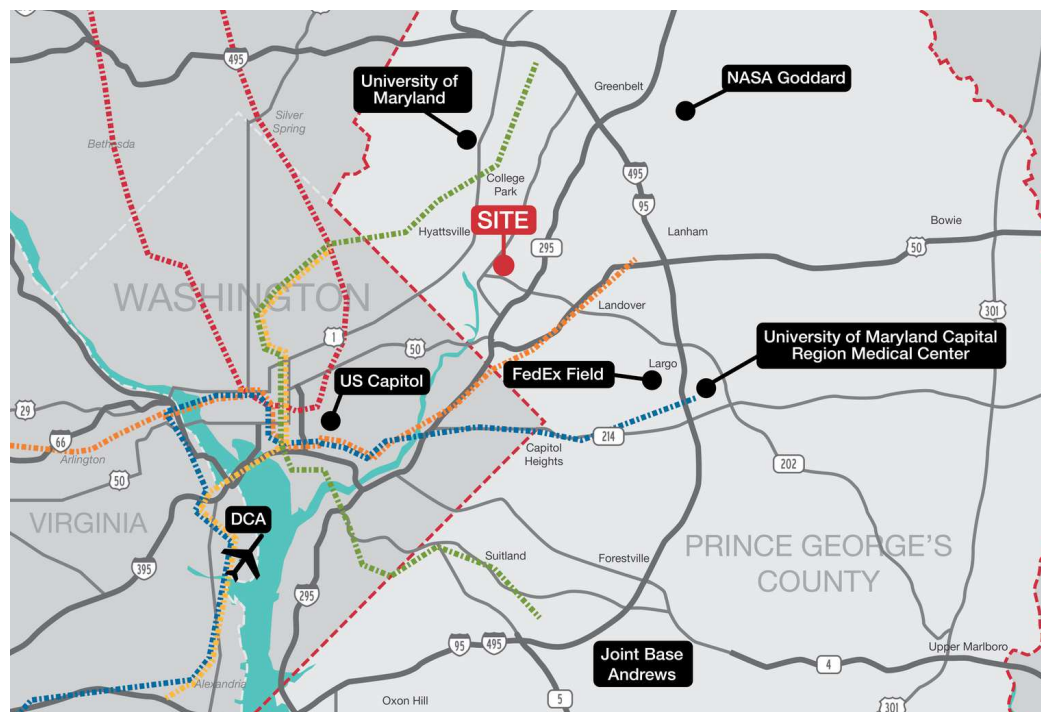


# COMMERCIAL PROPERTY SALE

4251 KENILWORTH AVE, BLADENSBURG, MD

# THREE BROTHERS CENTER

Retail - Kitchen/Commissary - Food Processing - Dry/Cold Storage





# Commercial Property for Sale

## THREE BROTHERS CENTER

### PROPERTY DESCRIPTION

NAI Michael is pleased to offer exclusively for sale the Three Brothers Center, a well-established neighborhood retail center at 4521 Kenilworth Avenue in Bladensburg, MD. The property totals 29,299± square feet and consists of four parcels, totaling 2.6± acres. This is a unique value-add opportunity for owner/users, with the option to continue the current month-to-month tenancy or adaptively reuse the existing infrastructure - retail, kitchen/commissary, dry/cold storage - to create significant value for their business as the current owners have done for many years. The existing CS zoning allows for a variety of uses, including auto sales/rentals, vehicle repair, assisted living, multifamily, vet clinic, place of worship, club, gas station, food/beverage wholesale and many others.

