

Offering Memorandum

# 4306-4316 St Barnabas Rd

Temple Hills, Maryland

4-Unit Neighborhood Retail Center  
& Freestanding Restaurant



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4306-4316 St Barnabas Rd

# Executive Summary

# Executive Summary

## 4306-4316 St Barnabas Rd

Cypress Property Advisors (“Cypress”) is pleased to present the opportunity to acquire 4306–4316 St Barnabas Rd, a three-parcel, two-building retail property located along St. Barnabas Road in Temple Hills, Maryland. The Property totals approximately 5,921 square feet of gross leasable area across a freestanding fast-food building and a multi-tenant strip retail building, with an additional paved land parcel supporting parking. Positioned within the Branch Avenue Corridor submarket, the Property benefits from strong local visibility, convenient access, and traffic counts exceeding 31,000 vehicles per day along St. Barnabas Road.

Both buildings are 100% occupied by an established mix of tenants spanning food, personal care, and service-oriented uses, with an average tenancy exceeding 4.0 years. Supported by surface parking, pylon signage, and a dense surrounding residential base, the Property offers investors a stable, low-maintenance income stream in an established neighborhood retail corridor.



PROPERTY HIGHLIGHTS



**\$3,247,600**  
Purchase Price



**7.00%**  
Cap Rate

<b>Address</b>	4306-4316 St Barnabas Rd, Temple Hills, MD 20748
<b>Property Type</b>	Neighborhood Retail Center & Freestanding Restaurant
<b>Gross Leasable Area</b>	5,921 SF
<b>Land Area</b>	±0.94 AC
<b>Occupancy</b>	100% Leased



# Investment Highlights



## Three-Parcel Retail Offering with Two Existing Buildings

Comprising three parcels totaling approximately 0.94 acres, the offering includes a freestanding fast-food building, a multi-tenant strip retail building, and an additional paved land parcel supporting parking.

## Convenient Multi-Point Access

Three points of ingress and egress serve the Property: two dedicated to the freestanding restaurant building and one to the strip retail building, providing convenient customer access directly from St. Barnabas Road.

## Fully Leased Two-Building Retail Property

Both buildings are 100% occupied by a complementary mix of food and personal care tenants.



# Investment Highlights Cont.



## Established Parking and Signage Infrastructure

Approximately 60 parking spaces across both building parcels, supplemented by the additional paved land parcel, provide ample customer parking, while pylon signage along St. Barnabas Road enhances tenant visibility.

## High-Visibility St. Barnabas Road Frontage

Fronting St. Barnabas Road with traffic counts exceeding 31,000 vehicles per day, the Property is positioned 0.1 mile from a signalized intersection supporting strong daily visibility and customer capture.

## Dense Surrounding Trade Area

More than 162,000 residents and over 66,000 households within three miles support consistent demand for the neighborhood retail and daily-needs services the Property provides.





4306-4316 St Barnabas Rd

# Property Overview

# Property Summary

4306–4316 St Barnabas Rd is a three-parcel, two-building retail property totaling approximately 5,921 square feet of gross leasable area in Temple Hills, Maryland. The Property is situated on approximately 0.94 acres and includes a 1,840-square-foot fast-food retail building, a 4,081-square-foot neighborhood retail building, and an additional asphalt-paved land parcel supporting parking. The Property benefits from an established location within the Branch Avenue Corridor submarket, direct St. Barnabas Road frontage, pylon signage, and convenient customer access. The site features approximately 60 parking spaces across the two building parcels, providing parking support for tenants and customers.



Property lines are estimates

## PROPERTY DETAILS

<b>Address</b>	4306-4316 St Barnabas Rd, Temple Hills, MD 20748
<b>Gross Leasable Area</b>	5,921 SF
<b>Land Area</b>	±0.94 AC
<b>Parking</b>	60 Surface Spaces*
<b>Parking Ratio</b>	6.8/1,000 SF
<b>No. of Buildings</b>	2
<b>Ingress/Egress</b>	Three (3) Access Points
<b>Zoning</b>	CSC - Commercial Shopping Center
<b>Parcel Numbers</b>	06-0474452; 06-0474460; 06-0628818

\*Includes the separate paved land parcel at 4308 St Barnabas Rd, which provides additional parking support for the Property.



# Property Photos



# Site Plan

**Site Plan Key**

- Property Line
- ▭ Leased
- Not a part

PROPERTY LINES ARE ESTIMATES



# North View



The Shops at Iverson

- SHOPPERS WORLD
- GNC
- Foot Locker, Inc.
- metro by T-Mobile
- WING STOP
- CHIPOTLE MEXICAN GRILL

Marlow Heights Shopping Center

- Giant
- DOLLAR TREE
- Advance Auto Parts
- BURGER KING
- Dominos
- America's Best WINGS
- TACO BELL
- KFC

Marlow Downtown Shopping Center

- FAMILY DOLLAR
- SUBWAY
- Furniture & Mattress

4306-4316 St Barnabas Rd



# Immediate Area





4306-4316 St Barnabas Rd

# Tenancy Overview

# Tenant Summary

4306–4316 St Barnabas Rd is home to a complementary mix of neighborhood-serving tenants spanning food, personal care, and service-oriented uses. The tenant roster includes Taqueria Los Primos, Hair Jordan, Sexy Nail Shop, African Heritage, and Dominican Salon, creating a retail environment that serves the daily needs of the surrounding Temple Hills community.

