

# Marlboro Square

5715-5775 Crain Highway - Upper Marlboro, MD 20772

±1,200-5,920 SF Available for Lease



Leased & Managed By:

## Questions? Contact Us.

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## Highlights

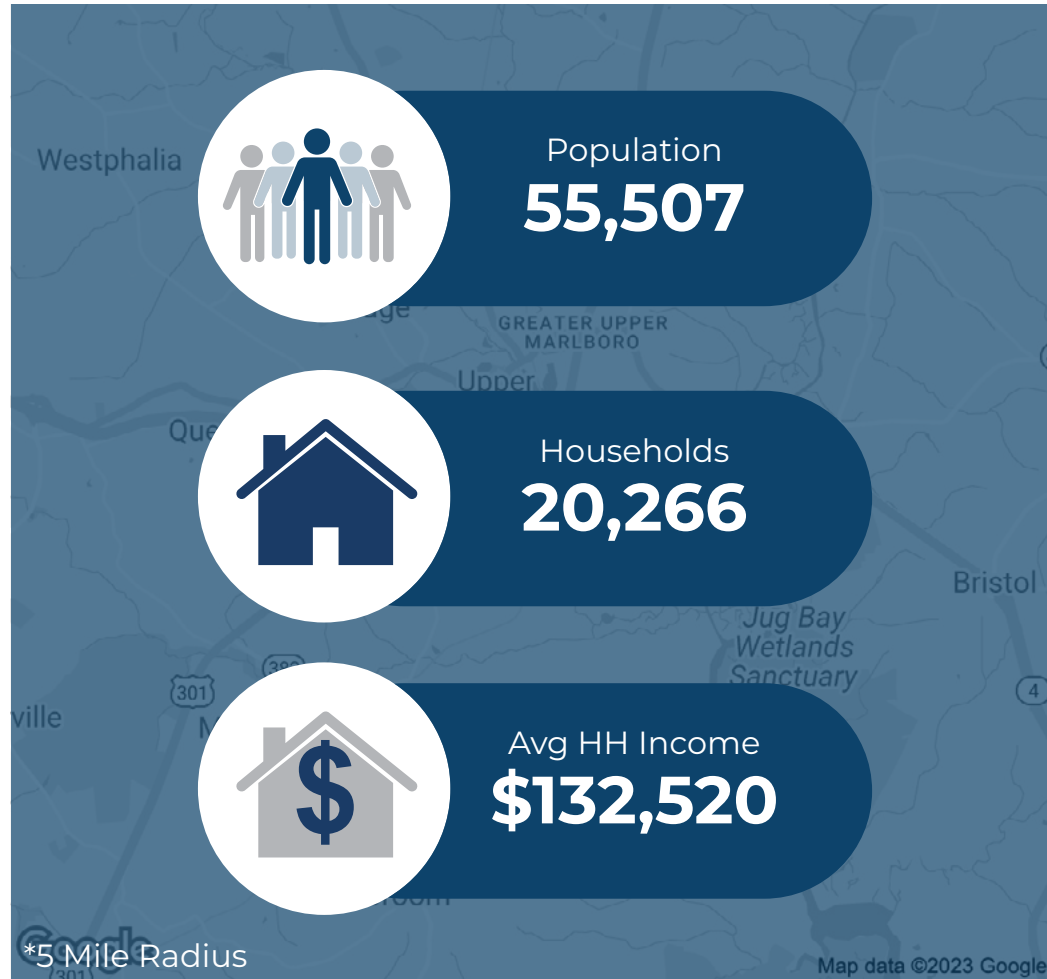
- Located at the interchange of Pennsylvania Avenue and Crain Highway
- 11 miles east of Washington, DC and 35 miles south of Baltimore
- Anchored by a ±37,981 SF freestanding Weis supermarket
- The Greater Upper Marlboro area is the county seat of Prince George's County
- GLA: ±92,649 SF

