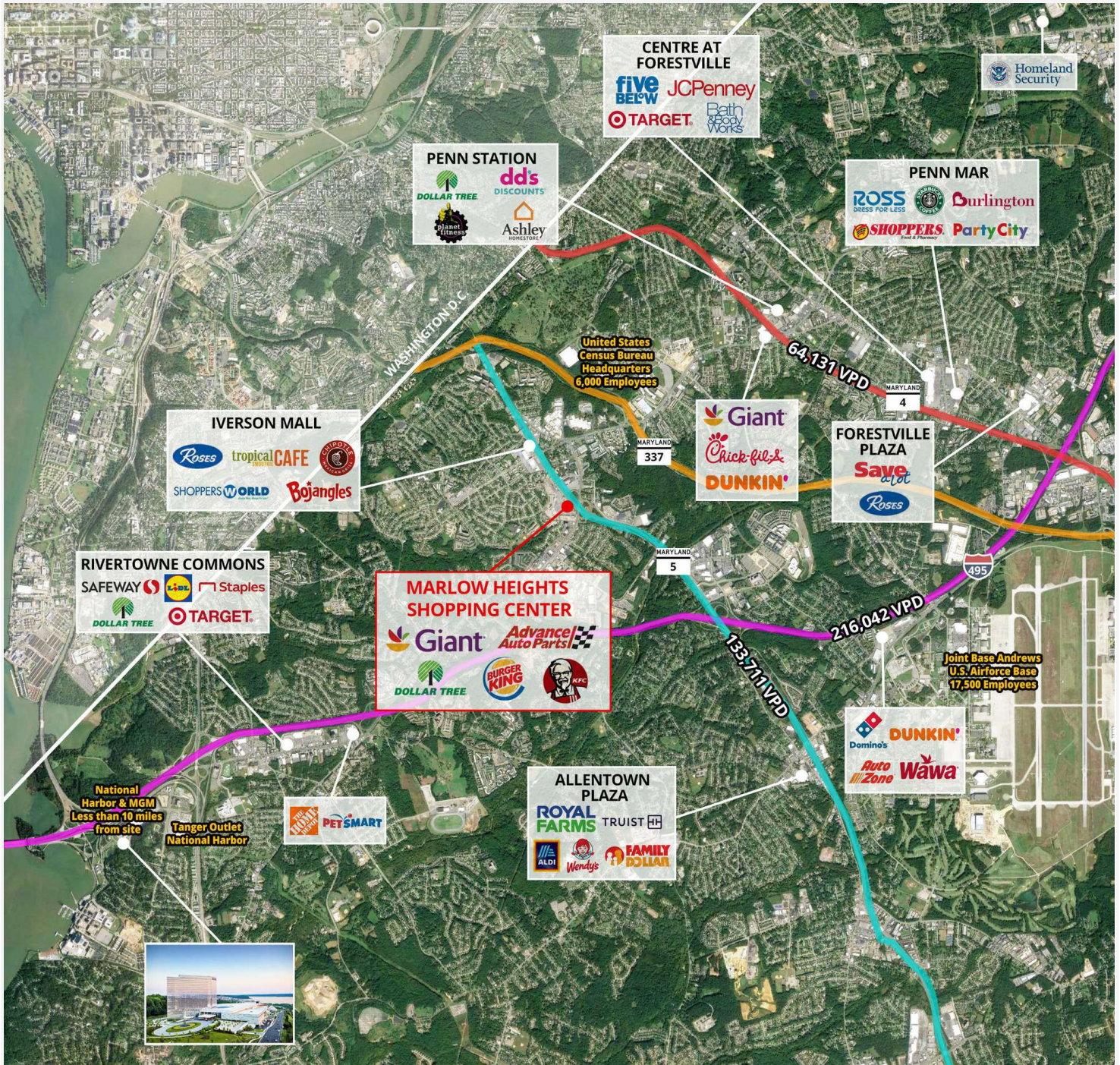
3901 BRANCH AVE, TEMPLE HILLS, MD 20748

SITE PLAN



3901 BRANCH AVE, TEMPLE HILLS, MD 20748

RETAILER MAP



MARLOW HEIGHTS SHOPPING CENTER

3901 BRANCH AVE, TEMPLE HILLS, MD 20748

ADDITIONAL PHOTOS



MARLOW HEIGHTS SHOPPING CENTER

