

SAINT BARNABAS ROAD/MD 414
35,711 VPD

BANK SPACE FOR LEASE

MARLOW HEIGHTS SHOPPING CENTER

3901 BRANCH AVE, TEMPLE HILLS, MD 20748



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PROPERTY OVERVIEW



OFFERING SUMMARY

Lease Rate:	Negotiable
Lot Size:	33.65 Acres
Building Size:	478,596 SF

AVAILABLE SPACES	SF
59	4,800 SF

PROPERTY OVERVIEW

Rare bank space with drive-thru available at the Marlow Heights Shopping Center. Anchored by Giant Foods, the 478,596 SF dominant regional power center consists of five buildings and several freestanding restaurants. The Giant Foods is ranked the 12th out of 159 stores and drives over 1M visits annually. The property sits on approximately 33.65 acres on Branch Avenue (MD Route 5) and benefits from multiple points of access including a signalized entry.

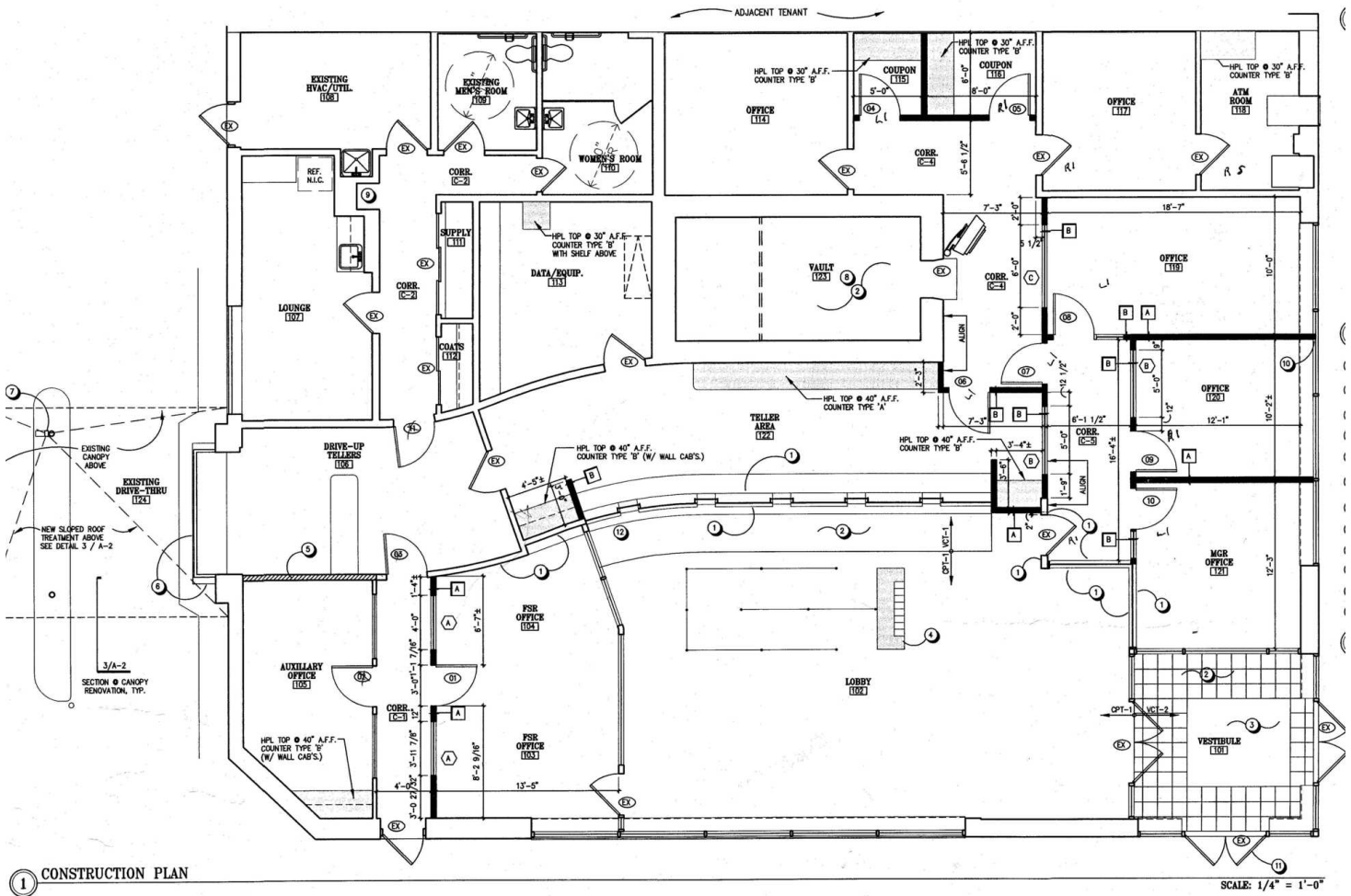
PROPERTY HIGHLIGHTS

- 4,800 SF former bank space with drive thru
- The unit's signage is visible to MD-5 Traffic (over 35K VPD)
- The anchor, Giant Foods, is ranked the 12th out of 159 stores and drives over 1M visits annually
- Multiple points of access and prime visibility from MD Route 5 (60,000+ ADT)
- Fantastic mix of national, regional and local tenants
- Densely populated area with 165,084 households within a five mile radius
- Average household income of \$87,640 within a five mile radius

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BANK - AS BUILT PLAN



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ACCESS MAP



MARLOW HEIGHTS SHOPPING CENTER

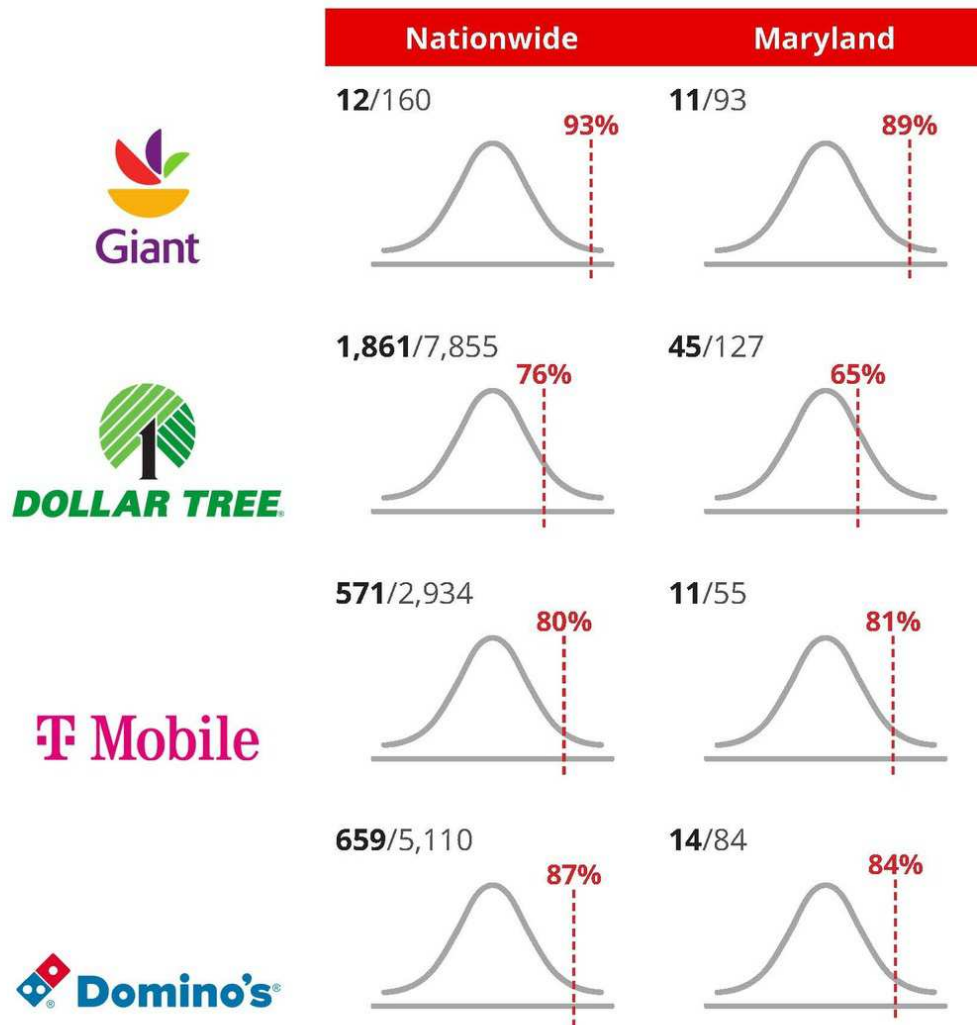
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PLACER DATA (2023)



