



STAND ALONE RETAIL PROPERTY FOR LEASE

4241 28TH AVENUE

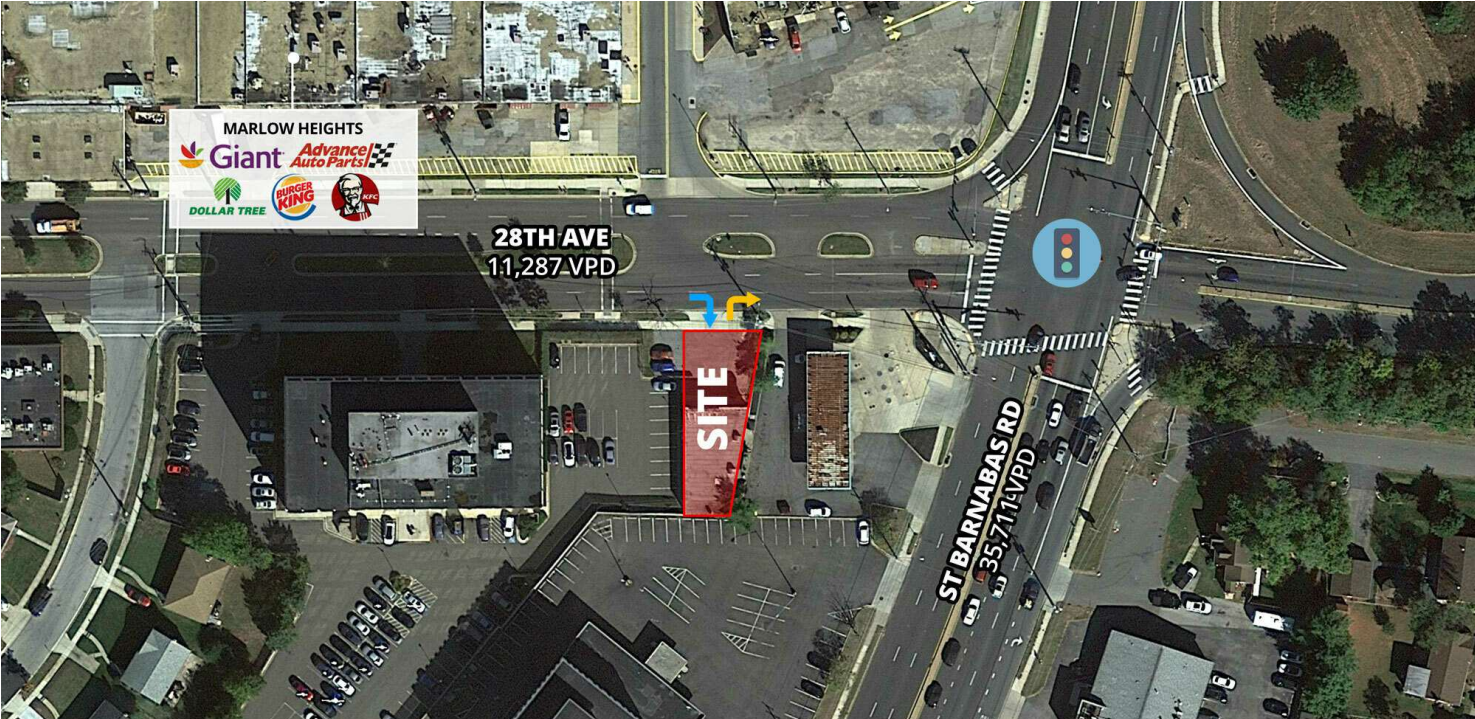
TEMPLE HILLS , MD 20748



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PROPERTY OVERVIEW



OFFERING SUMMARY

Available SF:	2,544 SF
Lease Rate:	Negotiable
Lot Size:	0.11 Acres
Year Built:	1960
Building Size:	2,544 SF
Zoning:	MXT

PROPERTY OVERVIEW

4241 28th Avenue is a 2,544 SF freestanding building located in the Marlow Heights retail corridor. The site is accessible by Routes 5 and 414 and is visible to over 40,000 vehicles per day.