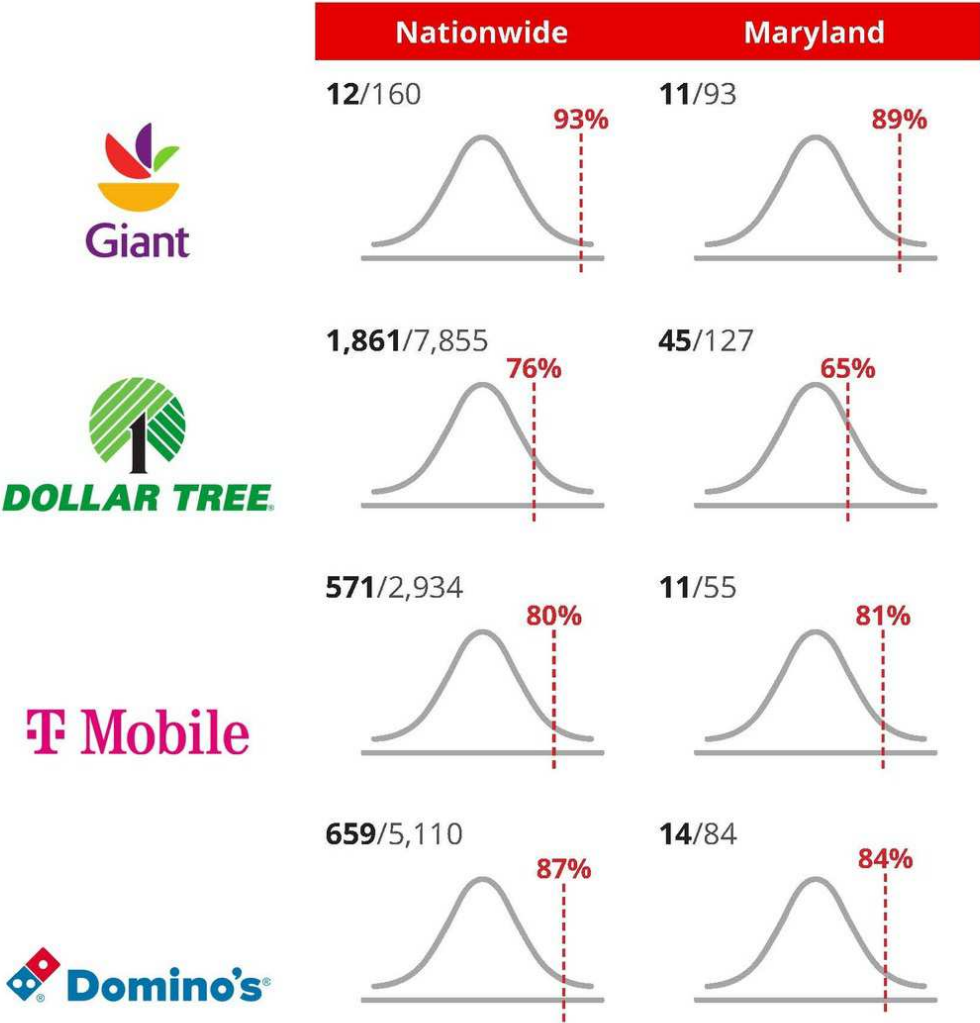
3901 BRANCH AVE, TEMPLE HILLS, MD 20748

PLACER DATA (2023)



2.2M Visits to Marlow Heights Shopping Center in 2023

1M Visits to Giant at Marlow Heights



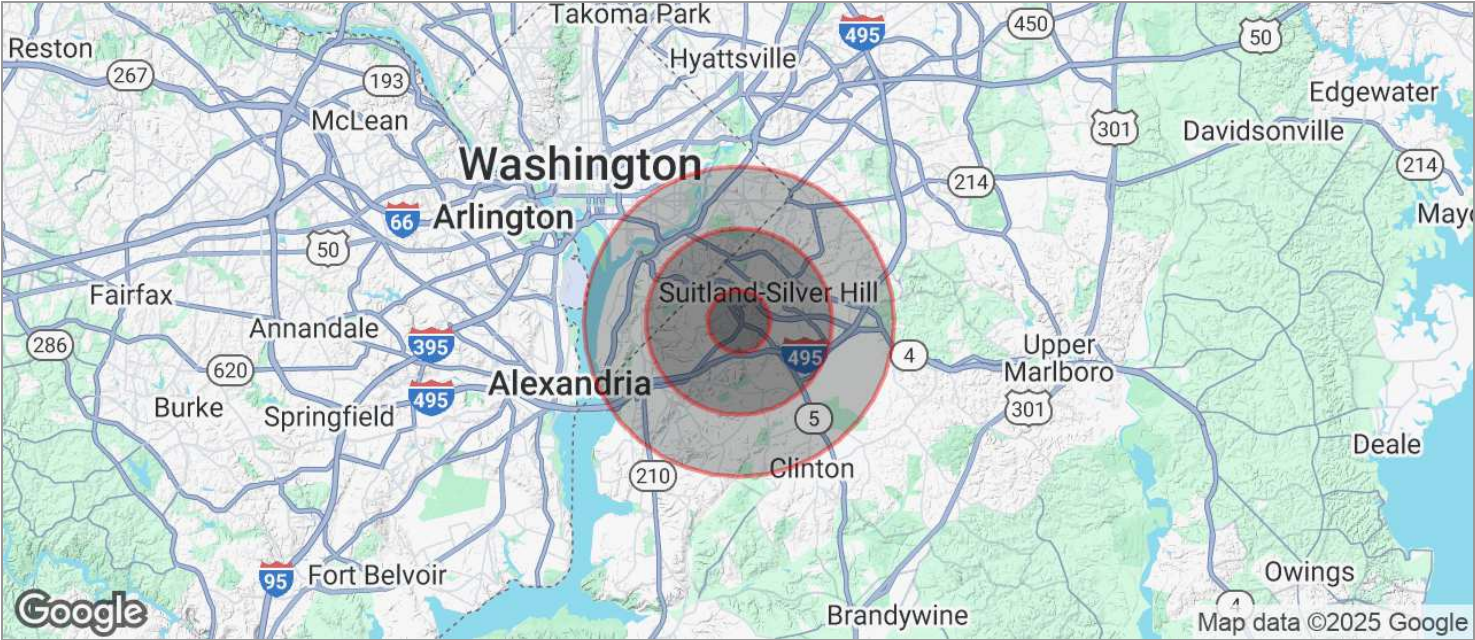
Visits to Marlow Heights Chain Locations
Ranking Overview 1/1/23–12/31/23