The combination of restaurant, salon, hair care, and nail care uses supports consistent repeat visitation and reinforces the Property’s role as a convenient neighborhood retail destination. With tenants serving essential and recurring customer needs, 4306–4316 St Barnabas Rd is positioned as a stable local retail asset within the Branch Avenue Corridor submarket.

TENANTS



Suite	Tenant	SF	PRS	Start	Expiration	WALT	Base Rent/Yr.	Base Rent PSF
4310	Hair Jordan	1,615	27.3%	10/31/2023	09/30/2028	2.1	\$51,401	\$31.83
4312	Sexy Nail Shop	783	13.2%	03/16/2025	03/31/2034	7.6	\$40,170	\$51.30
4314	African Heritage	783	13.2%	05/01/2024	04/30/2027	0.7	\$38,192	\$48.78
4316	Dominican Salon	900	15.2%	10/01/2024	09/30/2029	3.1	\$30,900	\$34.33
4306	Taqueria Los Primos	1,840	31.1%	07/01/2024	06/30/2029	2.8	\$76,385	\$41.51
		<b>5,921</b>	<b>100.0%</b>			<b>3.0</b>	<b>\$237,048</b>	<b>\$40.04</b>



# Tenant Profiles

## Suite 4306



### Taqueria Los Primos

**07/01/2024**  
Lease Start

**06/30/2029**  
Lease Expiration

Taqueria Los Primos is a full-service Mexican restaurant group offering dine-in service and take-out across 4 restaurant locations and 7 food trucks. The concept serves traditional Mexican food in a casual, neighborhood-oriented setting

## Suite 4310



### Hair Jordan

**10/31/2023**  
Lease Start

**09/30/2028**  
Lease Expiration

Hair Jordan is a barber shop and hair stylist business providing haircutting, grooming, and related hair care services. The shop serves customers seeking routine personal grooming and styling services

## Suite 4312



### Sexy Nail Shop

**03/16/2025**  
Lease Start

**03/31/2034**  
Lease Expiration

Sexy Nail Shop is a neighborhood nail salon offering manicure, pedicure, and related beauty services. The shop provides personal care services for customers seeking routine nail care and cosmetic treatments

## Suite 4314



### African Heritage

**05/01/2024**  
Lease Start

**04/30/2027**  
Lease Expiration

African Heritage Salon is a specialty hair braiding salon focused on African heritage braiding and related hair care services. The salon serves customers seeking culturally specific styling, braiding, and grooming services

## Suite 4316



### Dominican Salon

**10/01/2024**  
Lease Start

**09/30/2029**  
Lease Expiration

Dominican Salon is a hair salon offering styling, grooming, and related personal care services. The salon provides routine hair care services for customers in a neighborhood retail setting.





4306-4316 St Barnabas Rd

# Financial Analysis

# Detailed Rent Roll (Jan 2026)

Bldg	Suite	Tenant	SQFT	PRS Actual	LEASE TERM			RENTAL RATES				RECOVERY		UPON EXPIRATION		
					Start	Expiration	WALT	Start	Annually	PSF	% Inc.	Type	Reimb.	Reimb. PSF	Options	MLA
Flex I - 4310-16	4310	Hair Jordan	1,615	27.3%	10/31/2023	09/30/2028	2.08	Current	\$51,401	\$31.83	-	NNN	\$3,000	\$4.00		\$35.00 PSF NNN
								10/01/2026	\$52,943	\$32.78	3.0%					
								10/01/2027	\$54,531	\$33.77	3.0%					
Flex I - 4310-16	4312	Sexy Nail Shop	783	13.2%	03/16/2025	03/31/2034	7.58	Current	\$40,170	\$51.30	-	Fixed CAM	\$3,000	\$3.83	1, 5 yr @3%	\$55.00 PSF NNN
								04/01/2027	\$41,375	\$52.84	3.0%					
								04/01/2028	\$42,616	\$54.43	3.0%					
Flex I - 4310-16	4314	African Heritage	783	13.2%	05/01/2024	04/30/2027	0.66	Current	\$38,192	\$48.78	-	Fixed CAM	\$2,400	\$3.07		\$55.00 PSF NNN
Flex I - 4310-16	4316	Dominican Salon	900	15.2%	10/01/2024	09/30/2029	3.08	Current	\$30,900	\$34.33	-	Base Year	\$4,800	\$5.33		\$45.00 PSF NNN
								10/01/2026	\$31,827	\$35.36	3.0%					
								10/01/2027	\$32,782	\$36.42	3.0%					
								10/01/2028	\$33,765	\$37.52	3.0%					
Flex II - 4306-08	4306	Taqueria Los Primos	1,840	31.1%	07/01/2024	06/30/2029	2.83	Current	\$76,385	\$41.51	-	NNN	\$19,020	\$10.34	1, 5 yr @3%	\$55.00 PSF NNN
								07/01/2027	\$78,676	\$42.76	3.0%					
								07/01/2028	\$81,037	\$44.04	3.0%					
<b>FLEX I</b>																
Leased SF			4,081	100.0%				3.09	\$160,663	\$39.37			\$13,200	\$4.08		
Vacant SF			0	0.0%												
Total Building SF			4,081	100.0%												
<b>FLEX II</b>																
Leased SF			1,840	100.0%				2.83	\$76,385	\$41.51			\$19,020	\$10.34		
Vacant SF			0	0.0%												
Total Building SF			1,840	100.0%												
<b>Leased Total Building SF</b>			<b>5,921</b>	<b>100.0%</b>				<b>3.01</b>	<b>\$237,048</b>	<b>\$40.04</b>			<b>\$32,220</b>	<b>\$6.03</b>		
<b>Vacant SF</b>			<b>0</b>	<b>0.0%</b>												
<b>Total Building SF</b>			<b>5,921</b>	<b>100.0%</b>												

