

MIDTOWN AT CAMP SPRINGS

4400 Telfair Boulevard
Camp Springs, Maryland 20746

RETAIL FOR LEASE



**IMMEDIATELY
AVAILABLE**

Approximately 8,568 SF of ground floor retail space with direct access to parking is available for lease at the Branch Avenue Metro Train Station in Camp Springs, Maryland.

The entire space has ~18.3-to-19.4-foot ceilings. Perfect for many uses including golf lounge, gymnastics, Pilates, arcade, playground, medical, educational and so much more. Add 900 SF for office and mechanical/storage rooms in this space. See floorplan.



JOIN OUR STRONG COMMERCIAL TENANTS AT MIDTOWN



CAMP SPRINGS
**PEDIATRIC
DENTISTRY**



LEASING BY



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4599 TELFAIR BLVD., #118, CAMP SPRINGS, MD 20746



MIDTOWN AT CAMP SPRINGS

Demographics

Daily Retail Customers - Radius	1 Mile	3 Mile	5 Mile
Town Center Residents	14,213	113,655	329,342
Hotel Guests	1,100	2,150	4,491
USCIS Headquarters	5,200		
Joint Base Andrews		21,000	
US Census Bureau	2,984	4,285	
Daily Weekday Metro Riders	7,426		
Other Daytime Employees	3,000		
Schools	1,500	3,050	
Kaiser Permanente Employees	300		
Sub Total	35,723	144,140	333,833
Grand Total			513,696

THE SHOPS AT MIDTOWN

4400 TELFAIR BLVD, CAMP SPRINGS, MD 20746

At the center of The Camp Springs Town Center are the Shops at Midtown. Midtown's proximity to the new GSA leased United States Citizenship & Immigration Services headquarters (USCIS), the many Apollo, Tribeca, and Midtown residents, the hoteliers, the Branch Avenue Metro Station, and other growing daytime employment here positions the Shops at Midtown as an important retail part of Prince George's County's expanding Town Center.

2024 Annual Spending (\$000s)	1 Mile	3 Mile	5 Mile
Total Specified Consumer Spending	174,830	1,221,631	3,415,473
Total Apparel	9,999	74,089	210,986
Total Entertainment & Hobbies	26,559	189,895	534,210
Total Food and Alcohol	45,566	326,837	908,896
Total Household	30,837	201,683	572,481
Total Transportation/Maint.	43,660	309,960	853,827
Total Health Care	6,688	46,812	130,280
Total Education/Day Care	11,521	72,357	204,792

