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# Marlboro Square Shopping Center

5715-5775 Crain Highway (Rte 301), Upper Marlboro, MD 20772

**Retail Space For Lease**

## Quick Facts

### PROJECT SIZE

100,649± SF

### AVAILABILITY

1,200 SF

3,000 SF

1,400 SF

Potential 10,000 SF pad site  
 adjacent to Weis Markets

### DEMOGRAPHICS

POPULATION AVG. INCOME

3 mile	17,811	\$87,127
5 mile	46,525	\$100,453



**Click For Virtual Tour!**

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Recently renovated shopping center boasting a new anchor in Weis Markets. Pylon sign opportunity for tenants. The shopping center enjoys strong traffic counts with Pennsylvania Avenue averaging 46,651 VPD and Crain Highway averaging 35,111 VPD.

[Click For Street View](#)



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# Leasing Plan

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## Tenants

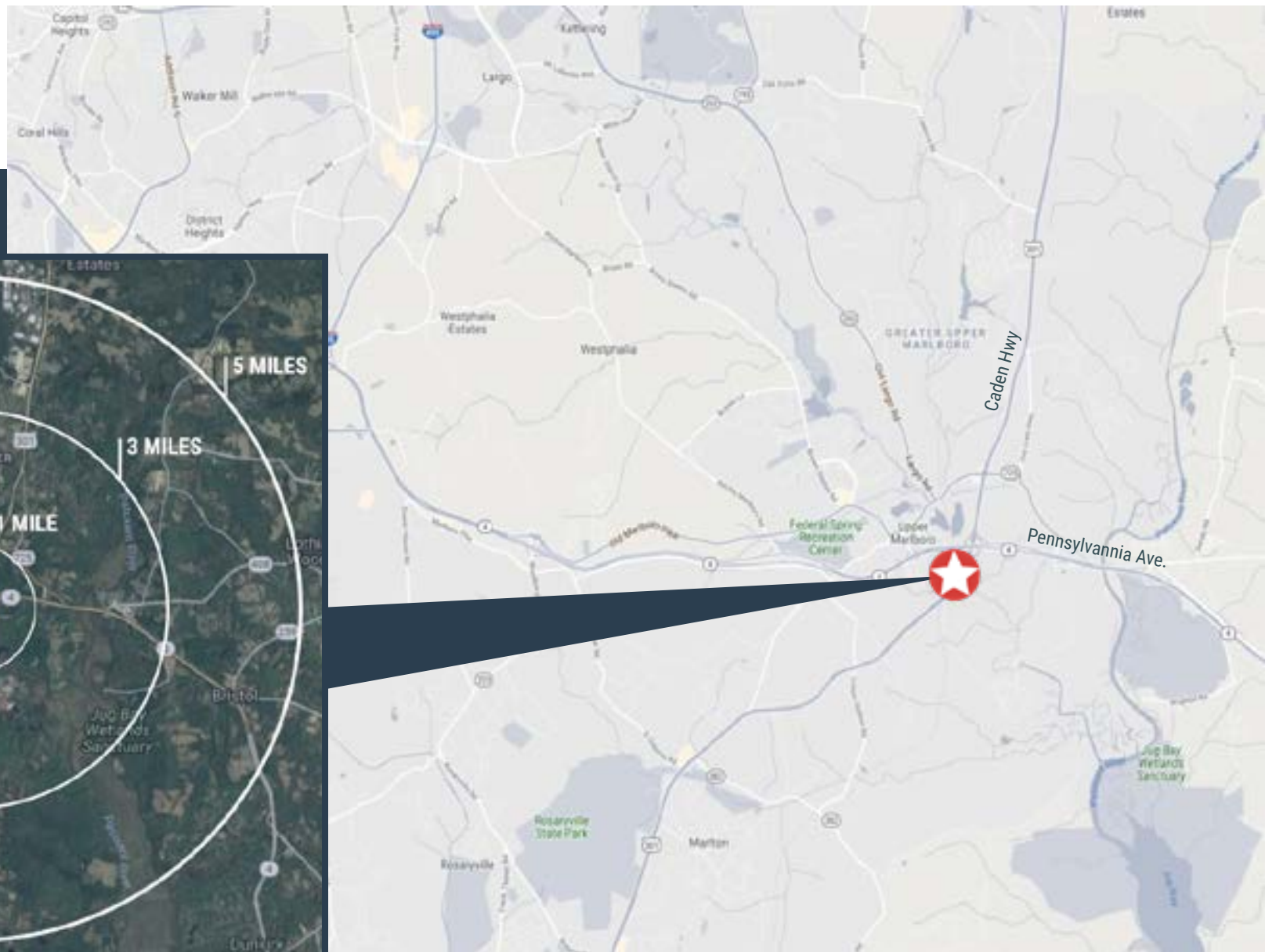
5715	Weis Markets	37,981
5725	Marlboro Liquor	3,000
5729	Dial Cleaners	1,600
5731-A	Available	1,400
5731-B	Tobacco & Vapes	600
5733	Allstate Insurance	1,440
5735	America's Best Wings	2,455
5739	Kitchen #1	1,200
5741	Edible Arrangements	1,200
5743	Weistein Eye Center	1,200
5745	Star Nails	1,200
5747	Kools Kuts	1,200
5749	Available	1,200
5753	Nipsey's	4,240
5759	5 Star Elite Fitness and Training	4,820
5775	Dollar Tree (Coming Soon)	8,000
5775-A	DAWA Beauty Supply	3,170
5775-B	Advance Auto Parts	12,543
5775-D	Available	3,000
PAD	Available	10,000
<b>Total Site</b>		<b>100,649</b>