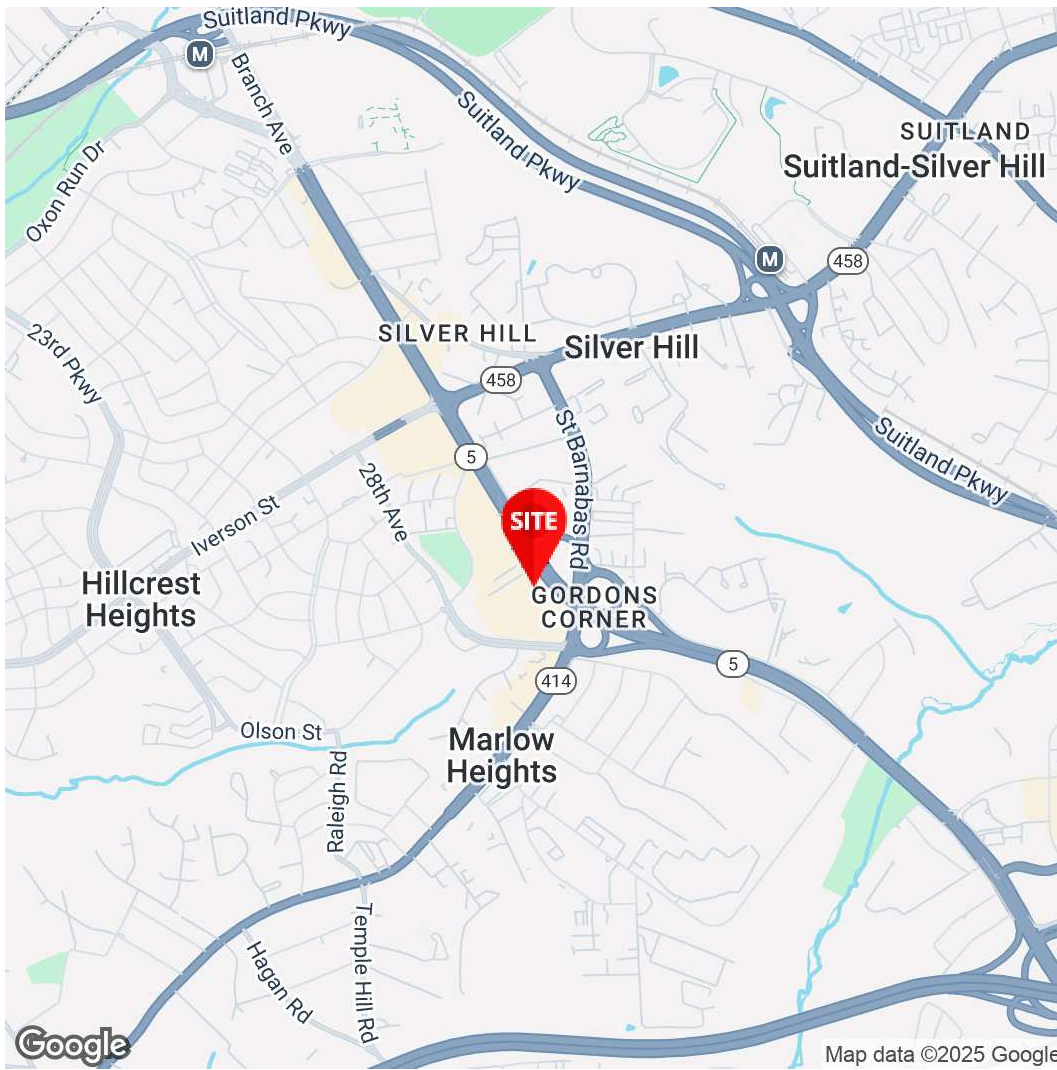
2.2M Visits to Marlow Heights Shopping Center in 2023

1M Visits to Giant at Marlow Heights



Visits to Marlow Heights Chain Locations
 Ranking Overview 1/1/23–12/31/23





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