

# SALON SPACE FOR LEASE

3670 ST. BARNABAS RD, SUITLAND, MD 20746  
ST. BARNABAS PLAZA



## BUILT OUT FOR

SALON • BRAIDING • COSMETICS • HAIR CARE

Type: Retail Store Front

Tenancy: Multi

GLA: +/- 1200 SF

Rent: Base Rent +NNN

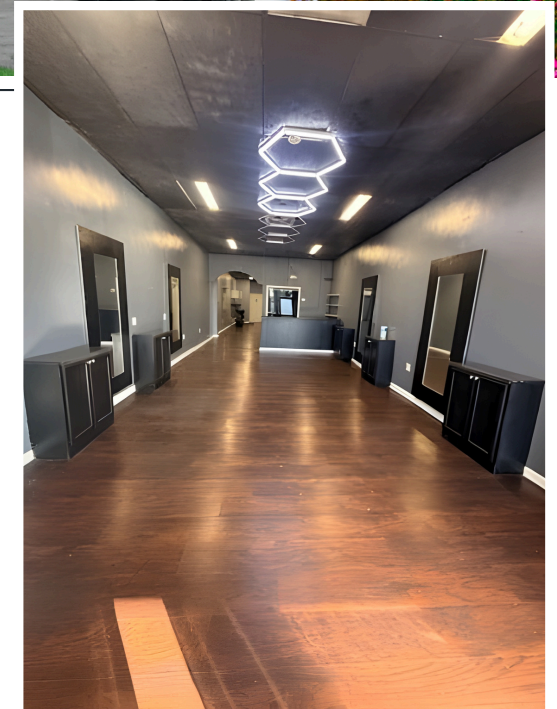
Stories: 1

### LOCATION

Submarket: Silver Hill

Market: Suitland / Oxon Hill

County: Prince George's



+/- 1200 SQ. FT. | MOVE-IN READY | HIGH VISIBILITY

CONTACT US:

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## SALON PHOTOS



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# PROPERTY HIGHLIGHTS

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## UNIT DETAILS

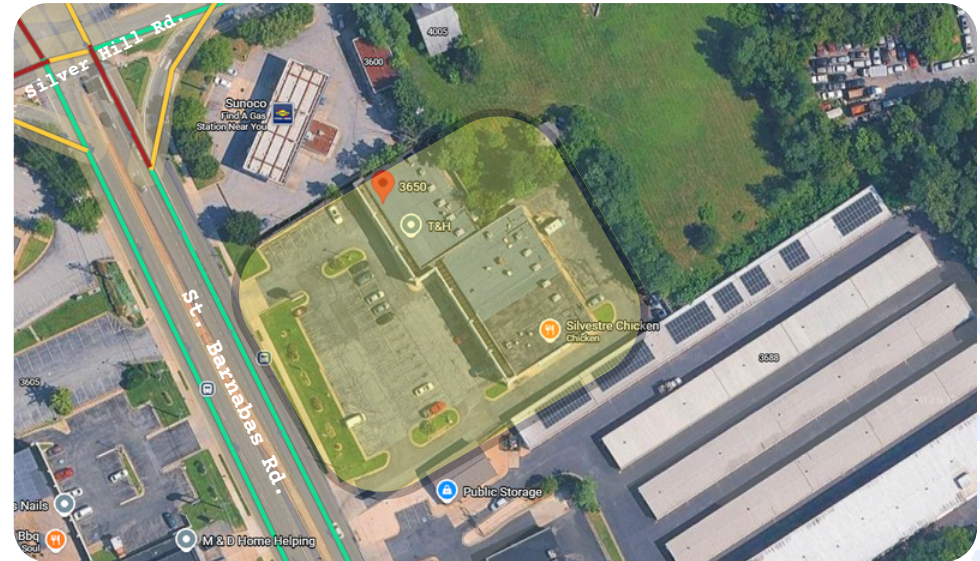
- FULLY BUILT OUT SALON SPACE
- 2 PRIVATE SUITES
- 5 SALON STATIONS
- 3 SINK BOWL CONNECTIONS
- 3 HAIR DRYER CONNECTIONS
- WATER HEATER / WASHER DRYER SPACE
- TURN-KEY LOCATION
- ADA BATHROOMS
- LPV FLOORING
- +/- 1200 SQFT

## CENTER DETAILS

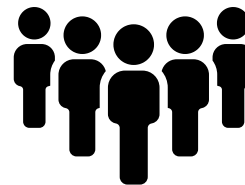
- AMPLE PARKING 150 SPACES
- MONUMENT SIGNAGE AVAILABLE
- LOCATED ON HIGH TRAFFIC ROAD
- RENOVATED BUILDING

