

# Marlboro Square

5715-5775 Crain Highway - Upper Marlboro, MD 20772

±1,200-5,920 SF Available for Lease



Leased & Managed By:



Corporate Office  
224 St. Charles Way, Suite 290  
York, PA 17402

Conshohocken Office  
100 Front Street, Suite 560  
West Conshohocken, PA 19428

**Questions? Contact Us.**



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## Highlights

- Located at the interchange of Pennsylvania Avenue and Crain Highway
- 11 miles east of Washington, DC and 35 miles south of Baltimore
- Anchored by a ±37,981 SF freestanding Weis supermarket
- The Greater Upper Marlboro area is the county seat of Prince George's County
- GLA: ±92,649 SF

### JOIN

**weis**

**Advance  
Auto Parts**

**DOLLAR TREE**

**edible**

Demographic	3 Miles	5 Miles	7 Miles
Population	22,114	55,507	113,902
Households	8,353	20,266	41,412
Avg HH Income	\$117,335	\$132,520	\$133,395
Daytime Employees	6,959	16,286	34,842

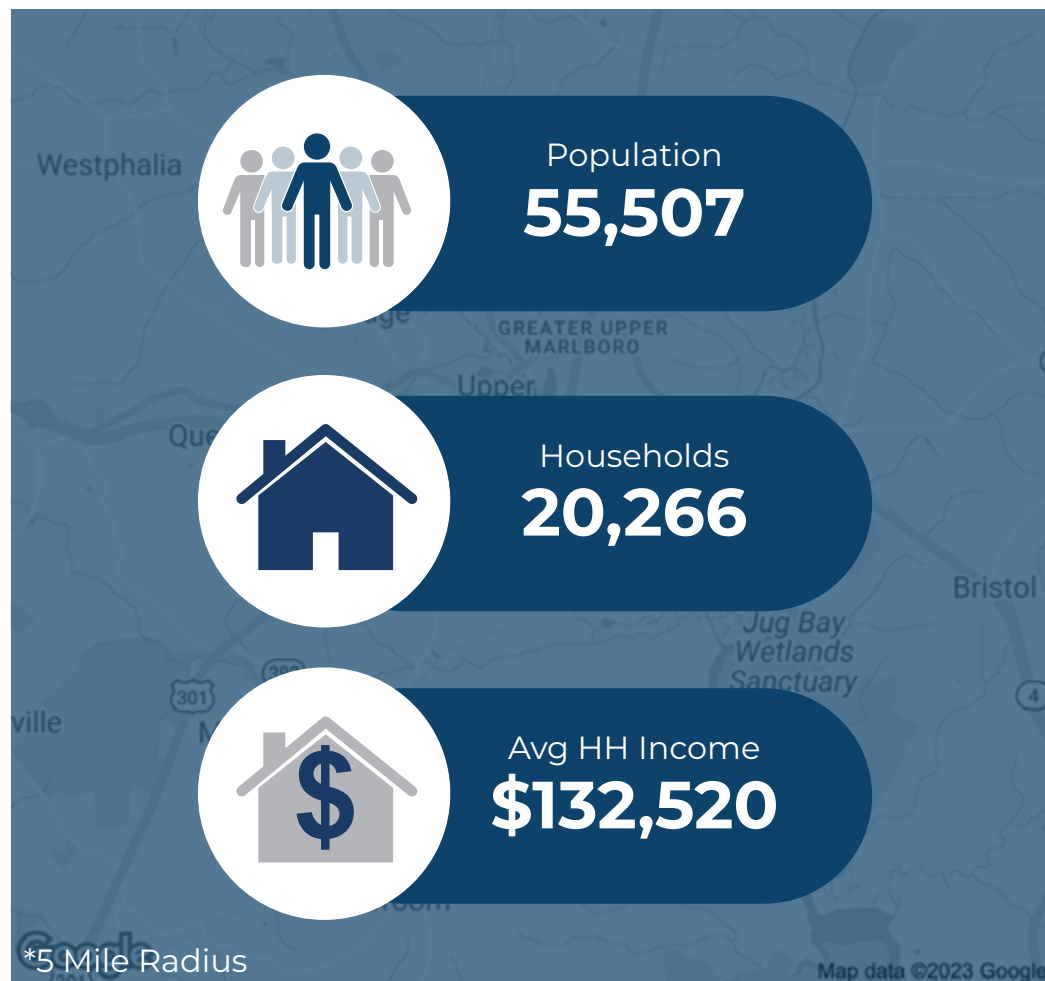
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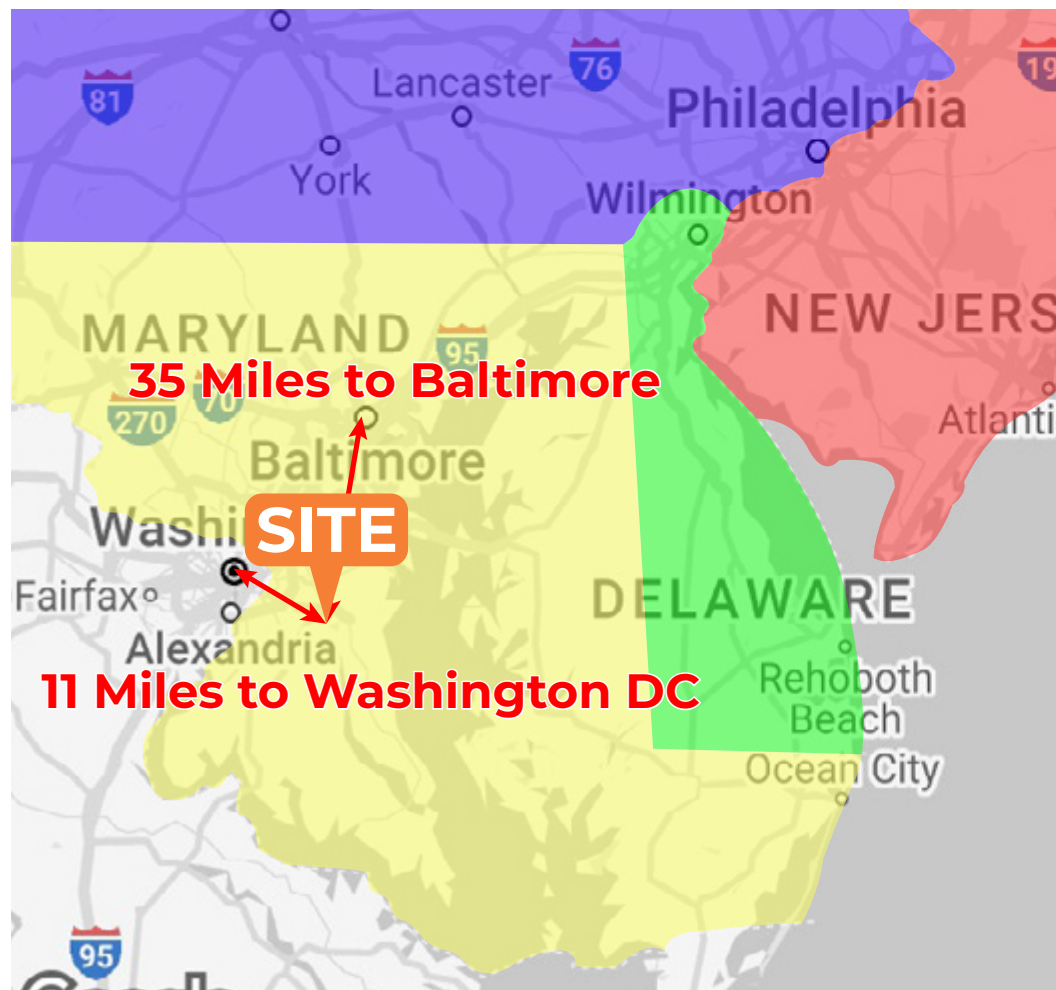
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## About Marlboro Square

Located at the interchange of Pennsylvania Avenue and Crain Highway, Marlboro Square is a ±92,649 SF neighborhood retail center just 11 miles east of Washington, DC and 35 miles south of Baltimore.