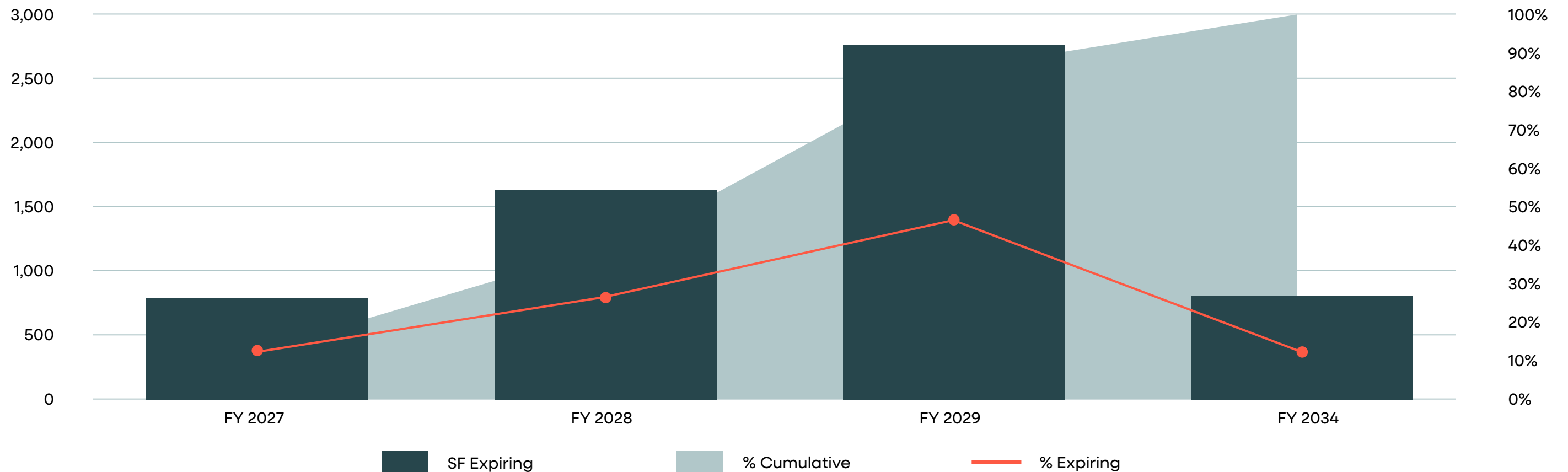
1) Suite 4316 sqft was changed from 832 to 900 as per the Lease Agreement

2) Assumed African Heritage exercises 1 year renewal option at current base rent + 3% with NNN recoveries



# Leased SF Expiration Schedule

Tenant	Suite	SF	PRS	Expires	Dec-27	Dec-28	Dec-29	Dec-30	Dec-31	Dec-32	Dec-33	Dec-34
African Heritage	4314	783	13.2%	04/30/2027	783	-	-	-	-	-	-	-
Hair Jordan	4310	1,615	27.3%	09/30/2028	-	1,615	-	-	-	-	-	-
Taqueria Los Primos	4306	1,840	31.1%	06/30/2029	-	-	1,840	-	-	-	-	-
Dominican Salon	4316	900	15.2%	09/30/2029	-	-	900	-	-	-	-	-
Sexy Nail Shop	4312	783	13.2%	03/31/2034	-	-	-	-	-	-	-	783
<b>Square Feet Expiring</b>		<b>5,921</b>			<b>783</b>	<b>1,615</b>	<b>2,740</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>783</b>
<b>Percent Expiring</b>		<b>100.0%</b>			<b>13.2%</b>	<b>27.3%</b>	<b>46.3%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>13.2%</b>
<b>Cumulative Square Feet</b>					<b>783</b>	<b>2,398</b>	<b>5,138</b>	<b>5,138</b>	<b>5,138</b>	<b>5,138</b>	<b>5,138</b>	<b>5,921</b>
<b>Cumulative Percent</b>					<b>13.2%</b>	<b>40.5%</b>	<b>86.8%</b>	<b>86.8%</b>	<b>86.8%</b>	<b>86.8%</b>	<b>86.8%</b>	<b>100.0%</b>