PROPERTY HIGHLIGHTS

- 2,544 SF freestanding building with 5 designated onsite parking spaces
- Join Giant Grocery, Domino's Pizza, Taco Bell, Burger King, and KFC
- Located at the intersection of 28th Ave & Route 414; Visible to over 40K VPD
- Located in a retail corridor with a great mix of national & regional tenants
- Densely populated area with 165,312 households within a five mile radius
- Average household income of \$103,591 within a five mile radius
- Located less than three miles from the Washington D.C. line

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RETAILER MAP



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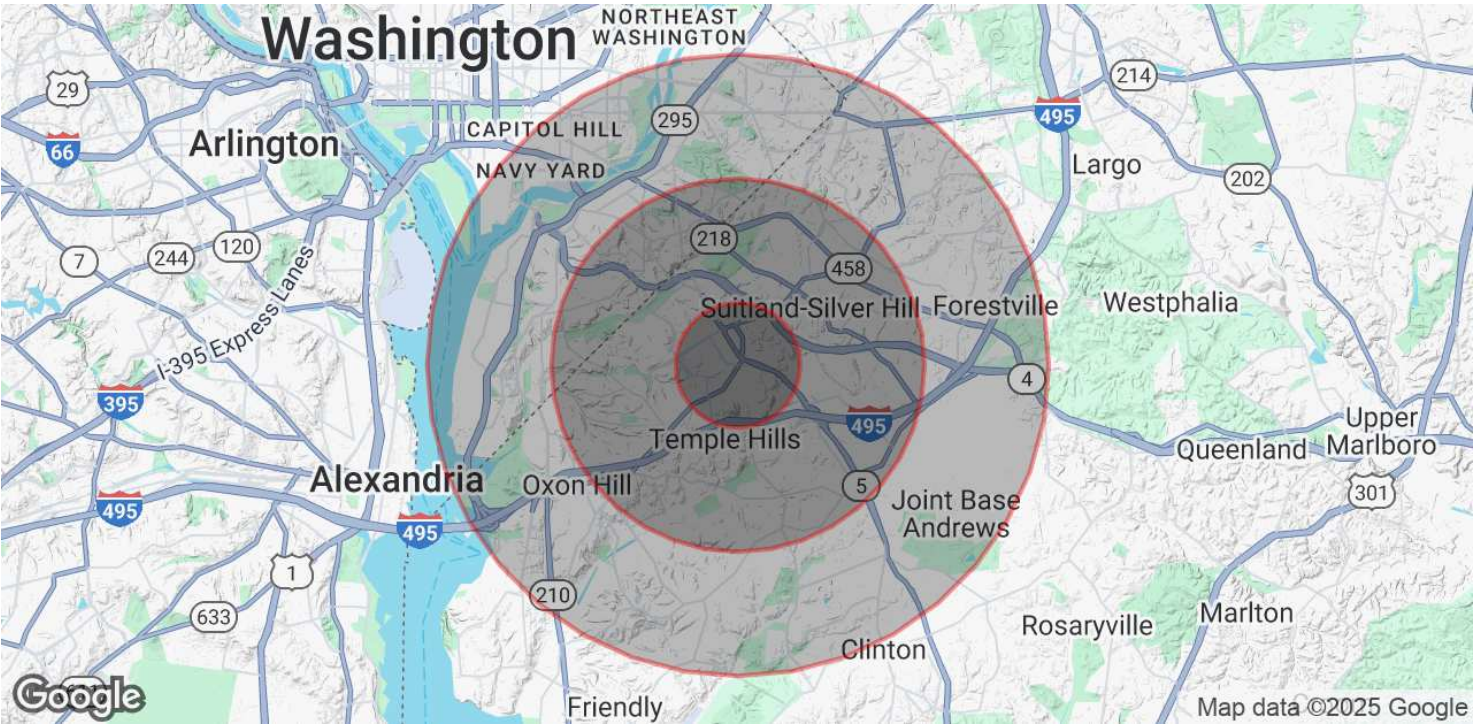
ACCESS AERIAL