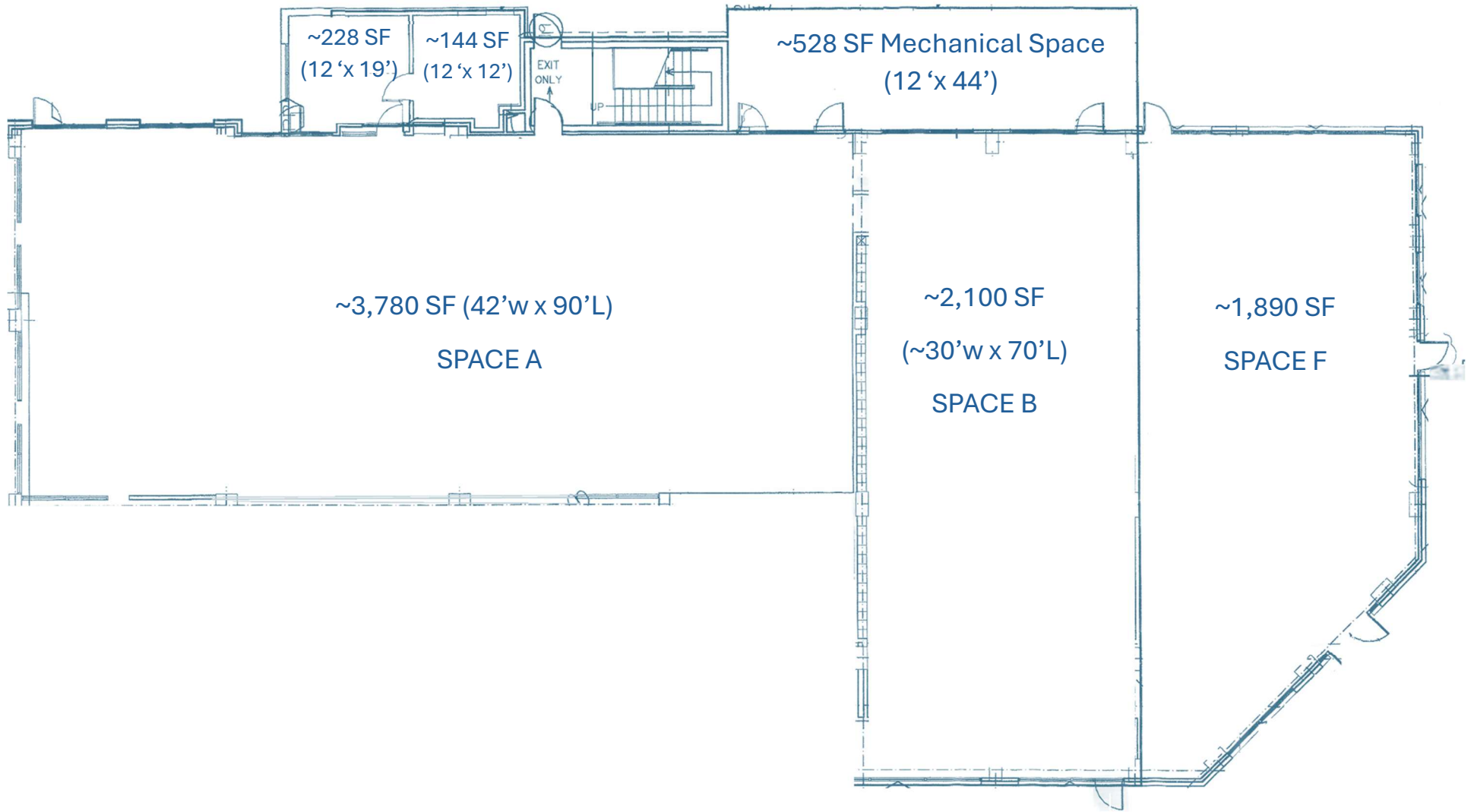
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- ▶ Camp Springs Town Center is a luxurious convenient master planned live work play community at **Branch Avenue Metro Station** and the Capital Beltway (I-495) in Camp Springs Maryland.
- ▶ Off Beltway **EXIT 7B**. Daily traffic counts on Branch Ave. & the Capital Beltway are ~65,000 and ~205,000 autos a day.
- ▶ Midtown is 5 minutes from **Joint Base Andrew** and 10 minutes from **National Harbor & MGM Resort**.
- ▶ In addition to being located at the Branch Avenue Metro Train Station (green line) which has plenty of parking, Camp Springs Town Center has **11+/- continuously running daily bus routes** to/from to other parts of the County.
- ▶ Located on the first floor of Midtown at Camp Springs, the shops provide essential commercial services to the Town Center of Camp Springs, the existing residential community, and the daytime employment community including the new 4,000 daily employees and contractors at the **United States Citizenship and Immigration Services Headquarters (USCIS)**.
- ▶ The **Metro ridership** has triple quickly now that this world class USCIS facility with 300-seat Tomish Conference Center is filled with GSA employees and contractors. The building is 575,000 sf on 6 acres.
- ▶ **The Shops at Midtown** are at the center of many homes and daytime employment, a school, a hospital, car dealerships, three hotels, the Metro train and many commuters.

