

Mitchellville Plaza

12100 Central Ave - Mitchellville, MD 20721

±1,869-3,000 SF 1st Floor Retail Space & 2nd Floor Office Space Available for Lease



Questions? Contact Us.

Melissa Lippe

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±1,896-3,000 SF 1st Floor Retail Space & 2nd Floor Office Space Available for Lease

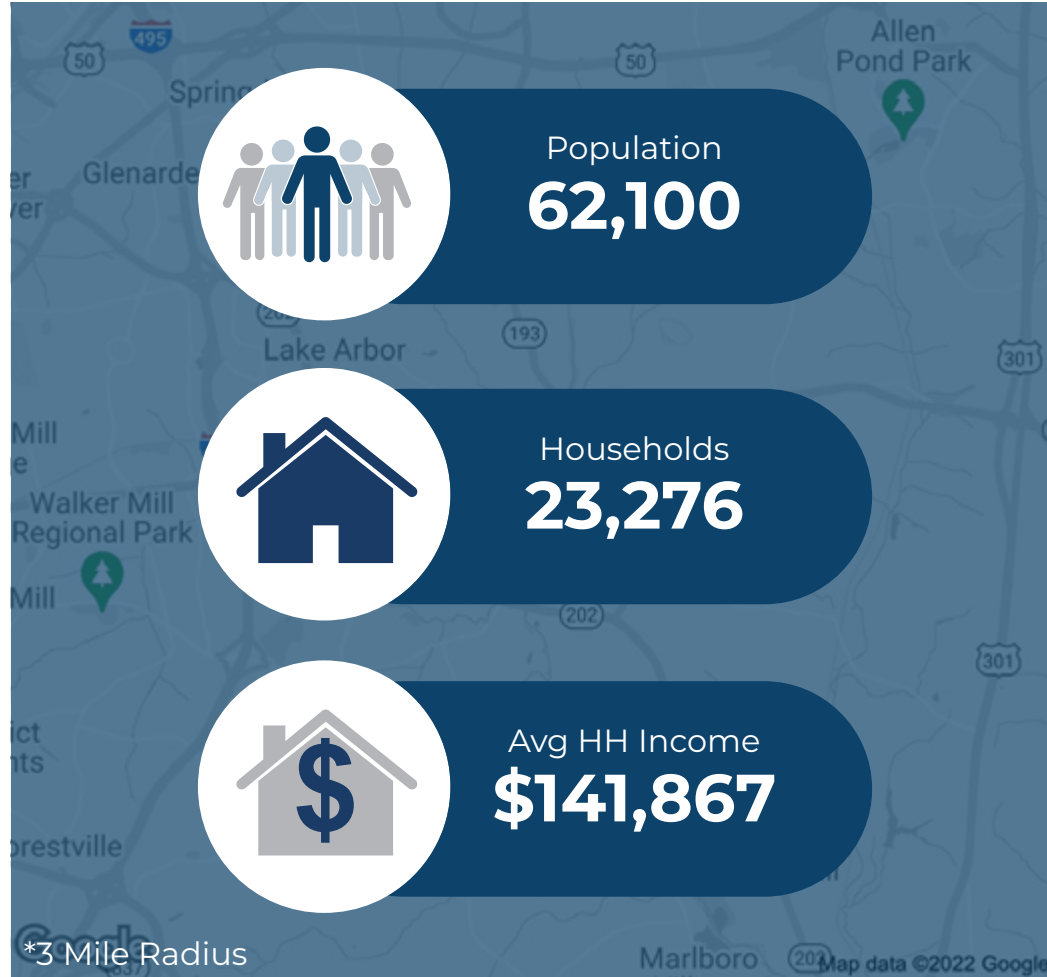
Highlights

- ±152,502 SF Center located at the major intersection of Central Avenue
- (43,889 AADT) and Enterprise Road (16,647 AADT)
- The Center has a well-balanced mix of national, regional, and local tenants with a strong historical occupancy, and opportunities for growth