The Greater Upper Marlboro area is the county seat of Prince George's County, and, in recent years, has experienced tremendous population growth. Major economic drivers to the area include The Prince George's Equestrian Center – a 90 acre community center home, Giant Food, Home Depot, Dutch Village Farmer's Market, and Andrews U.S. Air Force Base.

The neighborhood has tremendous access to Washington DC via Pennsylvania Avenue (Route 4), an east west thoroughfare with 45,295 AADT and north south along Crain Highway (Route 301) with 40,147 AADT.



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# Square Shopping Center

Abingdon, MD 20772

The site plan illustrates the layout of the Square Shopping Center. Existing buildings include a large 'weis' store (5715), a smaller building (5721), and a row of smaller units (5725-5749, 5753, 5759, 5775, 5775-B, 5775-A). A 'PROPOSED EXPANSION UP TO ±5,920 SF' is indicated by an orange box. Other existing buildings include a KFC and a Ford dealership. The plan also shows several parking lots, a 'NAP' (Not A Part) area, and a 'PYLON' sign. Surrounding roads include Pennsylvania Ave (45,295 AADT) and Crain Highway (40,147 AADT). A traffic light is shown at the intersection of Crain Highway and the site boundary. A north arrow is located in the top right corner.

PROPOSED EXPANSION UP TO ±5,920 SF

weis 5715

5721

5725 5729 5731-B 5733 5731-A 5735 5739 5741 5743 5745 5747 5749 5753 5759 5775 5775-B 5775-A

KFC

Ford

NAP

PYLON

301

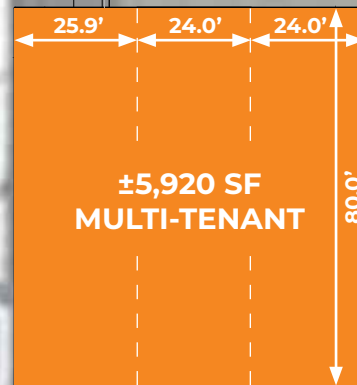
CRAIN HIGHWAY 40,147 AADT

PENNSYLVANIA AVE 45,295 AADT



# Site Plan

**weis**



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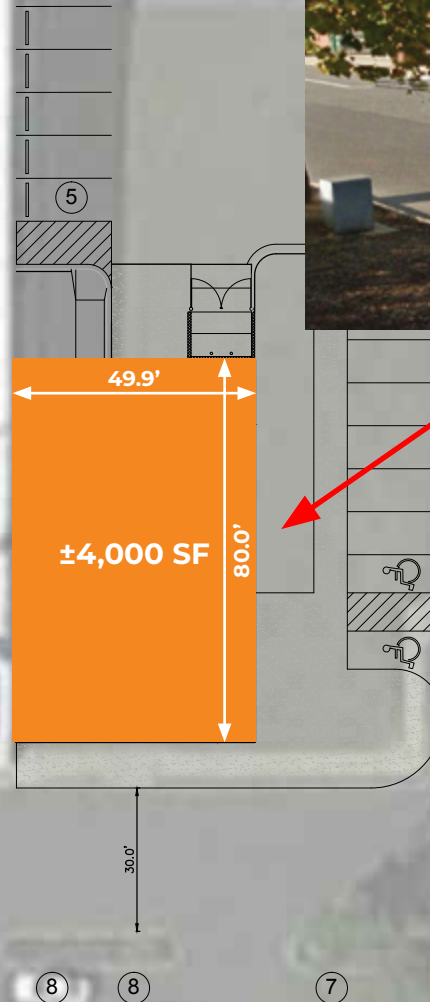


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# Proposed Pad Site Concept A

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**weis**



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## Proposed Pad Site Concept B

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# Aerial









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# Local Aerial

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# Market Aerial

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