2024 Avg Household Income	\$109,277	\$89,842	\$85,613
2024 Occupied Housing			
Owner Occupied	61.81%	47.91%	48.66%
Renter Occupied	38.19%	52.09%	51.34%
2024 Median Home Value	\$282,886	\$276,497	\$307,190
2024 Population by Age			
0-19	25.04%	25.77%	25.03%
20-34	19.08%	19.88%	22.07%
35-64	40.71%	38.81%	37.04%
65+	15.17%	15.53%	15.86%
Median Age	39	38	37
2024 Population by Education			
High School Grad (Incl Equivalency)	25.28%	32.57%	32.86%
Bachelor Degree	17.63%	12.50%	11.93%
Advanced Degree	10.71%	6.76%	7.76%
College Degree Bachelor's Degree or Higher	28.34%	19.26%	19.69%

Turtle Town
REAL ESTATE



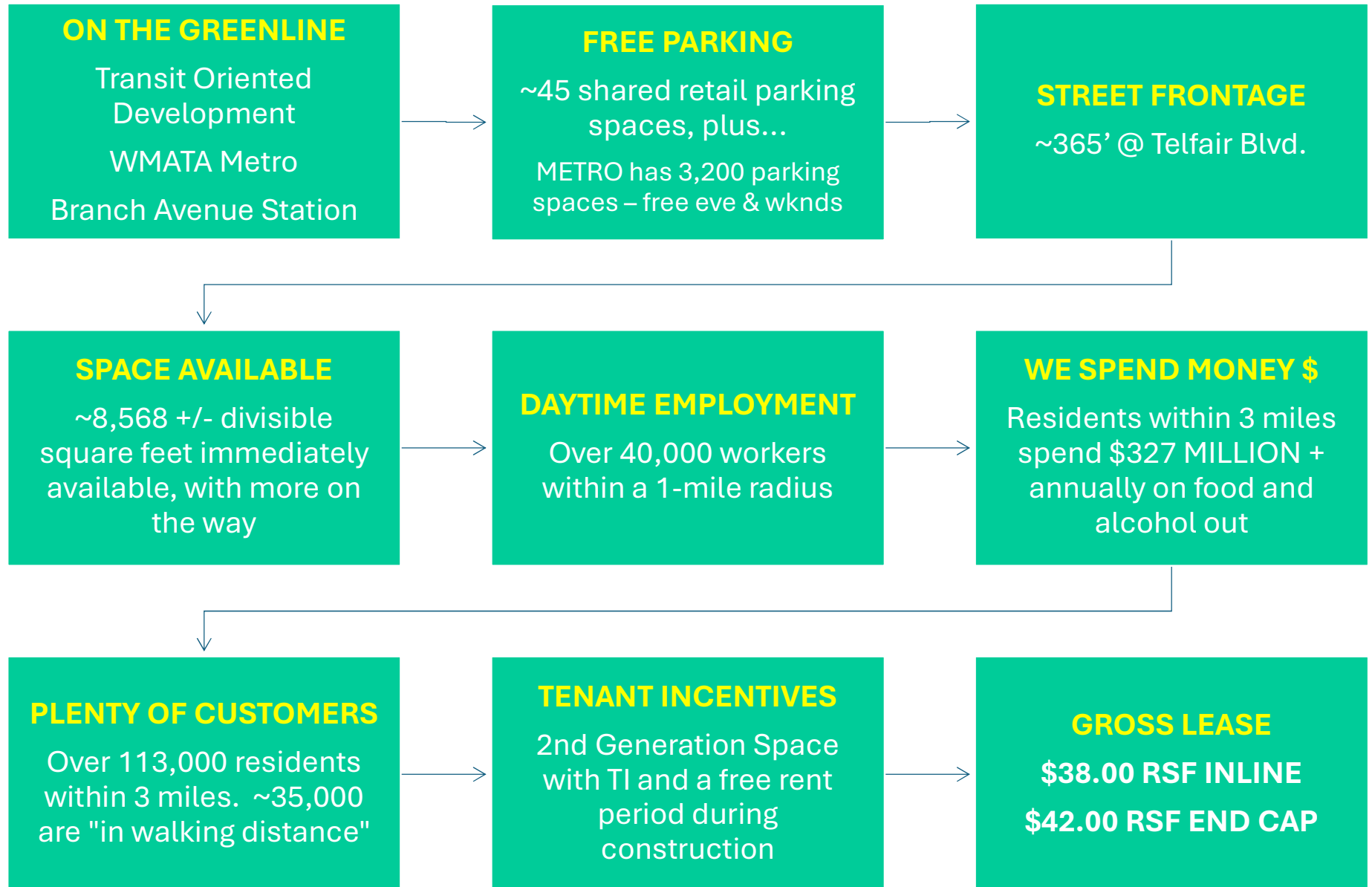


Floor Plan for Immediately Available Space

MIDTOWN AT CAMP SPRINGS

Town Center Location Map





A FEW FEATURED PHOTOS OF THE SHOPS AT MIDTOWN



End Cap is a dark shell ~1,788 SF



View of Inside the ~1788 SF End Cap



