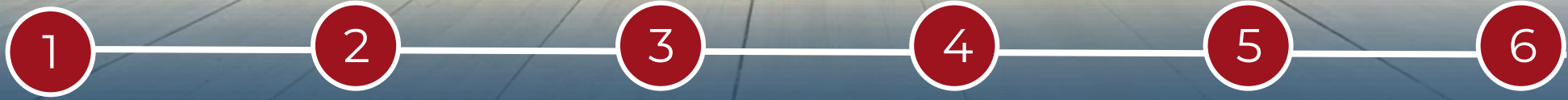




RETAIL SPACE FOR LEASE

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PROPERTY CONTACT

Bakh Safarov

Commercial Agent

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EXECUTIVE SUMMARY

3111 Chillum Rd || Mount Rainier, MD 20712

PROPERTY OVERVIEW

Discover the possibilities of this prime commercial space located at 3111 Chillum Rd in Mount Rainier, MD. With a generous 1100 square feet and impressive 18-foot ceilings, this former dry cleaner space provides an ideal canvas for your business vision. Situated in a bustling shopping center, alongside popular AutoParts and just steps away from a convenient 7/11, this location guarantees a steady flow of foot traffic. With a little renovation and plumbing work, you can transform this space into the perfect setting for your small restaurant, retail store, or other business venture. Don't miss out on this exciting opportunity to bring your dreams to life in Mount Rainier.

PROPERTY DETAILS

Lease Rate	\$30.00/SF/yr
Available Space	1,100 SF
Lease Type	NNN
Property Type	Retail
Parcel ID #	17-1971928
Traffic Count	15,408 VPD (Queens Chapel Rd SE)



PROPERTY HIGHLIGHTS

1,100 SF

Rentable Square Feet

Single

Number of Stories

\$30/PSF NNN

Price Per Square Foot

6 Tenants

Current Occupancy

5 Mile Drive

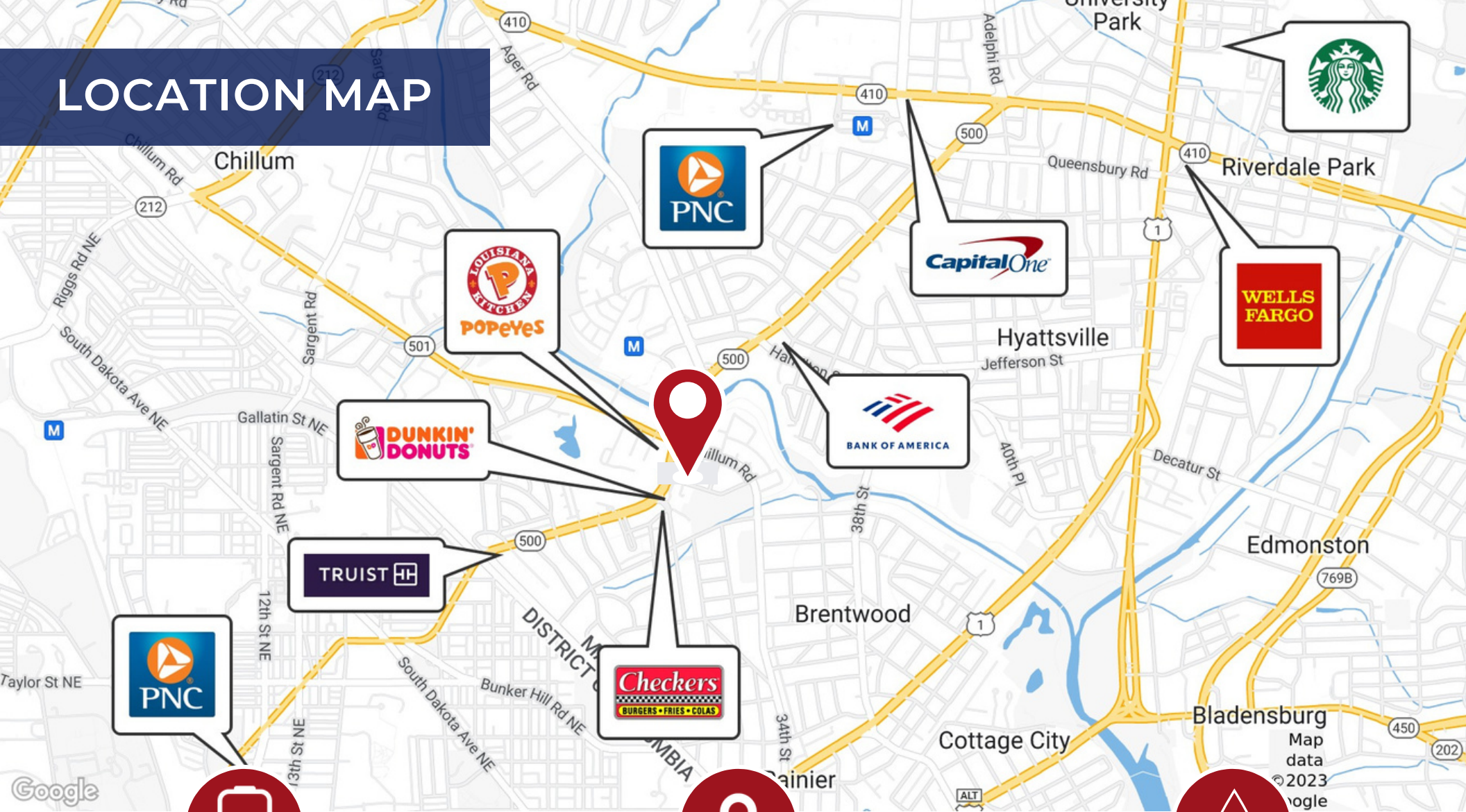
From Downtown D.C.