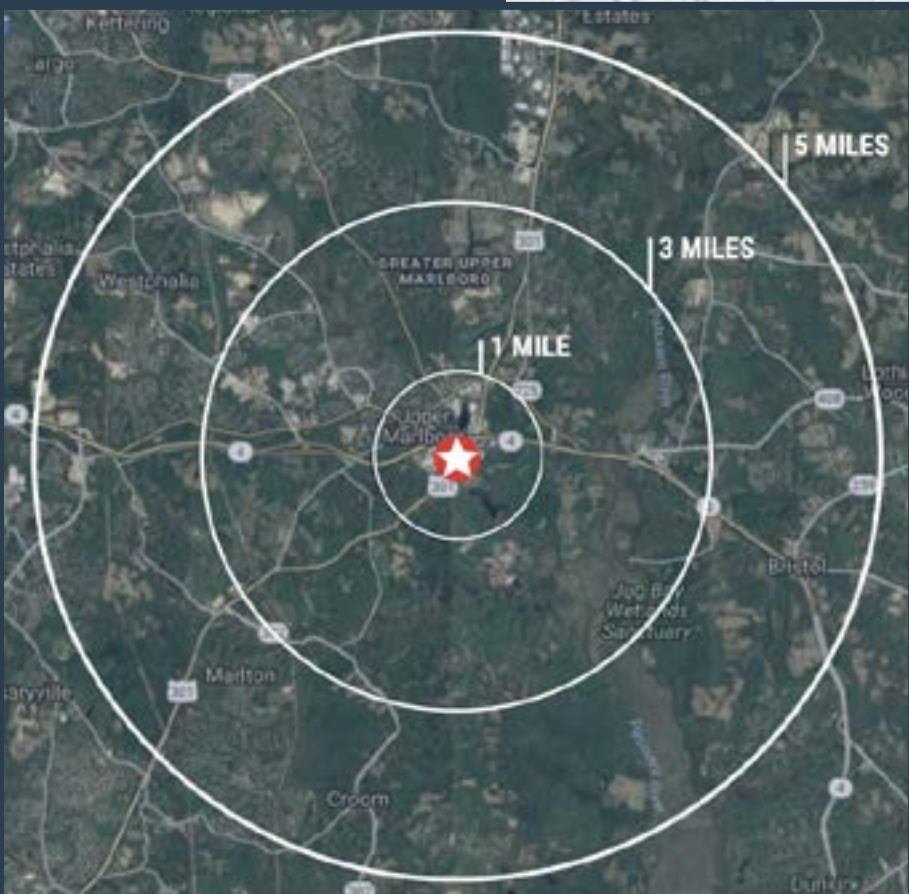


# Location Map

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# Radius Map





# Competitive Map

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## In The Area

### NEARBY RETAILERS

- Papa Johns
- Exxon
- CVS Pharmacy
- Dunkin' Donuts
- Shell
- McDonald's
- Home Depot
- Wendy's
- 7 Eleven
- Jerry's Pizza and Subs
- SunTrust
- Giant
- Arby's
- Advance Auto Parts