# Market Leasing Assumptions

	\$35.00 PSF NNN	\$50.00 PSF NNN	\$85.00 PSF NNN
<b>Market Rental Rate</b>			
New	\$35.00	\$50.00	\$85.00
Renewal	\$35.00	\$50.00	\$85.00
Annual Escalations	3.00%	3.00%	3.00%
<b>Other Market Leasing Terms</b>			
Reimbursements	NNN	NNN	NNN
Lease Term (Mos.)	60	60	60
Renewal Probability	85%	85%	85%
Downtime (Mos.)	6	6	6
<b>Free Rent (Mos.)</b>			
New	0.00	0.00	0.00
Renewal	0.00	0.00	0.00
Weighted	0.00	0.00	0.00
<b>Tenant Improvements</b>			
New	\$15.00	\$15.00	\$15.00
Renewal	\$5.00	\$5.00	\$5.00
Weighted	\$6.50	\$6.50	\$6.50
<b>Leasing Commissions</b>			
New	6.00%	6.00%	6.00%
Renewal	3.00%	3.00%	3.00%
Weighted	3.45%	3.45%	3.45%



# Operating Statement Summary

	YEAR 1		Notes
	UW	PSF	
<b>REVENUES</b>			
Potential Rental Income	\$240,572	\$40.63	--> See One-Line Rent Roll/MLAs
Recovery Income	\$37,605	\$6.35	--> See One-Line Rent Roll/MLAs
<b>Effective Gross Revenue</b>	<b>\$278,177</b>	<b>\$46.98</b>	
<b>EXPENSES</b>			
Real Estate Taxes	\$27,900	\$4.71	--> 2025 Expenses + 3%
Property Insurance	\$9,026	\$1.52	--> 2025 Expenses + 3%
Contract Services	\$4,635	\$0.78	--> 2025 Expenses + 3%
Repairs & Maintenance	\$5,093	\$0.86	--> 2025 Expenses + 3%
Utilities	\$4,187	\$0.71	--> 2025 Expenses + 3%
<b>Total Operating Expenses</b>	<b>\$50,841</b>	<b>\$8.59</b>	
<b>Net Operating Income</b>	<b>\$227,336</b>	<b>\$38.39</b>	