## PRIME SUITLAND LOCATION

- METRO ACCESS WITHIN MINUTES
- SHOPPING & DINING NEARBY
- CLOSE TO MAJOR EMPLOYERS
- EASY DC COMMUTE



## THE NUMBERS



### POPULATION

1 MILE - 15,924  
3 MILE - 114,406  
5 MILE - 348,908



32,745 DAILY TRAFFIC



### MAJOR EMPLOYERS

ST. ANDREWS BASE  
US CENSUS BUREAU  
SMITHSONIAN INSTITUTE

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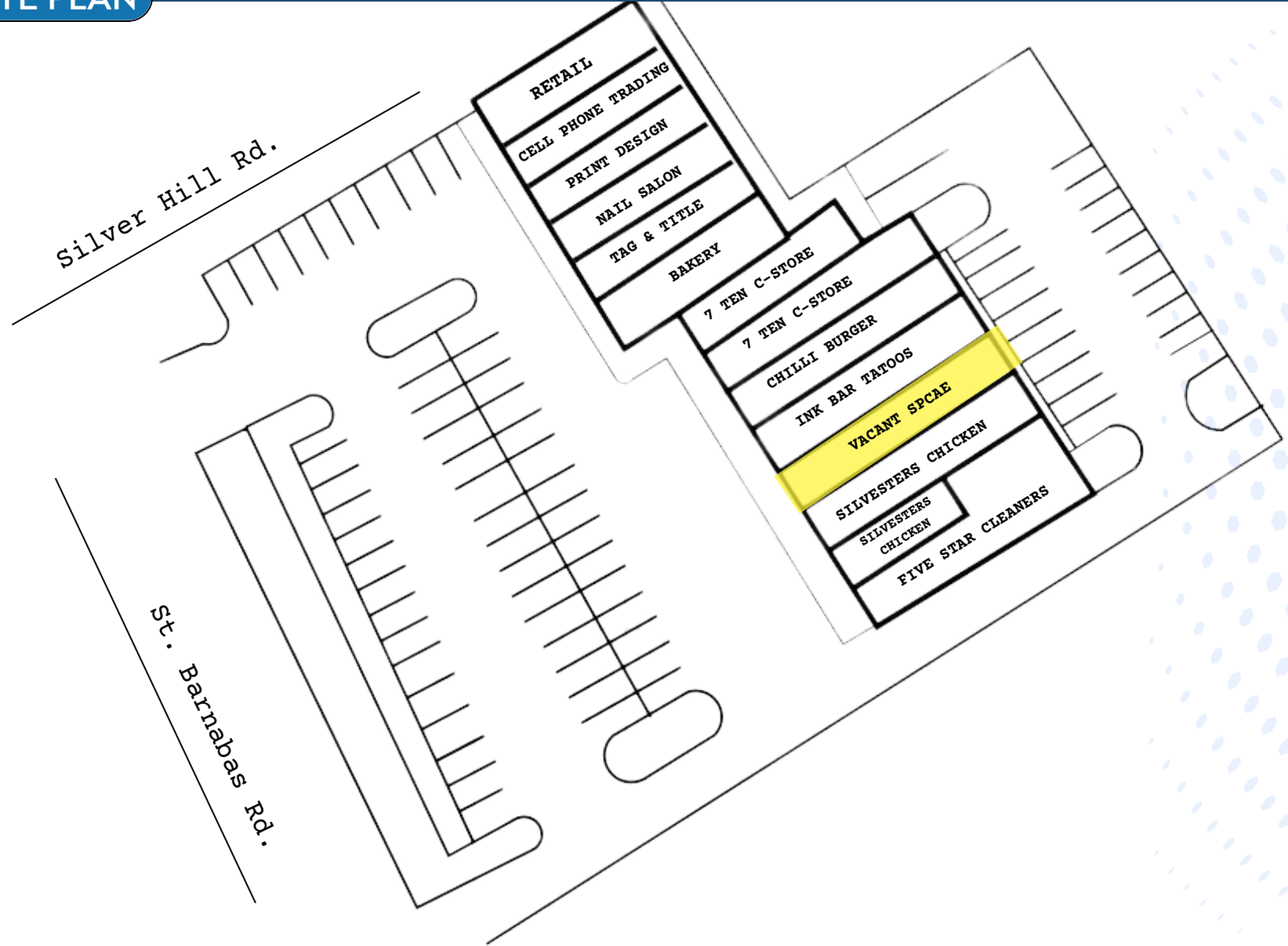
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## SITE PLAN



