

FOR LEASE | PRIME RETAIL / COMMERCIAL SPACE

4523 Kenilworth Avenue • Bladensburg, MD 20710

3,555 SF AVAILABLE | Former Italian Market | Highly Adaptable Layout

PROPERTY HIGHLIGHTS

- 3,555 SF street-level commercial space with strong frontage
- Excellent visibility along Kenilworth Avenue (MD-201)
- Former Italian Market with food-use infrastructure potential
- Flexible layout suitable for retail, medical, office, or service uses
- Ample on-site surface parking
- Pylon and façade signage opportunities
- Dense surrounding residential and daytime population

IDEAL USES

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

LOCATION ADVANTAGE

Located along the Kenilworth Avenue corridor, this property offers immediate access to Washington, DC and surrounding Prince George's County communities including Bladensburg, Hyattsville, Brentwood, and Cheverly. The corridor supports consistent traffic flow and strong neighborhood-serving retail demand.

LEASE INFORMATION

Available Space:	3,555 SF
Condition:	As-Is (conversion opportunities available)
Availability:	Immediate
Lease Rate:	Upon Request

FOR MORE INFORMATION OR TO SCHEDULE A TOUR

Ms. Tiffany

JORA Development

Phone: (301) 375-0560

Email: admin@joradevelopment.com