# Proforma

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10
	YE Aug-27	YE Aug-28	YE Aug-29	YE Aug-30	YE Aug-31	YE Aug-32	YE Aug-33	YE Aug-34	YE Aug-35	YE Aug-36
<b>REVENUES</b>										
Potential Rental Income	\$240,572	\$249,067	\$262,467	\$279,202	\$288,257	\$296,904	\$305,812	\$320,341	\$353,635	\$364,117
Downtime Vacancy	0	(3,696)	(4,997)	(3,688)	0	0	(4,285)	(20,579)	(4,275)	0
<b>Base Rental Income</b>	<b>\$240,572</b>	<b>\$245,371</b>	<b>\$257,470</b>	<b>\$275,514</b>	<b>\$288,257</b>	<b>\$296,904</b>	<b>\$301,527</b>	<b>\$299,762</b>	<b>\$349,360</b>	<b>\$364,117</b>
Recovery Income	37,605	40,863	45,467	50,733	53,251	54,848	55,844	56,224	63,612	66,336
<b>Total Potential Gross Income</b>	<b>\$278,177</b>	<b>\$286,234</b>	<b>\$302,937</b>	<b>\$326,247</b>	<b>\$341,508</b>	<b>\$351,752</b>	<b>\$357,371</b>	<b>\$355,986</b>	<b>\$412,972</b>	<b>\$430,453</b>
Vacancy Loss	0	(8,879)	(9,618)	(10,472)	(11,809)	(12,164)	(11,474)	(10,851)	(12,474)	(14,000)
<b>Effective Gross Revenue</b>	<b>\$278,177</b>	<b>\$277,355</b>	<b>\$293,319</b>	<b>\$315,775</b>	<b>\$329,699</b>	<b>\$339,588</b>	<b>\$345,897</b>	<b>\$345,135</b>	<b>\$400,498</b>	<b>\$416,453</b>
<b>EXPENSES</b>										
Real Estate Taxes	\$27,900	\$28,737	\$29,600	\$30,488	\$31,402	\$32,343	\$33,314	\$34,314	\$35,342	\$36,404
Property Insurance	9,026	9,297	9,576	9,863	10,159	10,464	10,777	11,101	11,434	11,777
Contract Services	4,635	4,774	4,917	5,065	5,217	5,373	5,534	5,700	5,871	6,048
Repairs & Maintenance	5,093	5,246	5,403	5,565	5,732	5,904	6,081	6,264	6,452	6,645
Utilities	4,187	4,313	4,442	4,576	4,712	4,854	5,000	5,149	5,304	5,463
<b>Total Operating Expenses</b>	<b>\$50,841</b>	<b>\$52,367</b>	<b>\$53,938</b>	<b>\$55,557</b>	<b>\$57,222</b>	<b>\$58,938</b>	<b>\$60,706</b>	<b>\$62,528</b>	<b>\$64,403</b>	<b>\$66,337</b>
<b>Net Operating Income</b>	<b>\$227,336</b>	<b>\$224,988</b>	<b>\$239,381</b>	<b>\$260,218</b>	<b>\$272,477</b>	<b>\$280,650</b>	<b>\$285,191</b>	<b>\$282,607</b>	<b>\$336,095</b>	<b>\$350,116</b>
<b>LEASING COSTS</b>										
Tenant Improvements	\$0	\$1,815	\$3,855	\$2,213	\$0	\$0	\$2,104	\$11,728	\$2,565	\$0
Leasing Commissions	\$0	\$8,125	\$10,984	\$8,106	\$0	\$0	\$9,419	\$45,232	\$9,397	\$0
<b>Total Leasing Costs</b>	<b>\$0</b>	<b>\$9,940</b>	<b>\$14,839</b>	<b>\$10,319</b>	<b>\$0</b>	<b>\$0</b>	<b>\$11,523</b>	<b>\$56,960</b>	<b>\$11,962</b>	<b>\$0</b>
<b>CAPITAL EXPENDITURES</b>										
CapEx Reserve	\$1,184	\$1,220	\$1,256	\$1,294	\$1,333	\$1,373	\$1,414	\$1,457	\$1,500	\$1,545
<b>Total Capital Expenditures</b>	<b>\$1,184</b>	<b>\$1,220</b>	<b>\$1,256</b>	<b>\$1,294</b>	<b>\$1,333</b>	<b>\$1,373</b>	<b>\$1,414</b>	<b>\$1,457</b>	<b>\$1,500</b>	<b>\$1,545</b>
<b>Total Leasing &amp; Capital Costs</b>	<b>\$1,184</b>	<b>\$11,160</b>	<b>\$16,095</b>	<b>\$11,613</b>	<b>\$1,333</b>	<b>\$1,373</b>	<b>\$12,937</b>	<b>\$58,417</b>	<b>\$13,462</b>	<b>\$1,545</b>
<b>Cash Flow Before Debt Service</b>	<b>\$226,152</b>	<b>\$213,828</b>	<b>\$223,286</b>	<b>\$248,605</b>	<b>\$271,144</b>	<b>\$279,277</b>	<b>\$272,254</b>	<b>\$224,190</b>	<b>\$322,633</b>	<b>\$348,571</b>

