

THREE BROTHERS CENTER

4523 Kenilworth Avenue • Bladensburg, MD 20710

Retail / Commercial Space for Lease | 3,555 SF Available



Highly visible neighborhood retail opportunity along Kenilworth Avenue, Bladensburg, MD 20710, one of Prince George's County's primary commuter corridors.

PROPERTY OVERVIEW

- 3,555 SF street level commercial space
- Former Italian Market – adaptable for retail, food, medical, or service uses
- Excellent storefront exposure and on site parking
- Strong surrounding residential and daytime population

LOCATION & DEMOGRAPHICS

Strategically located less than two miles from Washington, DC with immediate access to Route 50, Route 1, I 495, BW Parkway (MD 295), and I 95.

Radius	Population	Households	Avg. HH Income
1 Mile	24,622	7,776	\$94,713
3 Miles	181,058	60,236	\$103,318
5 Miles	524,754	186,944	\$108,867

IDEAL TENANT USES

- Neighborhood Market or Specialty Grocery
- Bakery
- Medical, Dental, or Urgent Care
- Pharmacy, Wellness, Fitness Center
- Beauty Store or Barbershop

FOR MORE INFORMATION OR TO SCHEDULE A TOUR

Ms. Tiffany

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