4241 28TH AVENUE

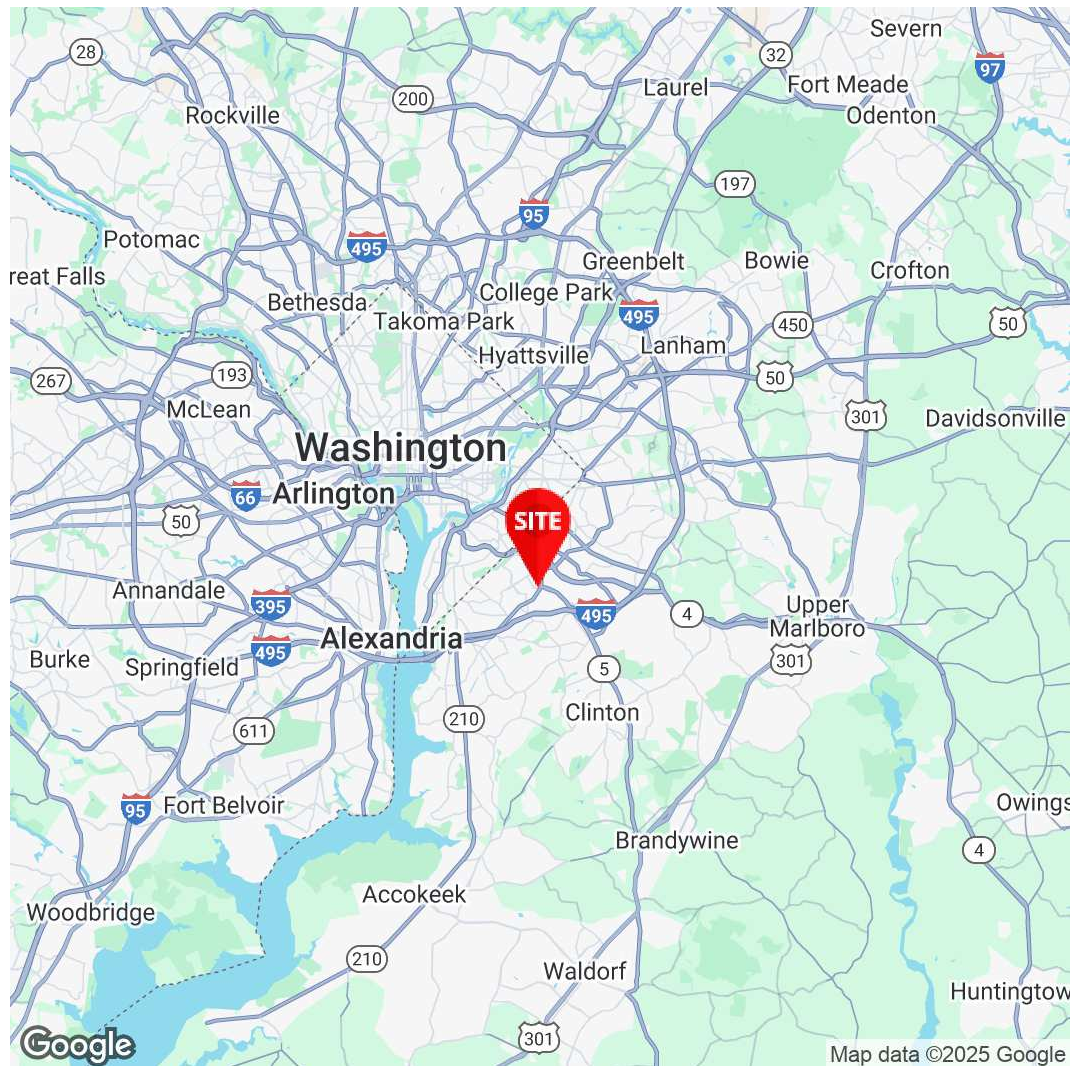
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DEMOGRAPHICS MAP & REPORT