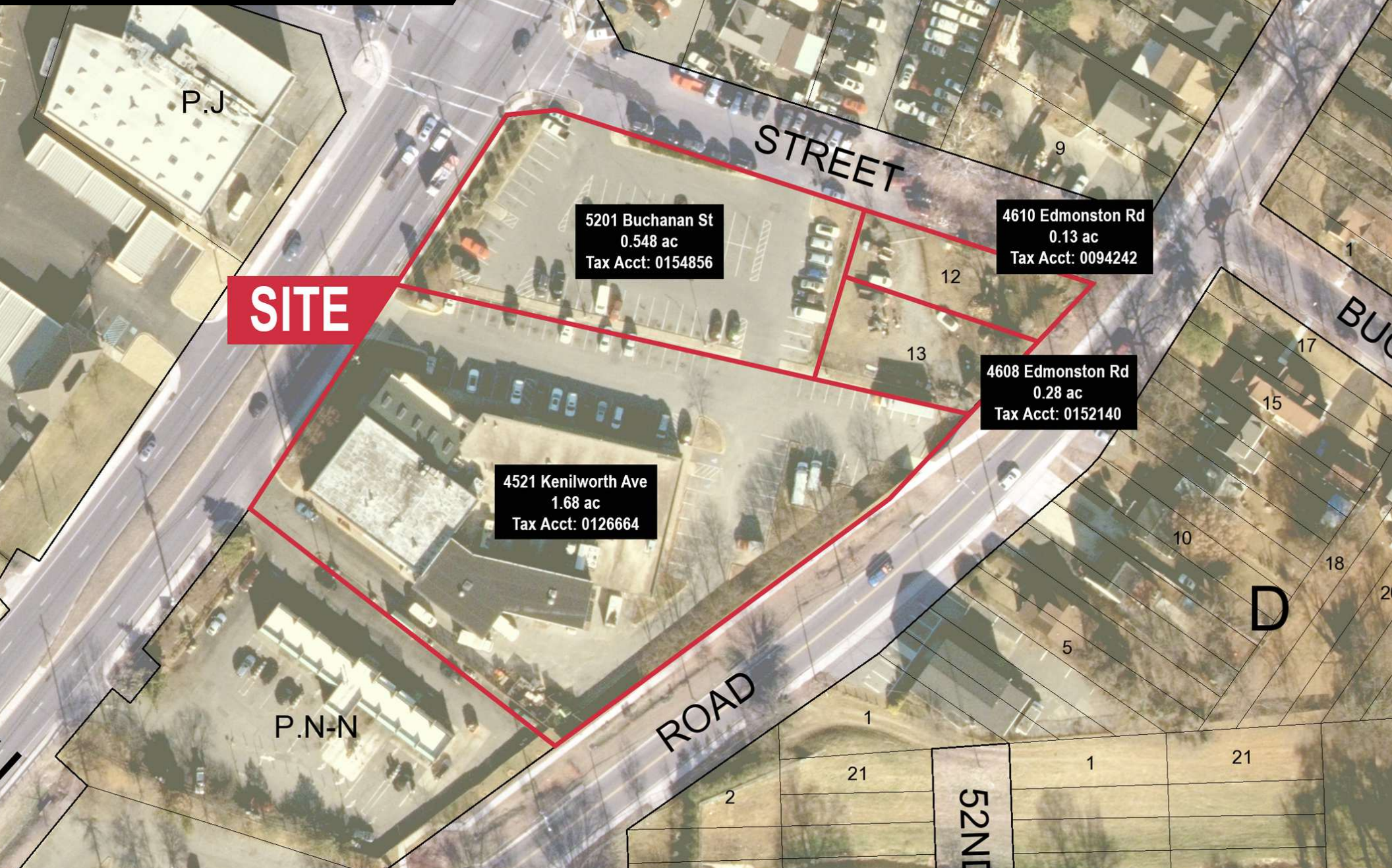
Built in 1991, the center has been the home to Three Brothers Italian Kitchen for over 34 years. It has served as their grocery market, full commissary kitchen, storage/distribution hub, sit-down restaurant and bar. Three Brothers currently operates on a month-to-month basis. Additionally, the four tenants that occupy the remaining inline space are also month-to-month. This month-to-month tenancy allows the option for a new owner/operator to immediately utilize the commissary kitchen, restaurant, grocery and storage space. The building features an attractive brick façade, abundant surface parking, and ample loading area in the rear of the building.