1.33 Acre

Land Lot

**VERY
WALKABLE
STRIP RETAIL
CENTER**

LOCATION MAP



Located 5.0 miles
away from D.C



10 minute drive to
University of Maryland



5 minutes from
Acostia River

REAR EXTERIOR IMAGE

3111 Chillum Rd || Mount Rainier, MD 20712



PRINCE GEORGE'S COUNTY



Current Population
221,833 (3 miles)



Projected Population
2.81%



Average Household Income
\$119,261 (5 miles)



Average Household Size
139,195



Unemployment Rate
7.1% (Mount Rainer, MD)

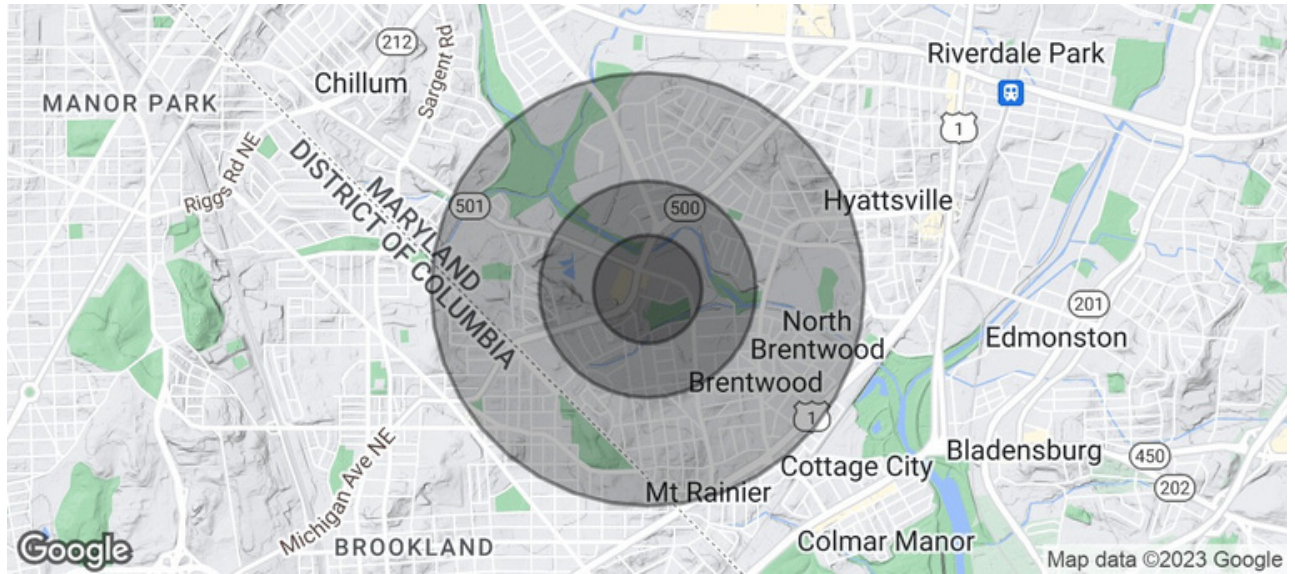


Median Home Value
\$501,725 (5 miles)



Collega Educated
52%

DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	3,501	9,132	27,645
Average Age	35.4	37.2	38.2
Average Age (Male)	31.4	34.6	37.4
Average Age (Female)	38.2	38.7	39.4
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,473	3,790	10,742
# of Persons per HH	2.4	2.4	2.6
Average HH Income	\$59,528	\$66,923	\$81,539
Average House Value	\$44,119	\$113,642	\$250,792

LONG & FOSTER[®]
REAL ESTATE

COMMERCIAL DIVISION

PROPERTY CONTACT



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