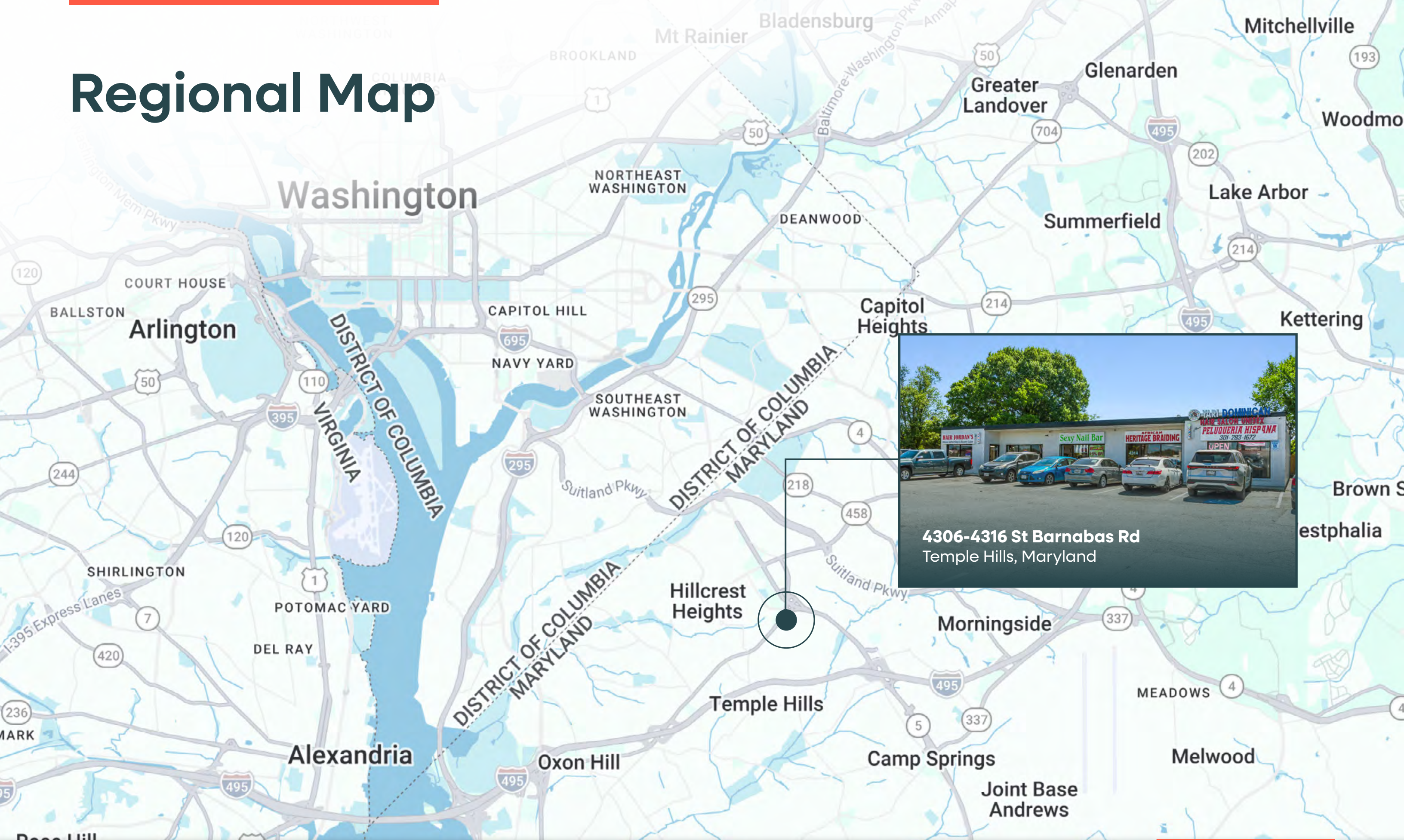




4306-4316 St Barnabas Rd

# Market Overview

# Regional Map



4306-4316 St Barnabas Rd  
Temple Hills, Maryland



# Branch Avenue Corridor

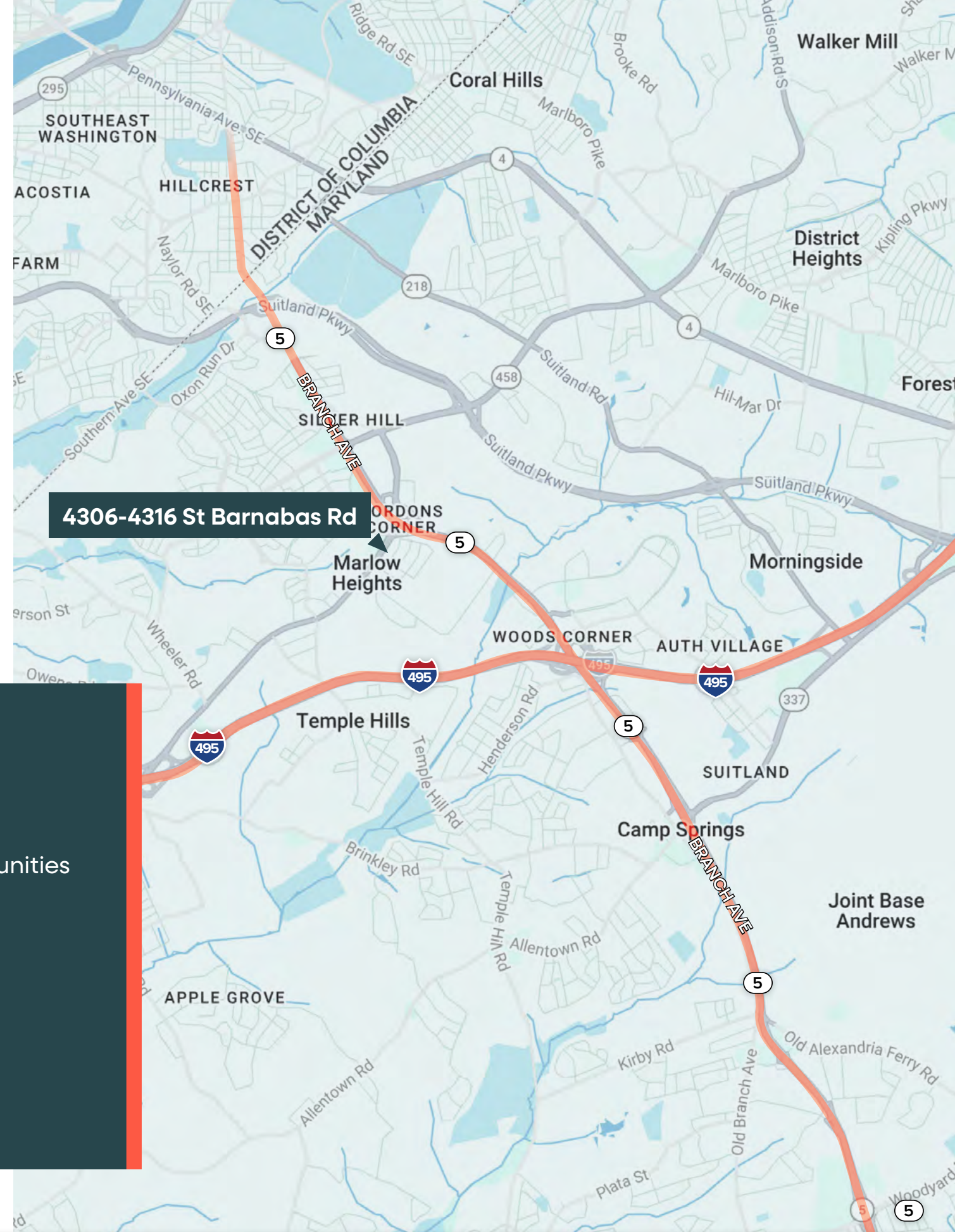
## A Well-Established Retail Corridor in Southern Prince George's County