JOIN



Demographic	1 Mile	3 Miles	5 Miles
Population	6,354	62,100	167,446
Households	2,247	23,276	60,518
Avg HH Income	\$150,948	\$141,867	\$129,992
Daytime Employees	1,481	18,714	75,131



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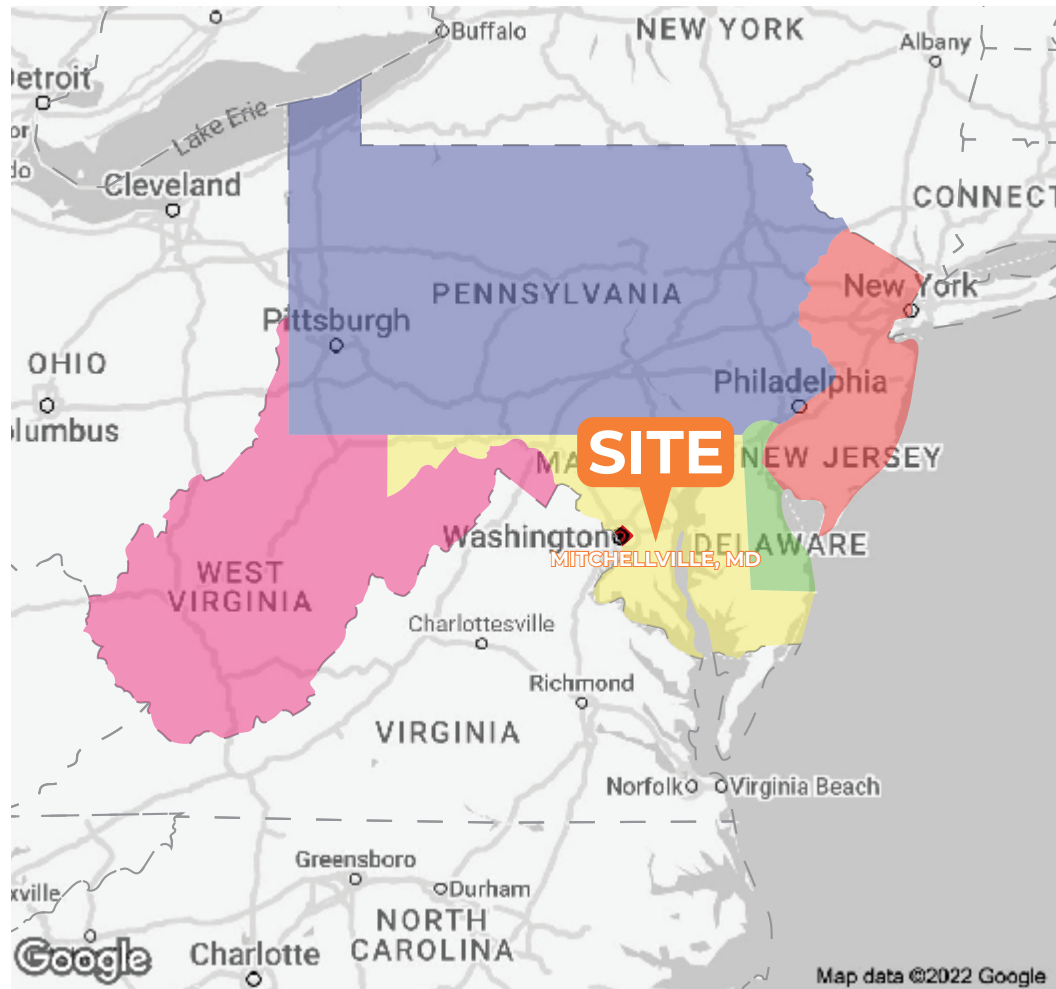
±1,896-,3000 SF 1st Floor Retail Space & 2nd Floor Office Space Available for Lease

About Mitchellville Plaza

Mitchellville Plaza is a ±152,202 SF, Weis Market anchored, community shopping center located at the heavily traveled intersection of Central Avenue and Enterprise Road. The center is located three miles from Interstate 495, and boasts an impressive 60,536 AADT at the signalized intersection.