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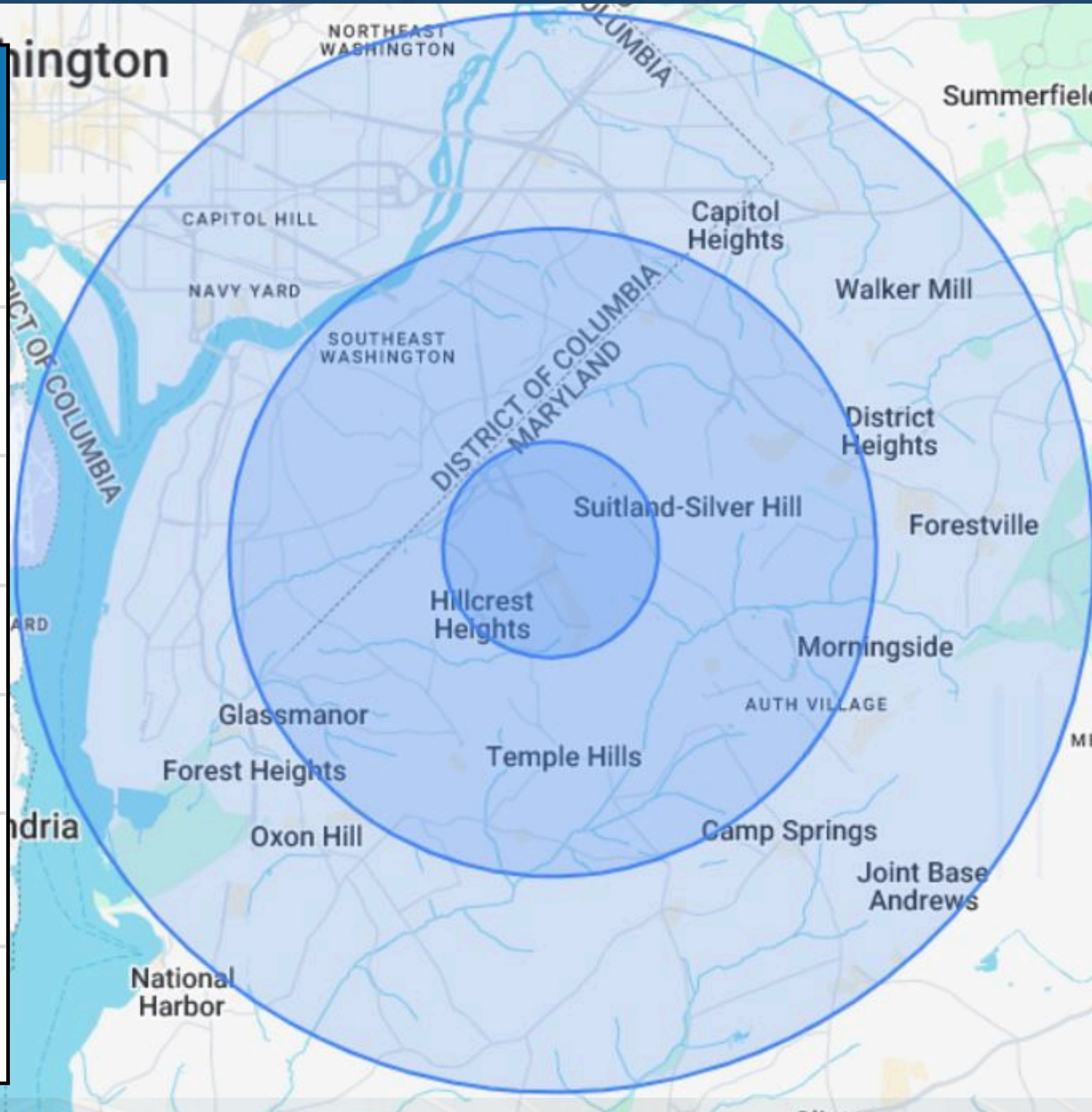
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## DEMOGRAPHICS

Category	~1 Mile Radius	~3 Mile Radius	~5 Mile Radius
Estimated Population	25,000 – 30,000	45,000 – 70,000+	100,000 – 150,000+
Median Household Income	\$70,000 – \$75,000	\$60,000 – \$100,000	\$75,000 – \$90,000
Median Home Price	\$345,000 – \$357,000	\$350,000 – \$400,000	\$375,000 – \$450,000
Median Age	38 Years	35 – 40 Years	34 – 42 Years
Household Size	2.2 – 2.3	2.3 – 2.6	2.4 – 2.8
Commute Time (Avg.)	35 – 40 Minutes	30 – 40 Minutes	25 – 40 Minutes
Housing Type Mix	Townhomes, Condos, SFH	More SFH & Townhomes	Suburban & Urban Housing



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## SURROUNDING AREA



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