Building Size:	29,299 SF
Land:	2.6 Acres
Zoning:	CS (Commercial, Service)
Tenants:	Five, all month-to-month
Loading:	Two 4' docks / One drive-in
Ceilings:	14.5' main level / 13' upper level
Signage:	Double-sided pylon fronting Kenilworth Ave





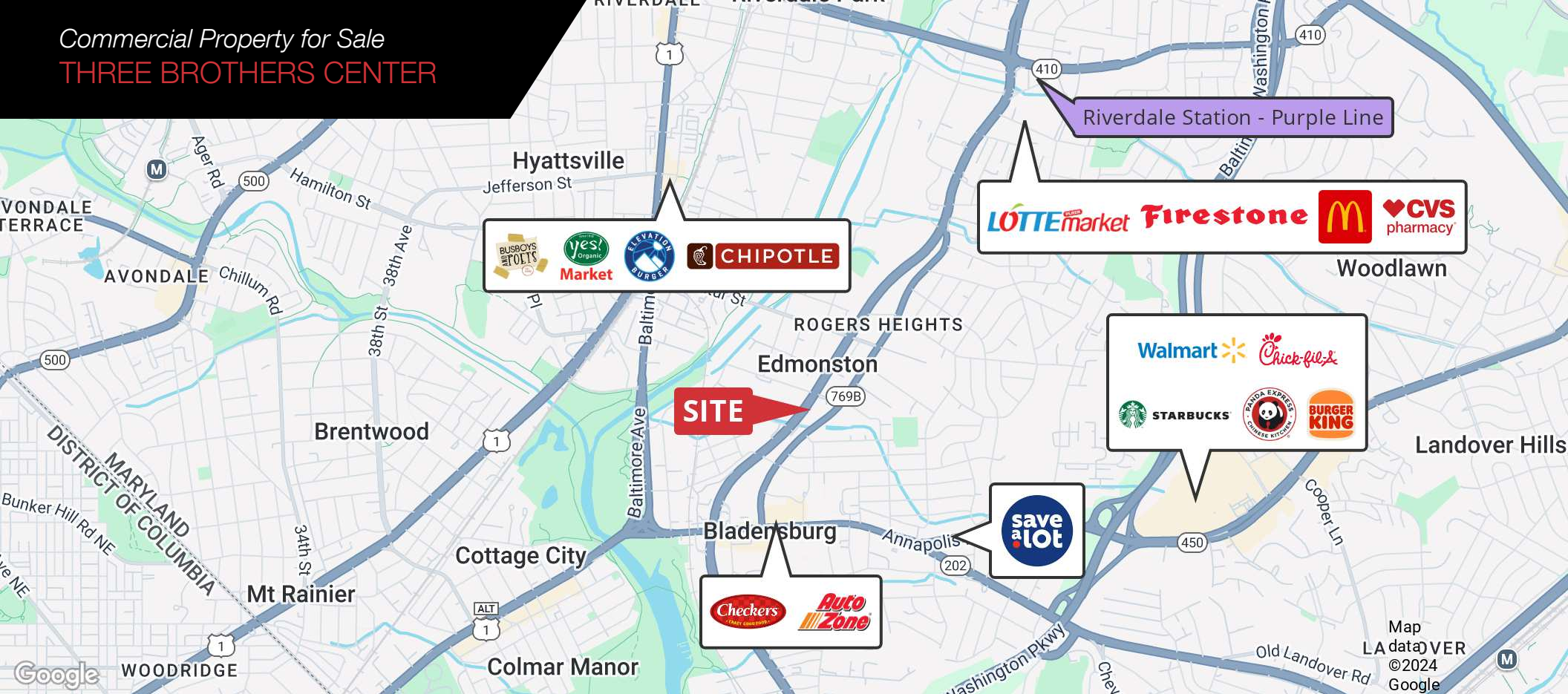
Commercial Property for Sale  
**THREE BROTHERS CENTER**