Major employers in the area include CSC, Safeway, Comcast, Greenhorne & O'Mara, MedAssurant, SGT, and Verizon.

The Center has a well-balanced mix of national, regional, and local tenants with a strong historical occupancy, and opportunities for growth. The center has 2nd floor office space which works great for dentist, optometrist, and medical providers.



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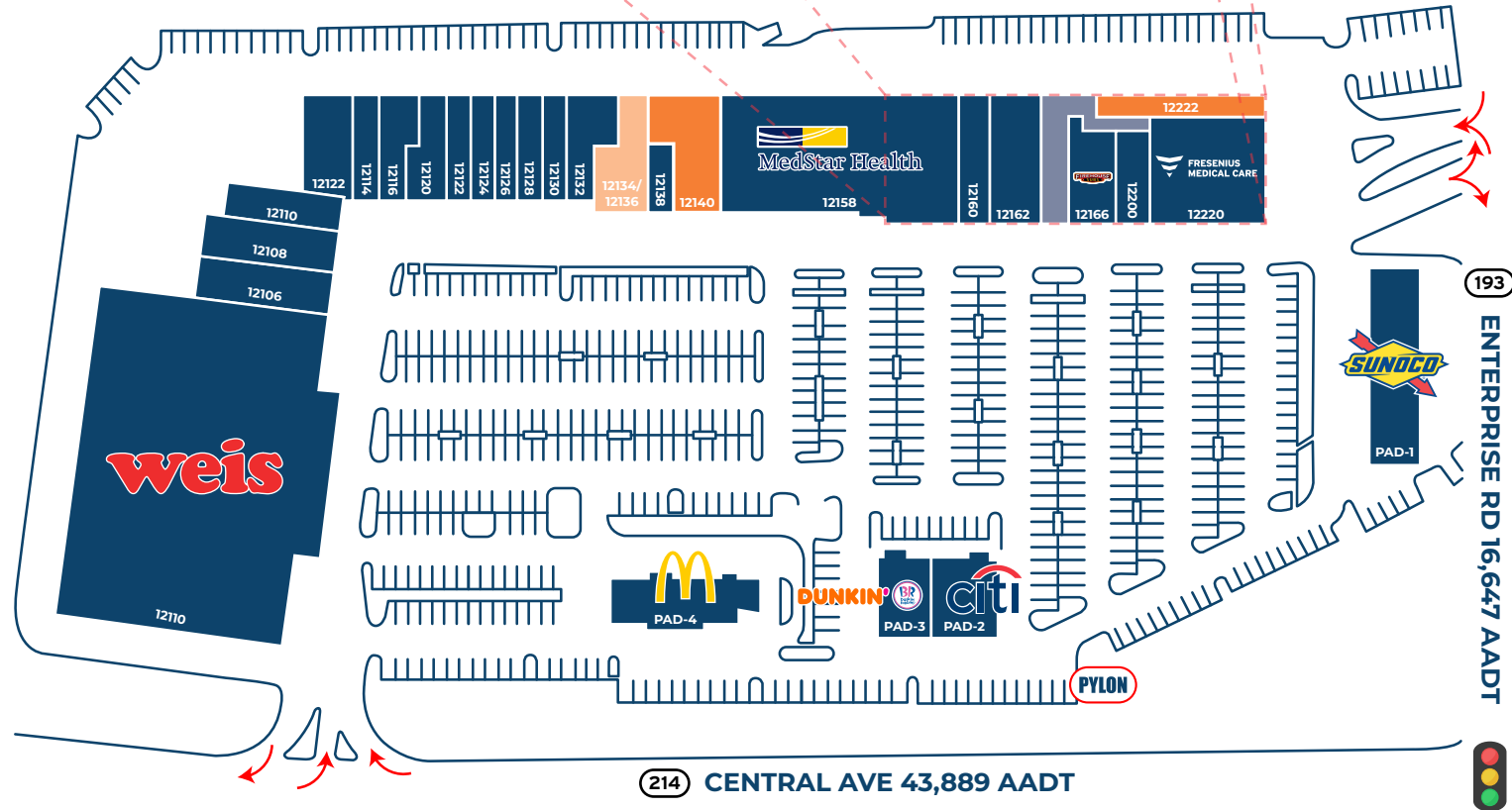
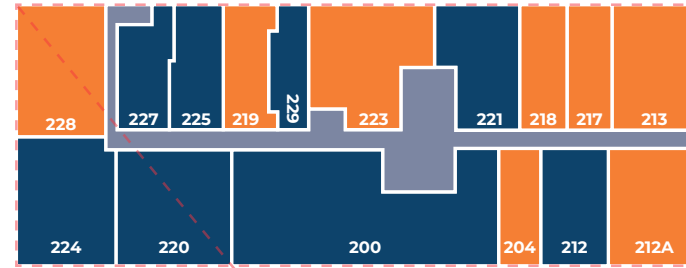
1st Floor (Retail)