MARLOW HEIGHTS SHOPPING CENTER

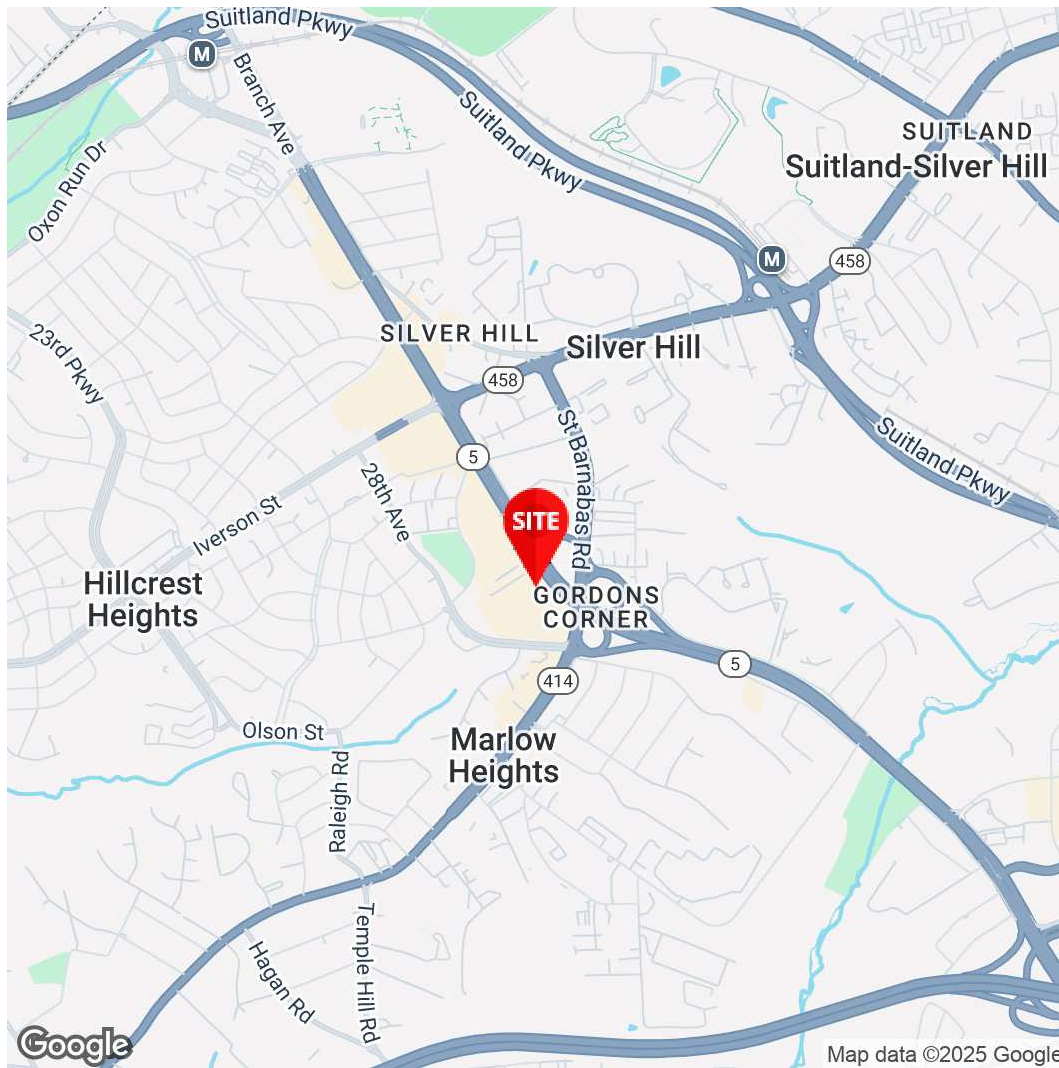
3901 BRANCH AVE, TEMPLE HILLS, MD 20748

DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
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	1 MILE	3 MILES	5 MILES
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



Joseph Farina

Principal

571.620.5142

jfarina@Divaris.Com

Shadi Ayyoubi

Assistant Vice President

703.946.6003

Shadi.Ayyoubi@Divaris.Com



The information contained herein should be considered confidential and remains the sole property of Divaris Real Estate, Inc. at all times. Although every effort has been made to ensure accuracy, no liability will be accepted for any errors or omissions. Disclosure of any information contained herein is prohibited except with the express written permission of Divaris Real Estate, Inc.