Residential Rental Office



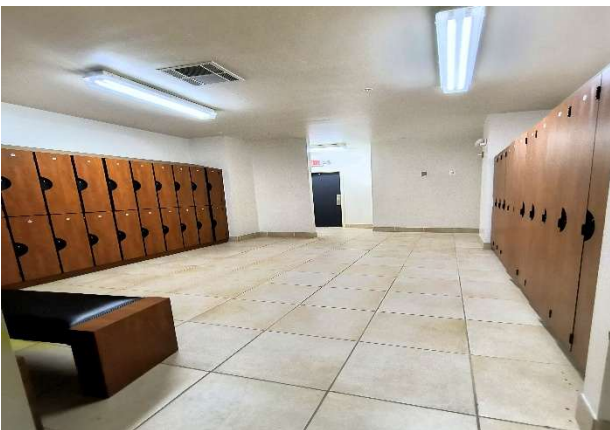
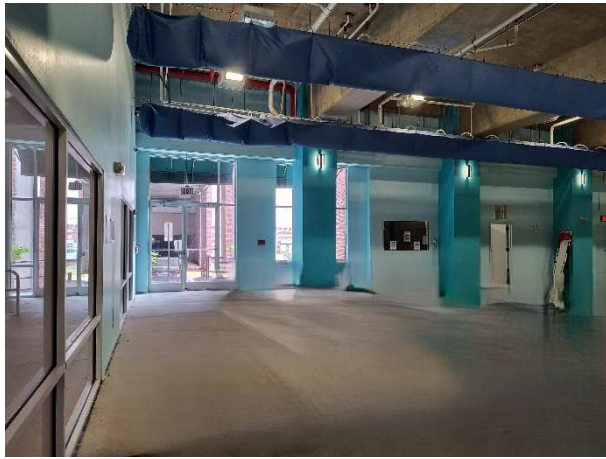
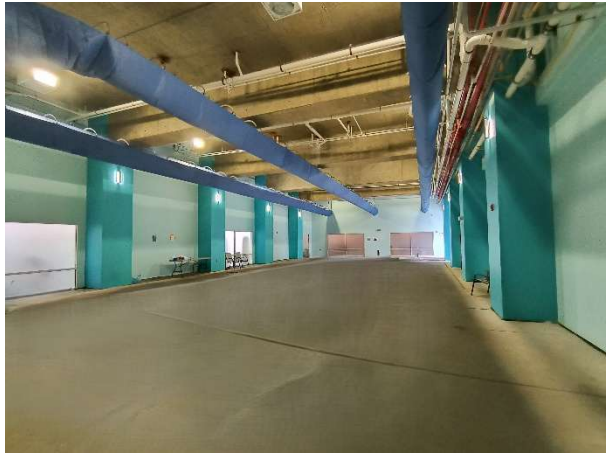
View of Shops at Midtown



More Shops at Midtown



All Retail Space has 18.3' + ceilings



SPACE A

as described on the floor plan is currently a pool area with storefront access directly to parking.

Upon lease, the landlord will transform the swimming pool to a retail unit with cement flooring.

To the left here are modified photos to provide a visionary idea.

SPACE B

as described on the floor plan is currently a full-sized men's locker room and ladies' locker room, each includes multiple toilets, showers, and dressing area with lockers.

Upon lease, the landlord will transform the locker room to a retail unit with cement flooring and install a front door at Telfair Blvd.