Address	Tenant	Square Footage
12106	Peru Charbroiled Chicken	±3,048 SF
12108	Sherwin Williams	±3,644 SF
12110	Weis	±45,100 SF
12110	Central Cleaners	±2,000 SF
12114	China Chef	±1,360 SF
12116	Negril The Jamaican Eatery	±2,200 SF
12120	Popeye's	±2,200 SF
12122	Little Smiling Faces	±4,232 SF
12122	Angel Nails	±1,200 SF
12124	Unity Shoe	±1,600 SF
12126	Subway	±1,200 SF
12128	The Barber Shop	±1,200 SF
12130	IFIXIT	±1,700 SF
12132	Scott Orthodontics	±2,640 SF
12134/12136	AT LEASE	±2,800 SF
12138	The UPS Store	±1,000 SF
12140	AVAILABLE	±3,000 SF
12158	Med Star Physicians	±17,399 SF
12160	T-Mobile	±2,000 SF
12162	Beyond Beauty	±4,000 SF
12166	Firehouse Subs	±1,600 SF
12200	Pizza Hut	±1,560 SF
12220	Fresenius	±7,325 SF
12222	AVAILABLE	±1,869 SF
PAD-1	Sunoco	±1,700 SF
PAD-2	Citibank	±3,000 SF
PAD-3	Dunkin' & Baskin Robbins	±2,400 SF
PAD-4	McDonald's	PAD

12164 Central Avenue 2nd Floor (Office Professional)

Suite	Tenant	Square Footage
218	AVAILABLE	±1,170 SF
200	Topcurl Beauty Academy	±3,508 SF
204	AVAILABLE	±1,275 SF
212	NovaCare Rehabilitation	±2,456 SF
212A	AVAILABLE	±2,041 SF
213	AVAILABLE	±2,528 SF
217	AVAILABLE	±1,170 SF
219	AVAILABLE	±1,507 SF
220	Dr. Christine Omoruyi	±2,525 SF
221	Aesthetic Dental Care	±1,407 SF
223	AVAILABLE	±2,502 SF
224	Oral Surgery Center	±2,787 SF
225	Comprehensive Allergy	±1,411 SF
227	Total Access Insurance	±1,108 SF
228	AVAILABLE	±1,379 SF
229	US Army	±781 SF