The Branch Avenue Corridor is a mature suburban retail submarket located in southern Prince George's County, Maryland, within the Washington, DC metropolitan area. The corridor runs along Route 5 (Branch Avenue) and St. Barnabas Road, providing direct connectivity to I-495 (Capital Beltway) and serving as a major retail corridor for the surrounding Temple Hills, Marlow Heights, Camp Springs, and Clinton communities.

The submarket serves as the principal retail destination for a dense and established residential trade area, capturing both local consumer traffic and pass-through demand along one of Prince George's County's most heavily traveled arterials. Retail fundamentals are supported by consistent neighborhood and service-oriented tenant demand, limited new supply, and a captive residential base with stable long-term occupancy.

### Key Highlights

- Direct access to I-495 and Route 5 (Branch Avenue)
- Serves the Temple Hills, Marlow Heights, Camp Springs, and Clinton residential communities
- Dense, established residential trade area with strong day-to-day retail demand
- Proximity to Joint Base Andrews and major federal employment centers
- Established neighborhood retail corridor serving southern Prince George's County communities
- High visibility and strong vehicular traffic along St. Barnabas Road



# Prince George's County

## A Dense and Established Suburban County Within the Washington, DC Metro

Prince George's County is a large and densely populated suburban county within the Washington, DC metropolitan area, supported by steady population growth, a diverse residential base, and consistent demand for neighborhood and service-oriented retail. Its strategic position along the I-495 beltway and direct proximity to Washington, DC reinforce stable consumer traffic and long-term retail demand across the county's established commercial corridors.

### Residential Growth & Consumer Spending

- Population of approximately **970,000 residents** reflecting steady long-term growth
- Over **347,000 households** supporting a stable residential base
- Diverse demographic base with a strong working-age population
- Strong total consumer spending base across neighborhood retail categories

### Income Growth

- Median household income of **\$101,798** above the national average \$80,734
- Low unemployment rate relative to national benchmarks
- **Mix of owner- and renter-occupied households** supporting diverse retail demand

### Connectivity

- Located along **I-495** with direct access to Washington, DC and Northern Virginia
- **Ronald Reagan Washington National Airport** approximately 22 minutes by driving
- Served by WMATA Metrorail and MARC commuter rail

### Retail Opportunity

- **Established retail corridors** serving captive neighborhood demand
- Limited new retail supply supporting stable occupancy across the county
- Strong demand for service, food, and personal care retail categories
- **Over 91 active retail listings** totaling approximately **1.47 million square feet** countywide

Source: U.S. Census Bureau ACS 2024; CoStar, Q2 2026



# Washington, DC Metro

## A Resilient and Diverse Regional Economy

The Washington, DC metropolitan area encompasses the District of Columbia and its surrounding jurisdictions across Maryland and Virginia, forming one of the largest and most economically diverse metro areas in the United States. Positioned along the Northeast Corridor between Baltimore and Richmond, the region benefits from unparalleled connectivity to major East Coast population centers and serves as the seat of the federal government, anchoring a highly educated, stable, and high-income workforce.

The metro area is home to approximately 6.4 million residents and over 2.4 million households, supported by a diverse economy spanning government, professional services, defense, technology, healthcare, and education. This industry mix supports a stable employment base and consistent consumer demand across the region, reinforcing long-term retail market fundamentals throughout the Washington, DC metropolitan area.

## Market Snapshot

<b>6.4M+</b> Population	<b>\$126,000+</b> Median Household Income
<b>2.4M+</b> Households	<b>#1 Metro</b> For Federal Government Employment
<b>Top 3 U.S. Metro</b> For Highly Educated Workforce	<b>Top 3 U.S. Metro</b> For Household Income
<b>Leading Mid-Atlantic Hub</b> For Defense & Technology	

Sources: U.S. Census Bureau ACS 2024; BLS; WalletHub; CoStar



# Washington, DC Metro Cont.

## Diverse Employment Base

The Washington, DC metro supports a large and diverse workforce led by professional services, government, education and health services, and leisure and hospitality. Federal agencies and major institutions provide long-term employment stability and support regional economic resilience. While near-term job growth faces headwinds from federal workforce reductions, continued strength in professional services and healthcare is expected to support overall labor market conditions.

**3.40 Million+**  
Total Employment

**3.50 Million+**  
Labor Force

**4.0%**  
Unemployment Rate

Source: CoStar

## Institutional & Economic Anchors

A concentration of nationally recognized institutions drives employment, innovation, and regional economic activity. The federal government, major universities, defense contractors, and healthcare systems anchor the region and support a stable workforce and consistent consumer demand.