# Commercial Property for Sale

## THREE BROTHERS CENTER



### DEMOGRAPHICS



#### POPULATION



#### HOUSEHOLDS



#### AVG. HOUSEHOLD INCOME

1 Mile	24,622	7,776	\$94,713
3 Miles	181,058	60,236	\$103,318
5 Miles	524,754	186,944	\$108,867

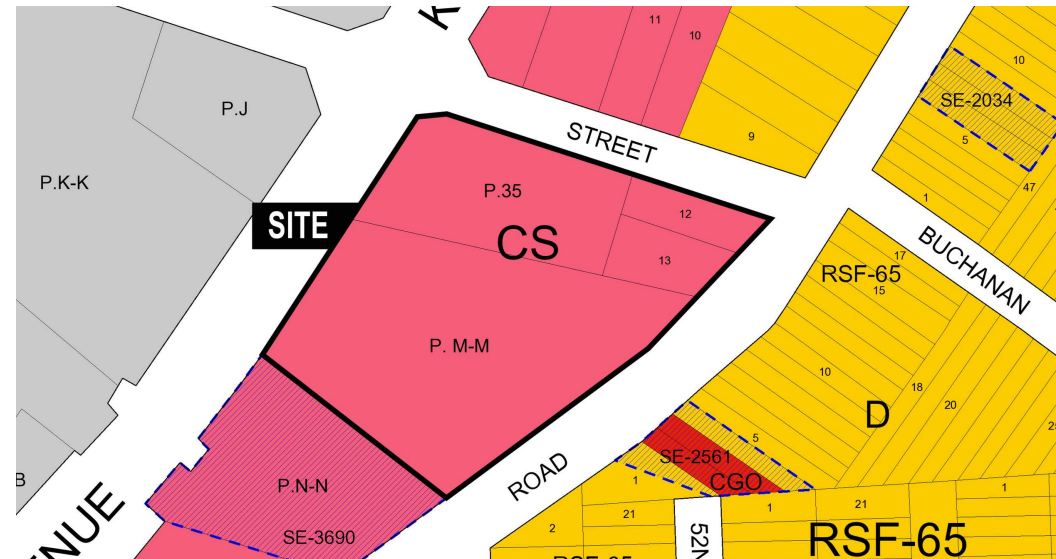
Demographics data derived from AlphaMap

### LOCATION DESCRIPTION

Three Brothers Center is well located along Kenilworth Avenue, a heavily trafficked north/ south transportation artery connecting Washington DC to the Maryland suburbs. The property is minutes from Route 50, Route 1 (Baltimore Avenue), the Capital Beltway (I-495), the BW Parkway (MD 295) and I-95. In addition, the center is less than two miles from downtown Washington DC.



Commercial Property for Sale  
**THREE BROTHERS CENTER**



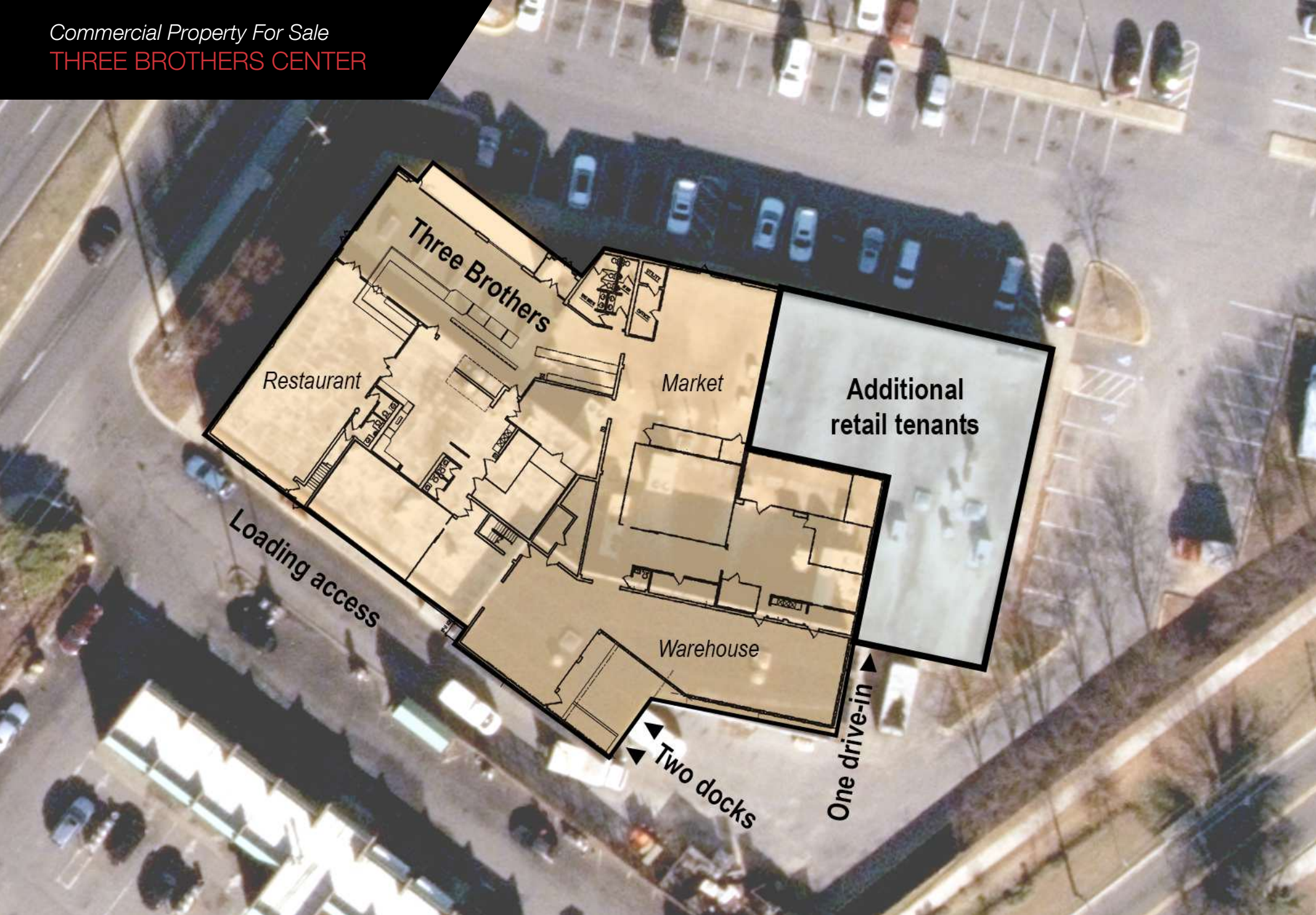
**MICHAEL ISEN**  
 301.918.2908 | misen@naimichael.com

