

OFFICE SPACE FOR LEASE



VISTA GARDENS MARKETPLACE

10201-10621 Martin Luther King Jr Hwy,
Bowie, MD 20720-4220

PROPERTY HIGHLIGHTS

- **SUITE 250:** 2,035± SF with large conference room, three windowed offices and two interior offices
- Multiple points of ingress & egress on Martin Luther King Jr Highway and Lottsford Vista Road, including fully signalized intersections
- Pylon signage available
- High foot traffic within the shopping center
- Surrounded by stable & affluent demographics
- Excellent access to the Capital Beltway (I-495/I-95) and Route 50 (John Hanson Highway)
- Close to major employers, including Safeway, FedChoice Federal Credit Union, Hargrove, Dewberry, Thompson Creek, Lockheed Martin, and many more



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SPACES

LEASE RATE

SPACE SIZE

Suite 250 Office

\$28.50 SF/yr

2,035 SF



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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.

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VISTA GARDENS MARKETPLACE



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DEMOGRAPHICS



POPULATION

1 Mile	7,003	2,228	\$161,111
3 Miles	91,255	28,954	\$150,357
5 Miles	254,993	86,109	\$135,560

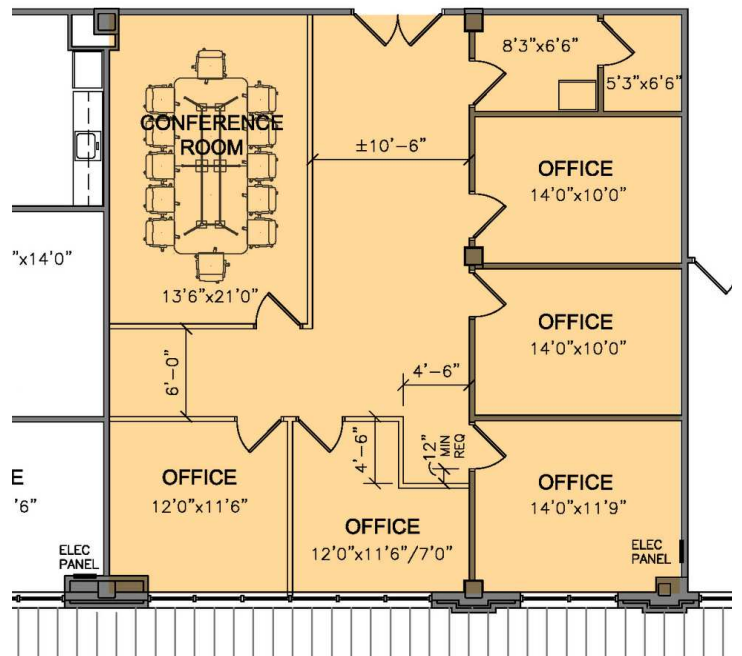


HOUSEHOLDS



AVG. HOUSEHOLD INCOME

Demographics data derived from AlphaMap



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