### JOIN



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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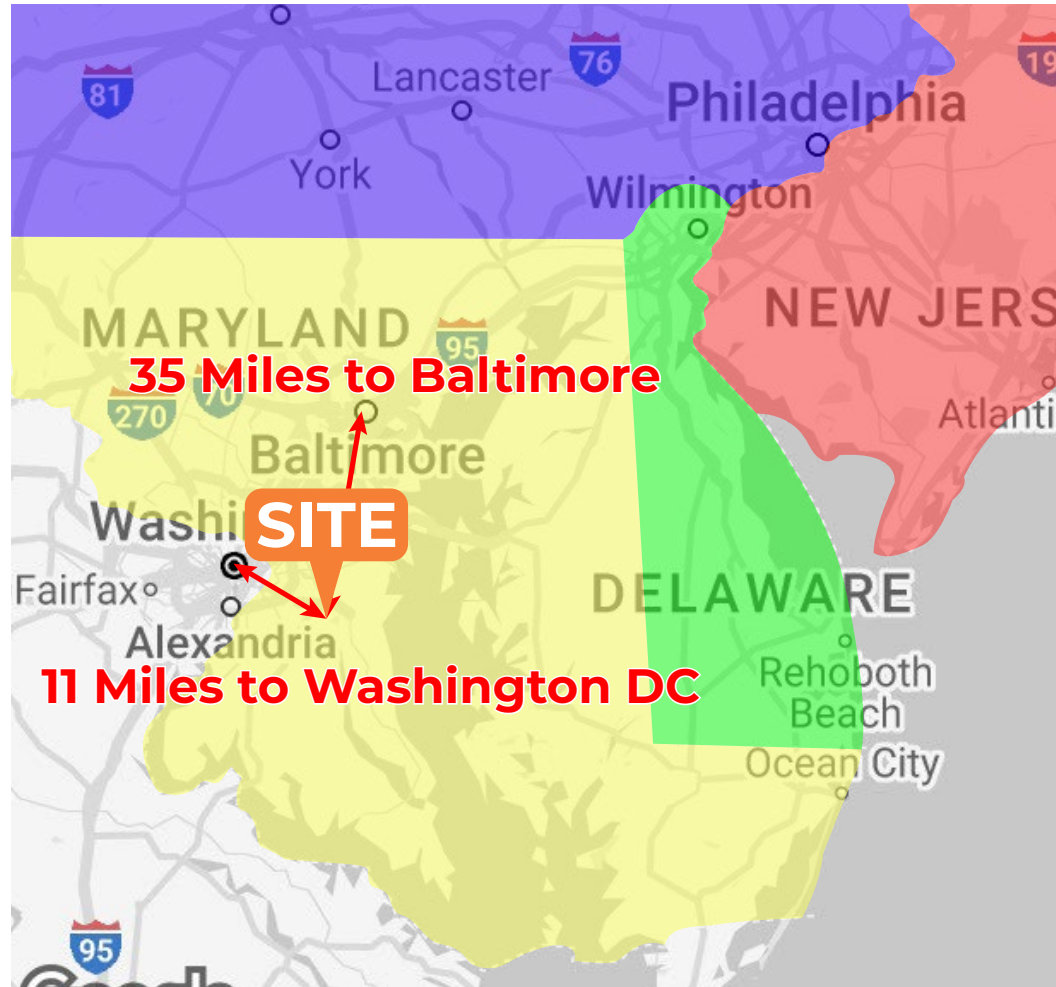
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## About Marlboro Square

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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# Marlboro Square Shopping Center