**MICHAEL DIMEGLIO**  
 301.918.2949 | mdimeglio@naimichael.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Floor plans, site plans and other graphic representations of this property have been reduced and reproduced, and are not necessarily to scale. All information should be verified prior to purchase or lease.

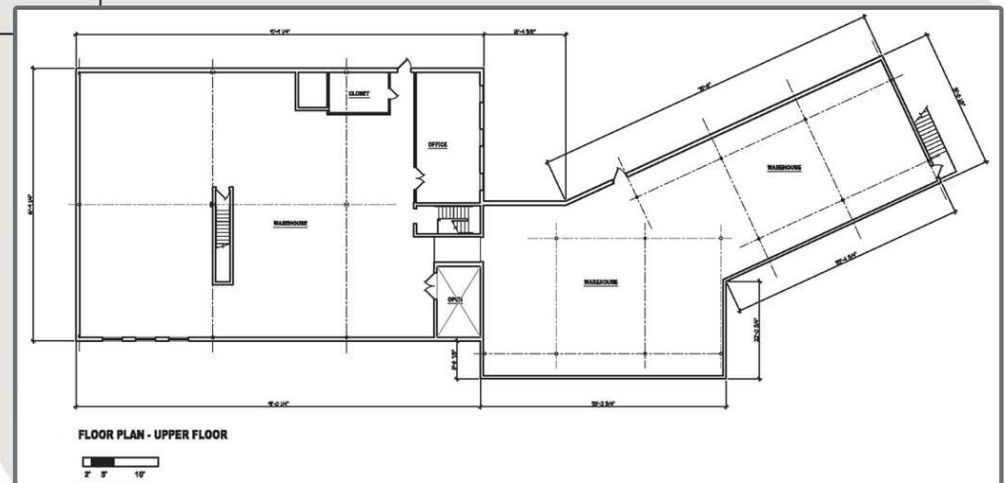
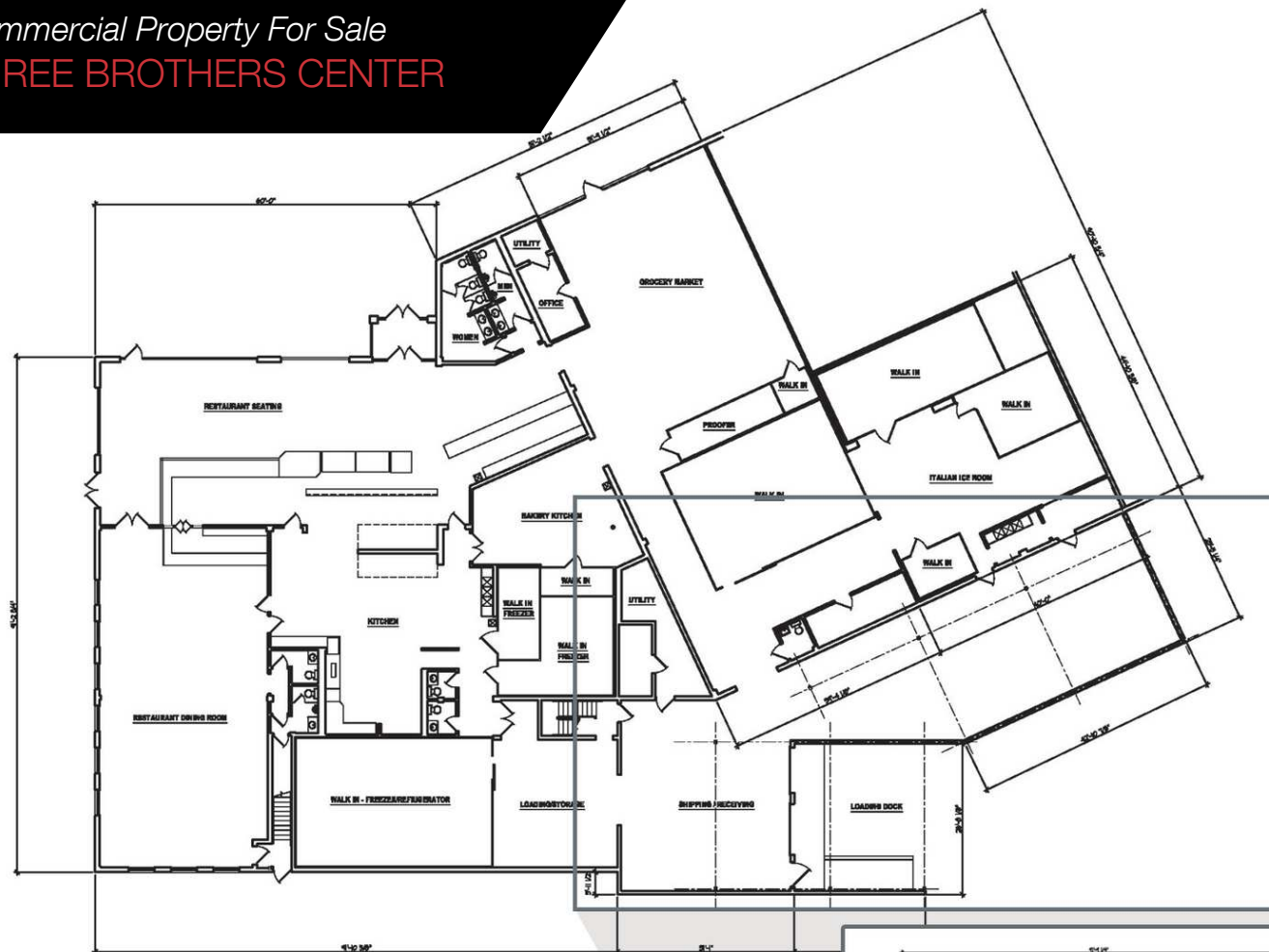


Commercial Property For Sale  
**THREE BROTHERS CENTER**





Commercial Property For Sale  
THREE BROTHERS CENTER





# COMMERCIAL PROPERTY FOR SALE

THREE BROTHERS CENTER, 4521 KENILWORTH AVE, BLADENSBURG, MD 20710

**MICHAEL ISEN**

301.918.2908 | [misen@naimichael.com](mailto:misen@naimichael.com)

**MICHAEL DIMEGLIO**

301.918.2949 | [mdimeglio@naimichael.com](mailto:mdimeglio@naimichael.com)



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Floor plans, site plans and other graphic representations of this property have been reduced and reproduced, and are not necessarily to scale. All information should be verified prior to purchase or lease.