ENGEL&VÖLKERS
COMMERCIAL

7605-7609 MARLBORO PIKE · DISTRICT HEIGHTS · MARYLAND

Exclusive Listing

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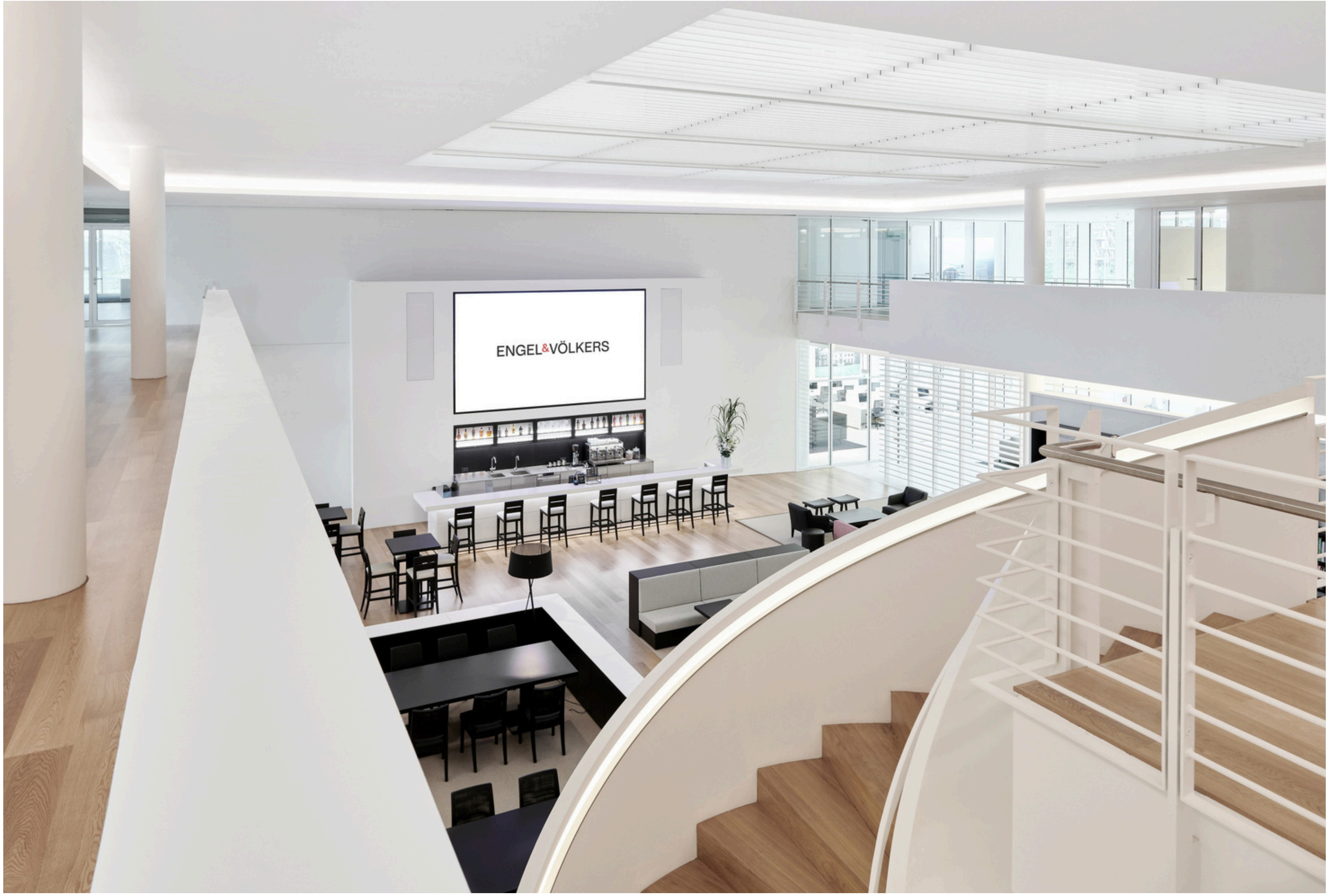


Contents

7605-7609 Marlboro Pike

DISTRICT HEIGHTS | MD | 20747

$1,790,900
LIST PRICE

7.15%*
CAP RATE

100%
LEASED

±3,710 SF
BUILDING

.18 AC
LOT SIZE

CGO
ZONING

*Cap rate based on 2026 proforma and projected NOI

ENGEL&VÖLKERS® COMMERCIAL

Stabilized Retail Investment Along Revitalizing Marlboro Pike

Positioned along one of Prince George's County's most closely watched revitalization corridors, this fully leased retail asset offers investors immediate cash flow with long-term upside.

