



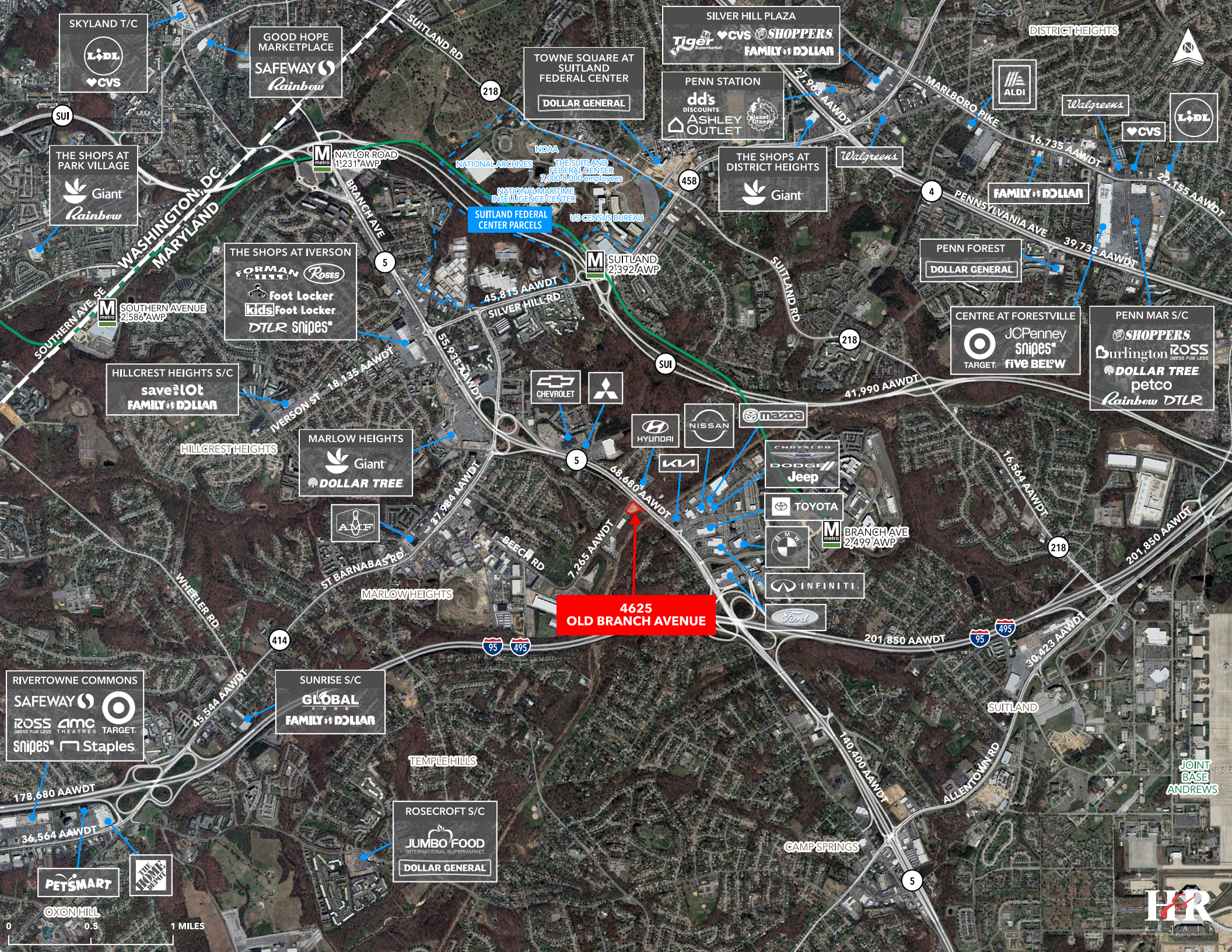
4625 OLD BRANCH AVENUE

MARLOW HEIGHTS, MD 20748



PROPERTY HIGHLIGHTS

- 1.64 acres available for lease
- Parcel is currently compacted and graded with stormwater management and retaining walls in place
- Utilities stubbed to the property
- Full movement traffic signal
- Easy access to I-495, approximately 0.6 miles from I-495
- Average Annual Weekday Traffic count of 68,680
- Zoned: [CGO](#)



