

FOR LEASE

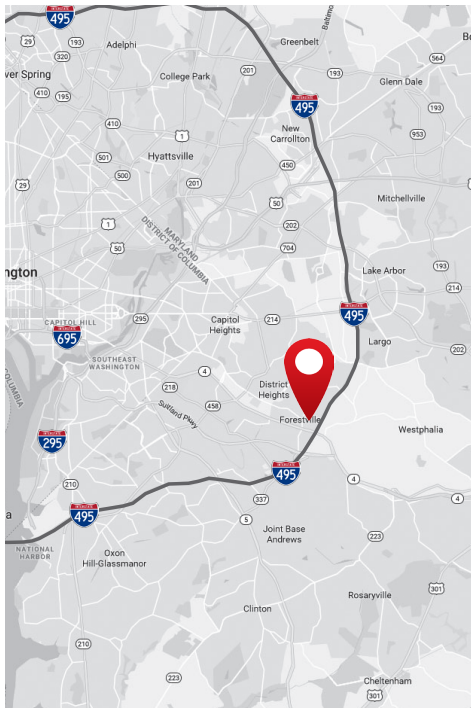


NEW SPACE AVAILABLE!

PROPERTY FEATURES

- » Available: **2,000 sf - 13,520 sf**
- » Available: **1 Acre pad site**
- » Newly re-developed shopping center anchored by Roses, Save-a-Lot, Price Busters and Forman Mills (**new!**)
- » Conveniently located at the intersection of Forestville Road and Marlboro Pike in Forestville, MD
- » Immediate access to the Capital Beltway (I-95/I-495)
- » Abundant surface parking
- » New, upgraded exterior facade
- » Near major federal employers: Andrews Air Force Base and U.S. Census Bureau

DEMOGRAPHICS 2017	1 MILE	3 MILES	5 MILES
Population	8,457	77,997	252,297
Average HH Income	\$70,114	\$74,111	\$76,422





1 ACRE
PAD SITE
CONCEPTUAL

CAN BE
COMBINED
UP TO
13,520 SF

UNIT	SQ FT	TENANT
7702	38,544	Forman Mills
7706	78,416	Roses
7730	13,812	Octapharma Plasma
7736	5,000	Shooters Sports
7738-7742	3,500	Shammah, Inc.
7744-7746	3,000	Intelligent Tax Solutions
7748	2,000	Turning Natural

UNIT	SQ FT	TENANT
7750	2,000	Mail Xpress
7752	2,000	AVAILABLE
7754	2,000	Management Office
7756	20,570	Price Busters
7758	9,520	AVAILABLE
7766	4,000	AVAILABLE
7768	2,500	Salon Couture

UNIT	SQ FT	TENANT
7770	2,000	MetroPCS
7772	2,200	Cre8tions Beauty Salon
7774	1,800	Unique Cutz
7780	8,932	AVAILABLE
7782	16,730	Save-a-Lot
7794	4,000	Industrial Health
PAD	1 Acre	AVAILABLE

CONTACT

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