

# METZEROTT PLAZA

9101-9147 RIGGS RD, ADELPHI, MD 20783

Retail Space For Lease



## PROJECT SIZE:

61,548± SF

## AVAILABILITY:

10,600 SF (Former Walgreens)

## ABOUT THE PROPERTY:

Former Walgreens available in an established neighborhood center at the busy intersection of Riggs and Adelphi roads Excellent visibility with traffic counts exceeding 25,000 VPD.

## JOIN THESE RETAILERS:



[Click For Street View](#)

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# Leasing Plan

## Tenants

Unit	Tenant	SF
9101	Skylake Laundromat	3,000
9107	El Toro Liquors	9,835
9111	Bank of America	2,952
9113	Basil's Pizza and Subs	1,200
9115	Style Salon	600
9119	El Mexicano Bakery	1,616
9121	Value Dollar	3,000
9123	Lost Antojitos	1,200
9125	Boost Mobile	1,600
9127	China Golden	1,600
<b>9139</b>	<b>Available</b>	<b>10,600</b>
9145	Bestway Supermarket	22,500
9147	Popeye's	1,845

**Total** 61,548



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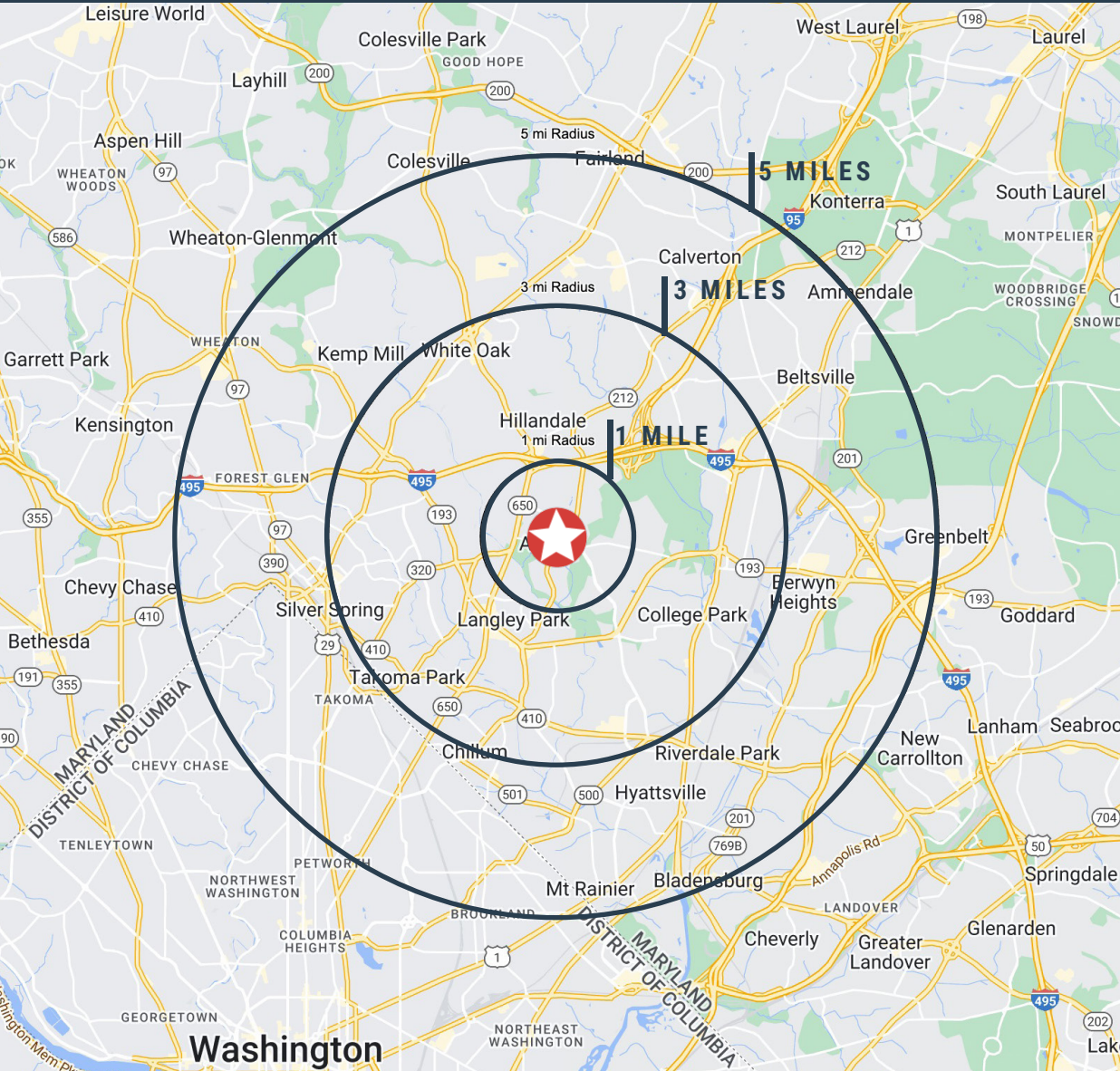
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# Location Map



## DEMOGRAPHICS

	POPULATION	AVG. INCOME	DAYTIME EMP
1 mile	27,457	\$93,915	2,088
3 mile	202,075	\$122,110	43,418
5 mile	510,106	\$132,483	174,824

[CLICK FOR DEMOGRAPHIC REPORT](#)

## TRAFFIC COUNTS

RIGGS ROAD	9,999 ADT
METZEROTT ROAD	3,783 ADT
ADELPHI ROAD	21,292 ADT

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# Competition Map



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