SKYLAND T/C
LIDL
CVS

GOOD HOPE MARKETPLACE
SAFEMART
Rainbow

TOWNE SQUARE AT SUITLAND FEDERAL CENTER
DOLLAR GENERAL

SILVER HILL PLAZA
Tiger Supermarket
CVS
SHOPPERS
FAMILY DOLLAR

PENN STATION
dd's DISCOUNTS
ASHLEY OUTLET

ALDI

Walgreens

CVS

LIDL

THE SHOPS AT PARK VILLAGE
Giant
Rainbow

THE SHOPS AT IVERSON
FORMAN
ROSES
Foot Locker
kidsfoot Locker
DTLR Snipes

SUITLAND FEDERAL CENTER PARCELS
NOAA
THE SUITLAND FEDERAL CENTER
7,600-9,000 employees
NATIONAL ARCHIVES
NATIONAL MARITIME INTELLIGENCE CENTER
US CENSUS BUREAU

THE SHOPS AT DISTRICT HEIGHTS
Giant

FAMILY DOLLAR

PENN FOREST
DOLLAR GENERAL

CENTRE AT FORESTVILLE
TARGET
JCPenney
snipes
five BEL'W

PENN MAR S/C
SHOPPERS
Burlington ROSS
DOLLAR TREE
petco
Rainbow DTLR

HILLCREST HEIGHTS S/C
save a lot
FAMILY DOLLAR

MARLOW HEIGHTS
Giant
DOLLAR TREE

CHEVROLET
Mitsubishi

HYUNDAI

NISSAN

MAZDA

CHRYSLER
DODGE
Jeep

TOYOTA

BMW

INFINITI

Ford

AMF

4625
OLD BRANCH AVENUE

BRANCH AVE
2499 AWP

RIVERTOWNE COMMONS
SAFEMART
ROSS
amc THEATRES
TARGET
snipes
Staples

SUNRISE S/C
GLOBAL
FAMILY DOLLAR

ROSECROFT S/C
JUMBO FOOD
INTERNATIONAL SUPERMARKET
DOLLAR GENERAL

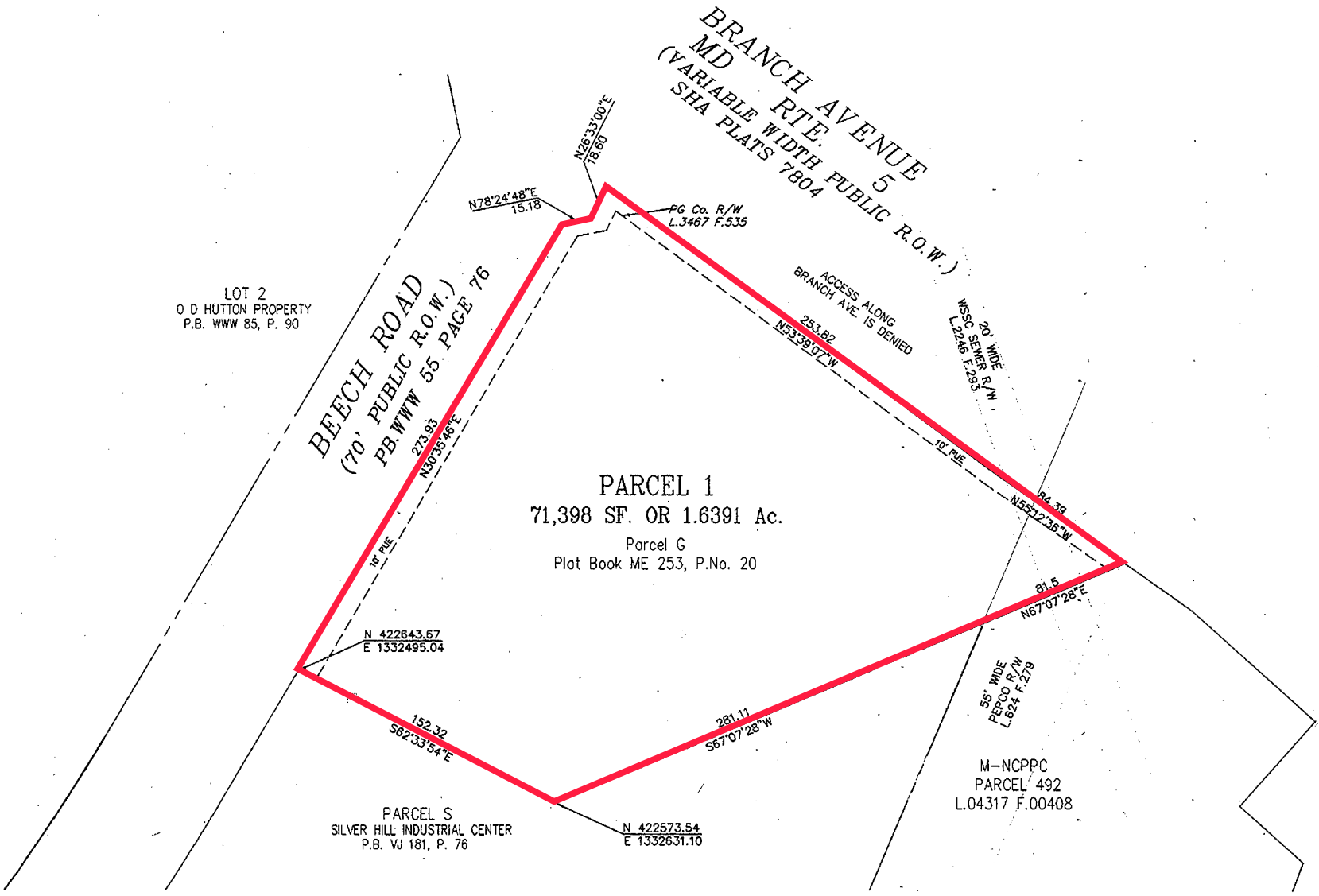
PETSMART

THE HOME DEPOT

OXON HILL

JOINT BASE ANDREWS

HR

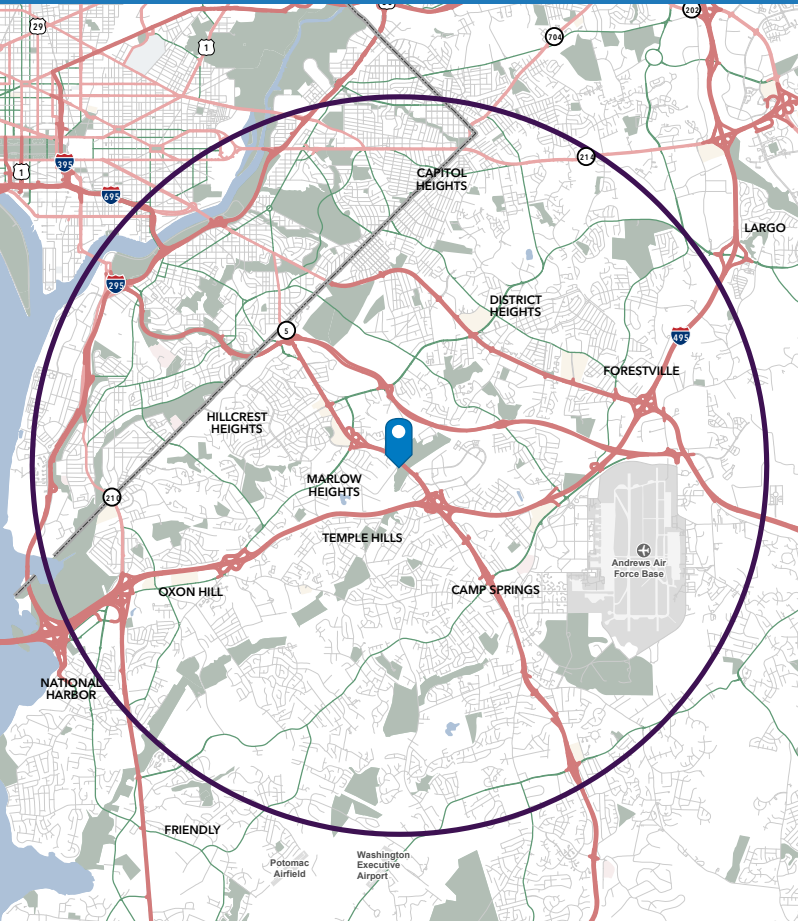




MARLOW HEIGHTS, MD

DEMOGRAPHIC PROFILE (2024)

4625 Old Branch Avenue
Ring of 5 miles



KEY FACTS

349,096

Population

37.3