5715 Crain Highway, Upper Marlboro, MD 20772

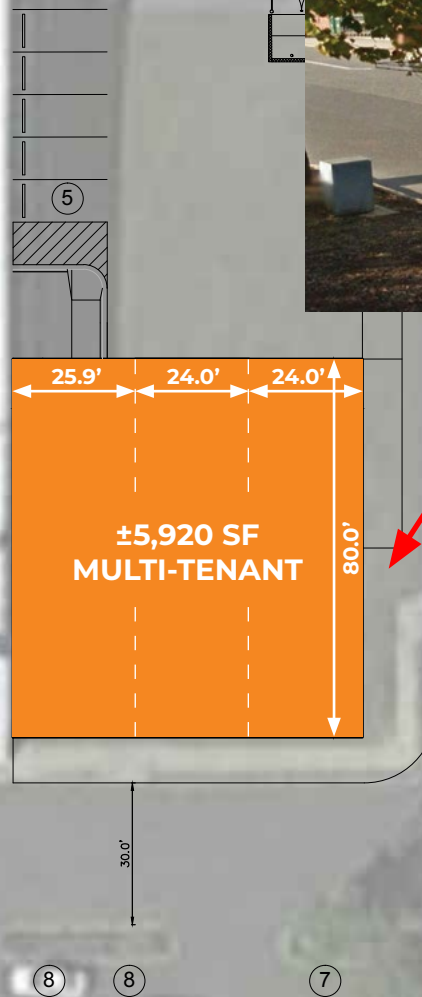
Unit	Tenant	Square Footage
5715	Weis	±37,981 SF
5721	AVAILABLE	±1,200-5,920 SF
5725	Marlboro Liquor	±3,000 SF
5729	AVAILABLE	±1,600 SF
5731-A	2-6 Smoothie Cafe	±1,400 SF
5731-B	Tobacco & Vapes	±1,400 SF
5733	Management	±600 SF
5735	America's Best Wings	±1,440 SF
5739	Kitchen #1	±2,445 SF
5741	Edible Arrangements	±1,200 SF
5743	Weistein Eye Center	±1,200 SF
5745	Star Nails	±1,200 SF
5747	Kools Kuts	±1,200 SF
5749	AVAILABLE	±1,200 SF
5753	AVAILABLE	±4,240 SF
5759	5 Star Elite Fitness and Training	±4,820 SF
5775	Dollar Tree	±9,000 SF
5775-A	DAWA Beauty Supply	±3,170 SF
5775-B	Advance Auto Parts	±12,543 SF
Total SF		±98,559 SF



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# Site Plan

**weis**

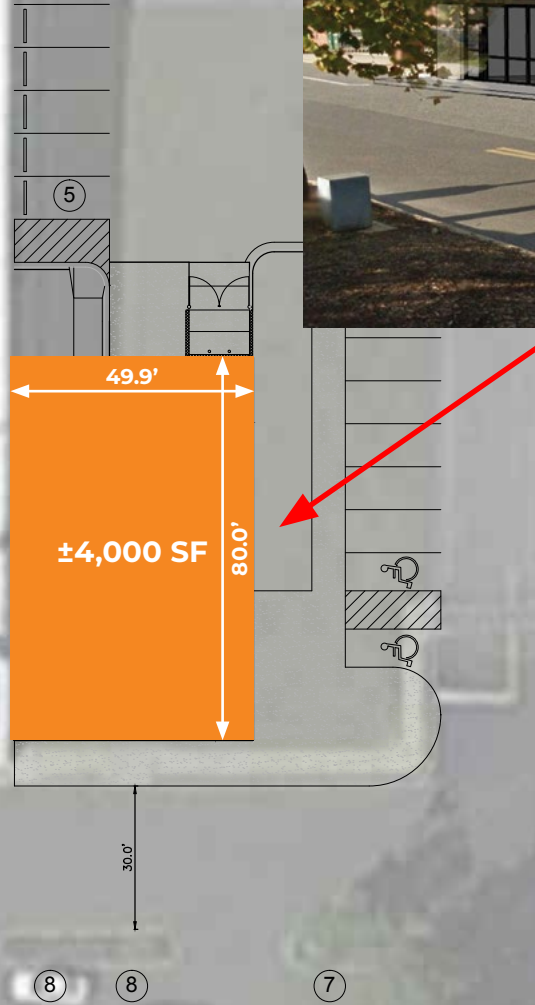


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# Proposed Pad Site Concept A

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**weis**



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# Proposed Pad Site Concept B



**PROPOSED  
EXPANSION  
HERE!**

**weis**

**edible**

**DOLLAR TREE**

**Advance  
Auto Parts**

**KFC**

**Ford**

**Crain Highway 40,147 AADT**

**301**

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**Aerial**



4 Pennsylvania Ave 42,295 AADT



±4,240 SF  
AVAILABLE  
FOR LEASE

±1,200 SF  
AVAILABLE  
FOR LEASE

±1,600 SF  
AVAILABLE  
FOR LEASE

PROPOSED  
EXPANSION  
UP TO ±5,920 SF



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# Zoom Aerial

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# Local Aerial

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# Market Aerial

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# Site Photos





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