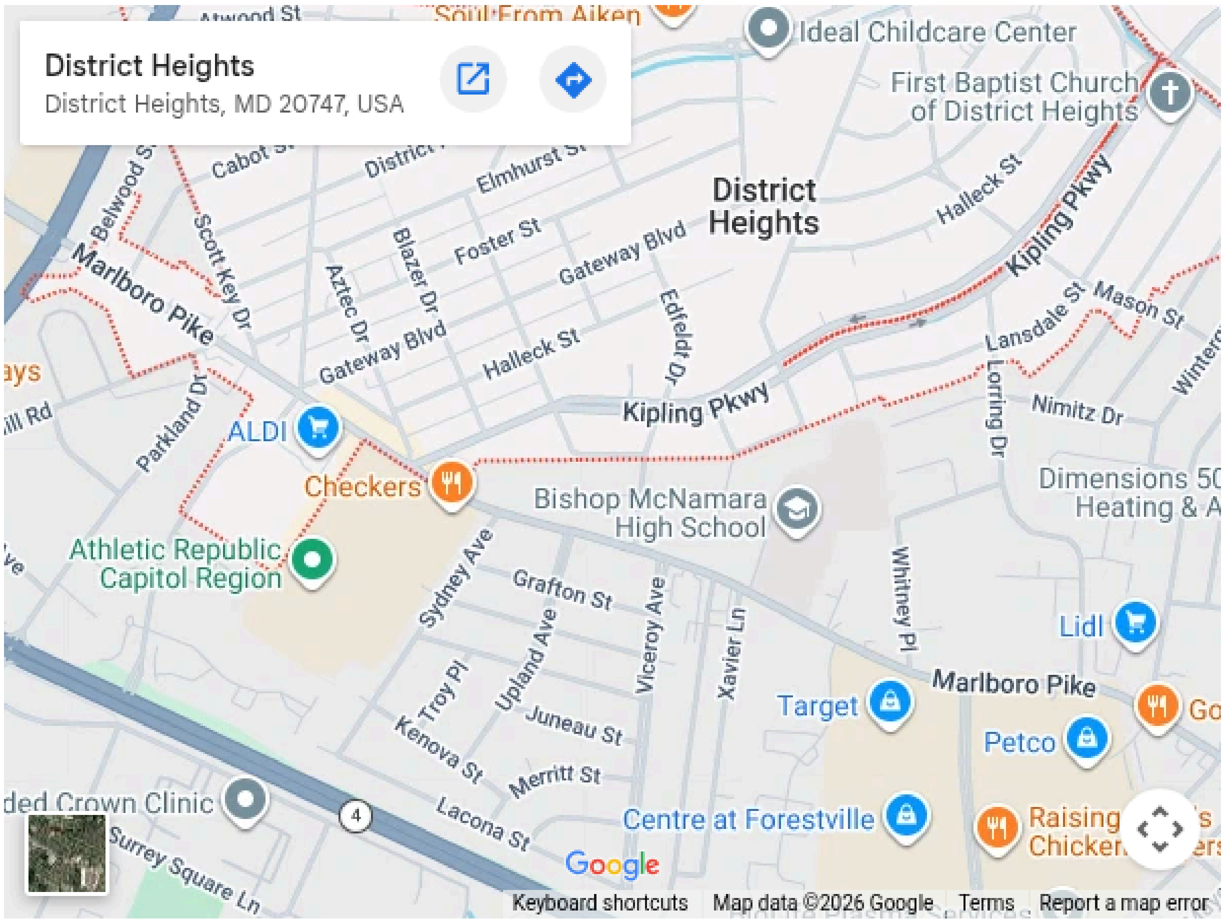
The ±3,710 SF property built in 1958 is 100% leased, delivering long-term stable income at a 7.15% cap rate with a list price of $1,790,900. With over 30,000+ vehicles passing daily and no near-term vacancy risk, the asset provides a true "day one" yield—ideal for investors seeking predictable returns in an emerging growth corridor. Having been family-owned for nearly 70 years with no vacancies is considered by some to be a "gold mine".