Median Age

140,516

Households

EDUCATION



29%

High School Diploma



17%

Bachelor's Degree



12%

Graduate/Professional Degree

INCOME



\$71,267

Median Household Income

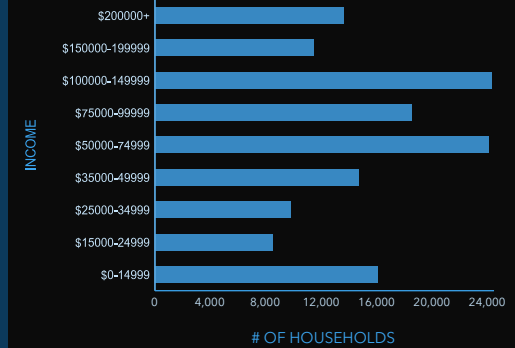


\$40,223

Per Capita Income

\$99,160

AVERAGE HH INCOME (\$)



BUSINESS



9,001

Total Businesses



295,112

Daytime Population



506

Food Srv & Drinking Places

TAPESTRY SEGMENTS



11A

City Striver

36,886 (26.3%) of households

These high density city neighborhoods are characterized by a relatively young foreign-born population who have embraced the American lifestyle, yet retained their cultural integrity. To support their lifestyle, City Strivers residents commute long distances to find work in the service or retail industry. Their hard-earned wages and salary income goes toward relatively high rents in older multiunit buildings, but they've chosen these neighborhoods to maintain ties to their culture. Single parents are often the recipients of Supplemental Security Income and public assistance, but their close-knit community provides the invaluable support needed while they work. City Strivers consumers are bold in their purchasing decisions; they seek out deals on branded clothing, sometimes indulge in restaurants and personal services, and splurge on their cable TV package.

- Style and image are important to these consumers. Current trends are a strong influence on their shopping habits.
- They share strong cultural integrity.



12A

Family Foundations

22,978 (16.4%) of households

Family and faith are the cornerstones of life in these communities. Older children, still living at home, working toward financial independence, are common within these households. Neighborhoods are stable: little household growth has occurred for more than a decade. Many residents work in the health care industry or public administration across all levels of government. Style is important to these consumers, who spend on clothing for themselves and their children, as well as on smartphones.

- A strong focus is on religion and character.
- Style and appearance is important.



11E

City Commons

14,925 (10.6%) of households

This segment is one of Tapestry's youngest and largest markets, primarily comprised of single-parent and single-person households living within large, metro cities. While more than a third have a college degree or spent some time in college, nearly a third have not finished high school, which has a profound effect on their economic circumstance. However, that has not dampened their aspiration to strive for the best for themselves and their children.

- Consumers endeavor to keep up with the latest fashion trends.
- Most families prefer the convenience of fast-food restaurants to cooking at home.



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