12164 Central Ave (2nd Floor Office Space)



Site Plan



SEE SITE PLAN FOR 2ND FLOOR AVAILABILITY



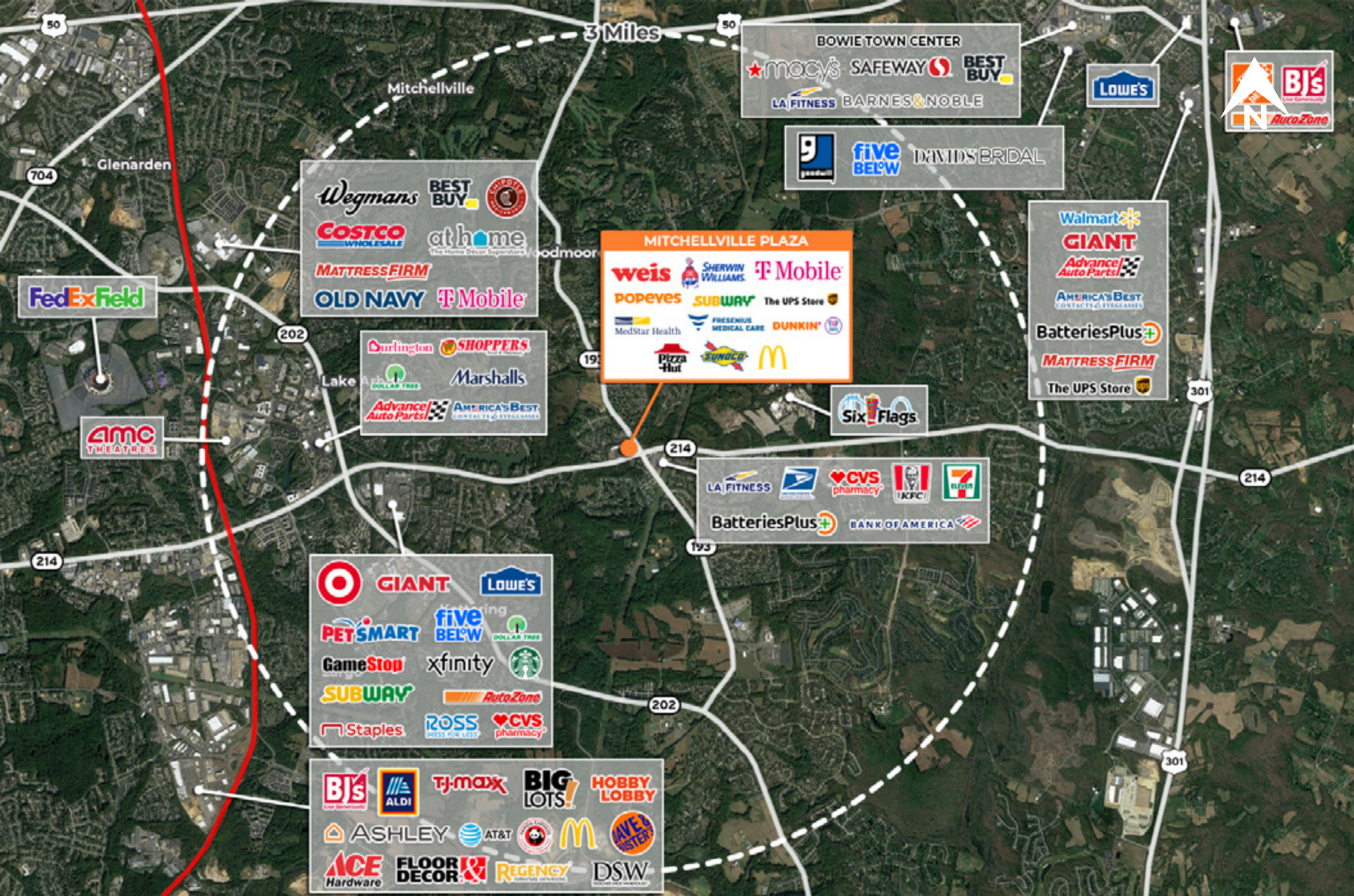
193

Enterprise Road 16,647 AADT

214

Central Avenue 43,889 AADT

Local Aerial



Market Aerial