The property sits within the Marlboro Pike corridor, where county-backed planning and private-sector initiatives are actively targeting reinvestment, economic growth, and repositioning of the corridor as a more vibrant commercial destination. Recent planning efforts highlight the Pike's capacity for new business development, improved retail environments, and long-term value creation through coordinated public and private investment.

Historically a primary connection between Washington, D.C. and Upper Marlboro, Marlboro Pike experienced decades of underinvestment following regional traffic shifts. Today, that same dynamic is driving opportunity—with renewed focus on redevelopment, placemaking, and restoring the corridor as a viable commercial and community hub.

For investors, this translates into a compelling profile:

- In-place income today
- Basis below replacement cost in a transitioning corridor
- Exposure to a multi-year redevelopment initiative backed by local planning authorities



District Heights (+ Surrounding Areas)

Considered the eastern corridor of Prince George's County, District Heights, Forestville, and Capitol Heights offer a compelling blend of accessibility, growth, and long-term upside. Just minutes from Washington, D.C., the area provides direct access to major employment centers while maintaining a more attainable cost basis. Ongoing investment in revitalization and mixed-use development is reshaping the landscape and driving renewed interest. Strong commuter traffic, evolving demographics, and available space position the area as a strategic foothold in an underleveraged market—offering residents a chance to be part of a community where proximity, potential, and value intersect.

84,642

POPULATION (3 MILE RADIUS)