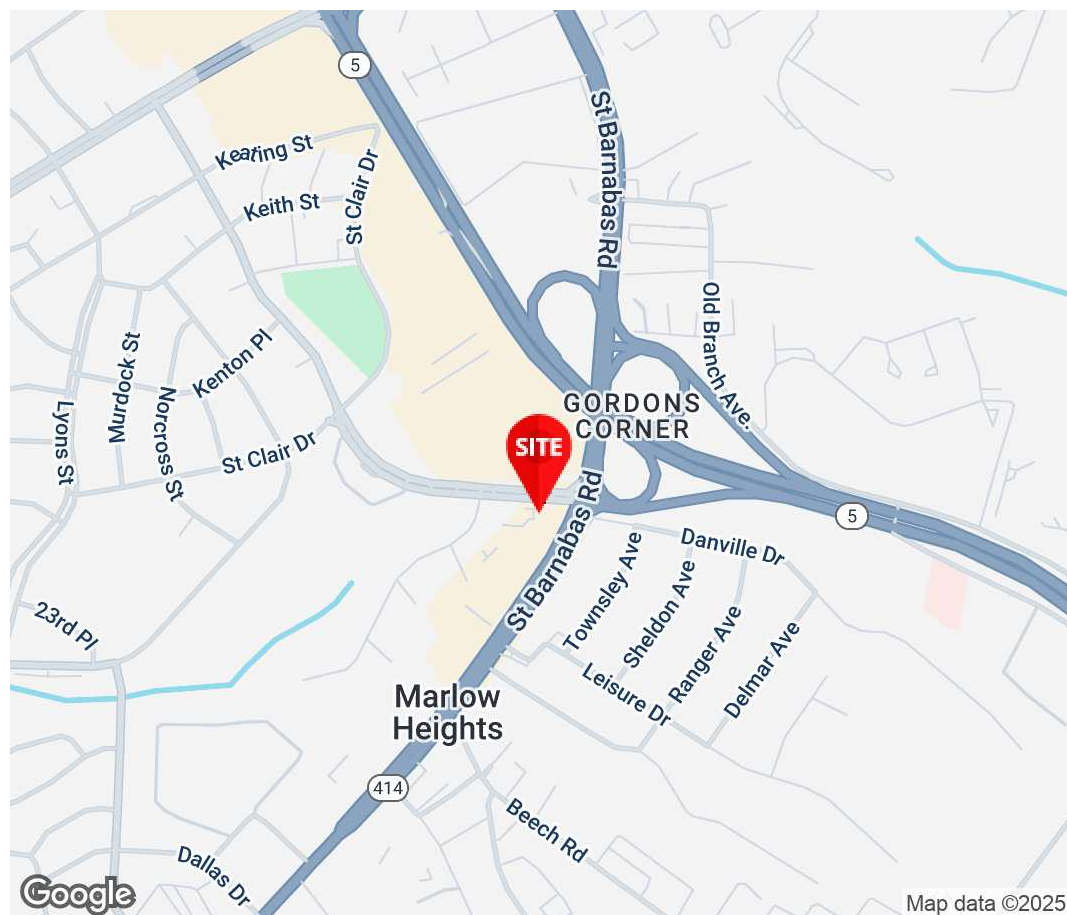


POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,243	167,487	400,430
Average Age	41.1	37.0	36.7
Average Age (Male)	36.9	35.0	34.6
Average Age (Female)	42.7	39.2	38.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,780	68,547	164,946
# of Persons per HH	2.28	2.42	2.38
Average HH Income	\$89,150	\$88,189	\$103,615
Average House Value	\$242,446	\$242,339	\$301,119

2020 American Community Survey (ACS)



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