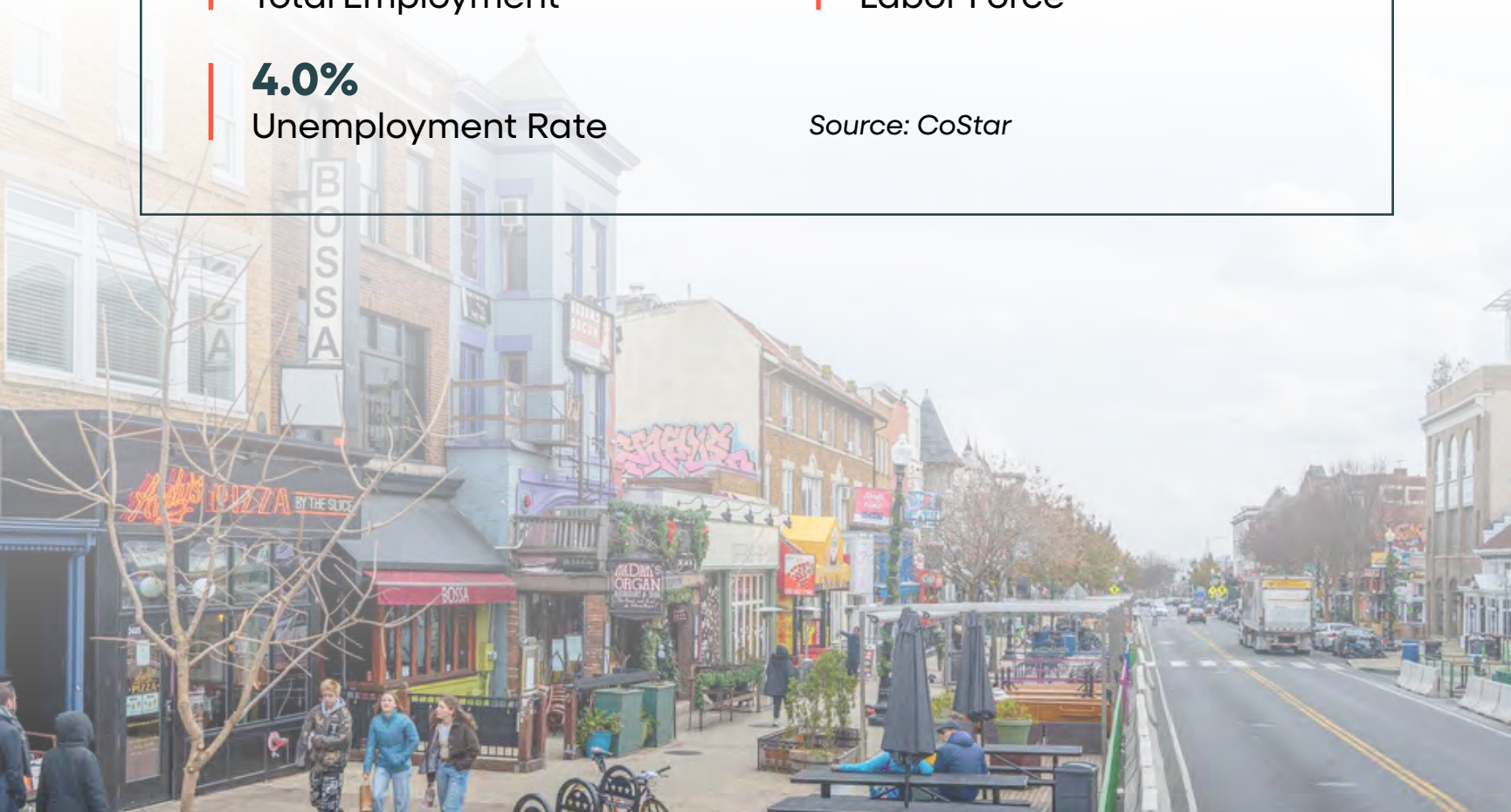
**667K**  
Government Jobs

**792K**  
Professional & Business Services Jobs

**502K**  
Education & Health Services Jobs

**1.4x**  
Government Employment Concentration (LQ)

Source: Costar



# Demographics

	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2025 Population	14,572	162,261	397,860
2030 Population Projection	14,677	166,297	413,962
Annual Growth 2025-2030	0.1%	0.5%	0.8%
Median Age	42.1	39	38.2
<b>Households</b>			
2025 Households	6,348	66,299	163,314
2030 Household Projection	6,404	68,092	170,893
Annual Growth 2025-2030	0.2%	0.5%	0.9%
Avg Household Size	2.3	2.4	2.3
<b>Income</b>			
Avg Household Income	\$84,788	\$89,097	\$104,629
Median Household Income	\$65,446	\$69,520	\$77,188
<b>Daytime Employment</b>			
Employees	5,648	33,103	128,321
Businesses	794	4,869	14,051

Sources: CoStar





Temple Hills

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4-Unit Neighborhood Retail Center & Freestanding Restaurant

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