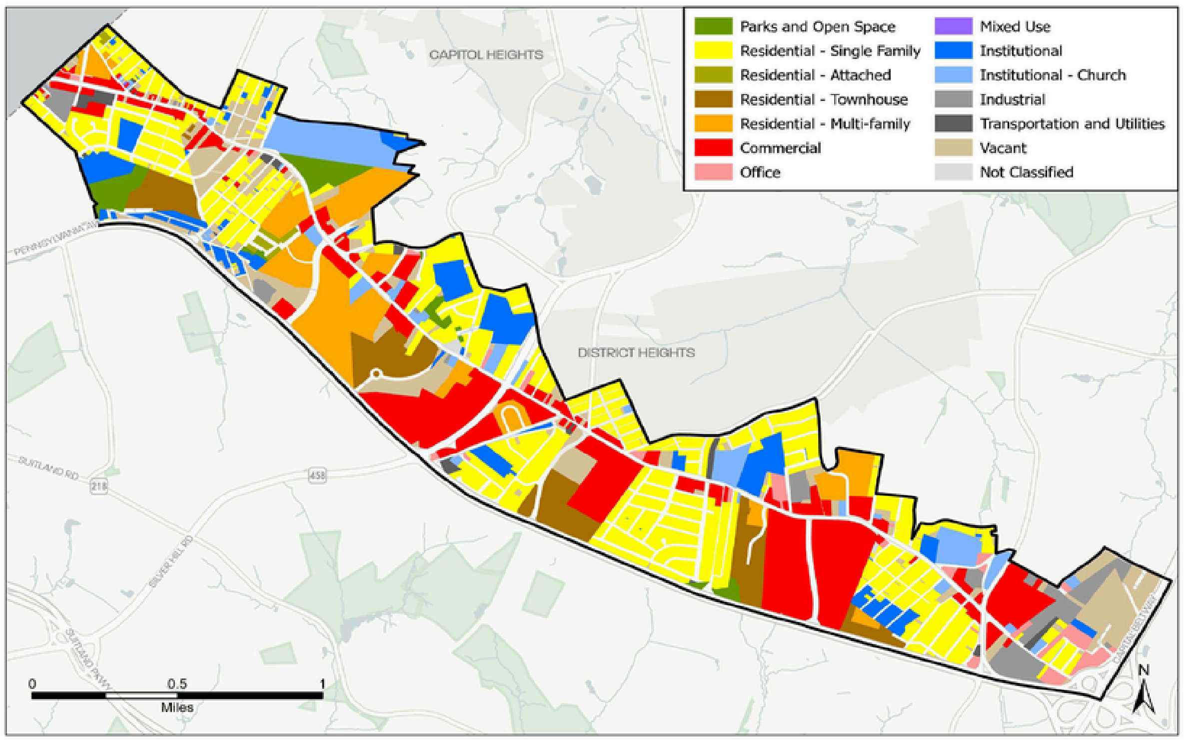
$83,619

HOUSEHOLD INCOME

40.1

MEDIAN AVERAGE AGE

SOURCE: CoStar



M-NCPPC

Marlboro Pike (2009)
Land Use (Property Info)
© M-NCPPC

Prince George's County
Planning Department
Job #4503

Marlboro Pike Corridor

The Marlboro Pike corridor presents a compelling repositioning opportunity to transform an underutilized, fragmented commercial strip into a more concentrated, mixed-use destination anchored by established retail nodes. Strategic infill—particularly multifamily residential—offers the ability to increase density and create a sustainable, built-in consumer base to support existing and future retail. This evolution is critical to enhancing tenant performance, stabilizing occupancy, and driving long-term asset value. As public and private investment aligns, the corridor is well-positioned to emerge as a more cohesive, activated environment that supports both commercial viability and community growth.

$69,433

MEDIAN INCOME

77%

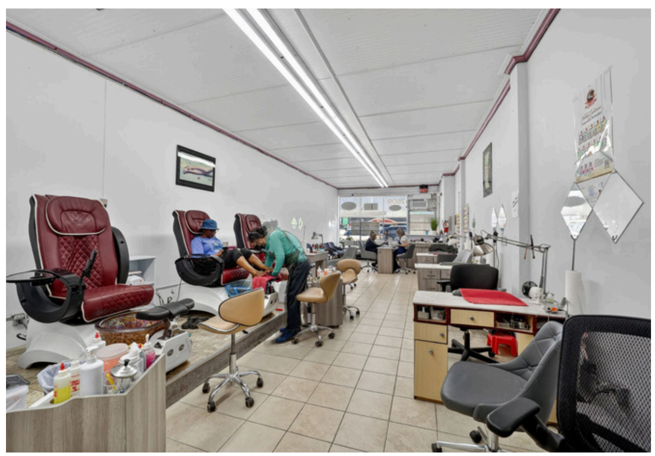
OF EMPLOYED RESIDENTS COMMUTE BY CAR

31,135

ANNUAL AVERAGE DAILY TRAFFIC

Source: MDOT and Prince George's County Planning Department

Interior and Exterior of Subject Property



Tenant & Lease Information

RENT ROLL

Tenant	Square Footage (Approx)	Monthlly Rent	Annual Rent	Price Per Sq Foot (Annual)	Annual % Rent Escalation	Lease Type	Lease Expiration
Adames Money Transfer & Check Cashing	1,260	$3,481.48	$41,777.76	$33.16	3.50%	Gross	Mar 31, 2033
J&K Fresh Seafood & Crab	1,260	$3,300.00	$39,600.00	$31.43	3.50%	NN	Nov 30, 2030
Vivian Nails	1,260	$3,500.00	$42,000.00	$33.33	5.00%	NN	Apr 30, 2036

TENANT PROFILE

Tenant	Type of Business	Description	Length of Tenancy
Adames Money Transfer & Check Cashing	Check Cashing & Money Transfer Services	Adames provides quick access to funds by allowing customers to send and receive money and convert checks into cash without relying on traditional banking.	3 years
J&K Fresh Seafood & Crab	Carry out/Restaurant	Bringing truly fresh seafood and high-quality crabs to the community, prepared with care and respect for the flavors of the sea.	28 years
Vivian Nails	Nail Shop	Local nail salon with a commitment to the highest quality and most cost-effective services.	19 years

-Rent roll and tenant profiles updated 5/8/26 .
-Rental income based on current terms of lease for each tenant a over 12 mos period.
-Vivian Nails signed new lease on 4/30/26.

Income & Expenses

2026 FORECAST INCOME /EXPENSE SUMMARY

Income	Total
Base Rental Income	$124,590
Expense Recovery	$7,016
Effective Gross Income	**$131,606**

Expenses	Total
Real Estate Taxes	$2,172
Insurance	$1,337
Total Expenses	$3,509
Net Operating Income	**$128,097**

*Income estimated for 2026 and actual expenses of April 2026; no capital expenditures expected.

Expense Item	Tenant	Landlord	Notes
Real Estate Taxes	◆		Tenant repays Landlord
Insurance	◆		Tenant repays Landlord
Electric	◆		Tenant pays
Gas	◆		Tenant pays
Water	◆		Tenant pays
Interior Maintenace	◆		Tenant pays
Trash	◆		Tenant pays
CAM	◆		Tenant pays cleanup, Landlord pays parking lot maintenance
Roof & Structure		◆	Landlord pays

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