



# SAINT BARNABAS ROAD PORTFOLIO

5612, 5622, 5626 Saint Barnabas Rd, and 2505 Larry Ave  
Fort Washington, MD 20744

Marcus & Millichap



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# SAINT BARNABAS ROAD PORTFOLIO

Saint Barnabas Road Portfolio, Fort Washington, MD 20744

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## INVESTMENT OVERVIEW

Marcus & Millichap is pleased to exclusively present the Saint Barnabas Road Portfolio, a unique commercial real estate investment opportunity consisting of two mixed-use properties and a prime redevelopment site located in Prince George's County, Maryland.

The portfolio is strategically positioned along Saint Barnabas Road, offering immediate access to Washington, DC and National Harbor, one of the Mid-Atlantic's most prominent entertainment and tourism destinations. National Harbor is home to the MGM National Harbor Casino, Gaylord National Resort & Convention Center, and Tanger Outlets, and is supported by a strong concentration of national retailers, dining, and entertainment uses. The surrounding area benefits from excellent regional connectivity and sustained commercial and residential growth.

The Saint Barnabas Road Portfolio totals approximately 37,500 square feet of mixed-use improvements situated on approximately 6.18 acres of land, providing significant scale and long-term redevelopment optionality.

- 5612 & 5622 Saint Barnabas Road consists of a 36,000-square-foot mixed-use building situated on approximately 0.87 acres. The property is currently approximately 80% leased, with a majority of tenants operating under short-term leases, offering investors immediate flexibility for re-tenanting, repositioning, or potential redevelopment.
- 2505 Larry Avenue is a 1,392-square-foot freestanding building situated on approximately 0.51 acres, located to the rear of the 5612-5622 Saint Barnabas Road property. This asset provides additional income and future development potential.
- 5626 Saint Barnabas Road is a 4.80-acre redevelopment site located directly behind the primary mixed-use building, representing a rare opportunity for large-scale development within an established commercial corridor.

The Saint Barnabas Road Portfolio represents an attractive investment opportunity for developers, owner-users, and value-add investors seeking scale, flexibility, and multiple exit strategies. Potential future uses include multifamily with ground-floor retail, hospitality and convention-oriented development, medical or institutional uses, retail development, or other mixed-use configurations, subject to zoning, entitlements, and governmental approvals.



# OFFERING SUMMARY

SAINT BARNABAS ROAD PORTFOLIO

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Listing Price  
Request for Offer



# of Units  
32



# of Suites  
32

## FINANCIAL

|               |                   |
|---------------|-------------------|
| Listing Price | Request for Offer |
| Total Return  | XXXX              |

## OPERATIONAL

|                      |                   |
|----------------------|-------------------|
| Rentable SF          | 34,503 SF         |
| Commercial SF        | 37,392 SF         |
| # of Units           | 32                |
| # of Suites          | 32                |
| Lot Size             | 6.18 AC/33,489 SF |
| Occupancy            | 77%               |
| Year Built/Renovated | 1972/2024         |





# SAINT BARNABAS ROAD PORTFOLIO

RETAILER MAP





# SAINT BARNABAS ROAD PORTFOLIO

LOTS





# SAINT BARNABAS ROAD PORTFOLIO

5612 & 5622 SAINT BARNABAS ROAD





# SAINT BARNABAS ROAD PORTFOLIO

2505 LARRY AVENUE (GLA:1,392 SF | LOT: 0.51 AC)





# SAINT BARNABAS ROAD PORTFOLIO

5626 SAINT BARNABAS ROAD (LOT: 4.80 AC)





..... SAINT BARNABAS RD PORTFOLIO

EXCLUSIVELY  
LISTED BY

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