



PARKLAND SHOPPING CENTER

DISTRICT HEIGHTS, MD 20747

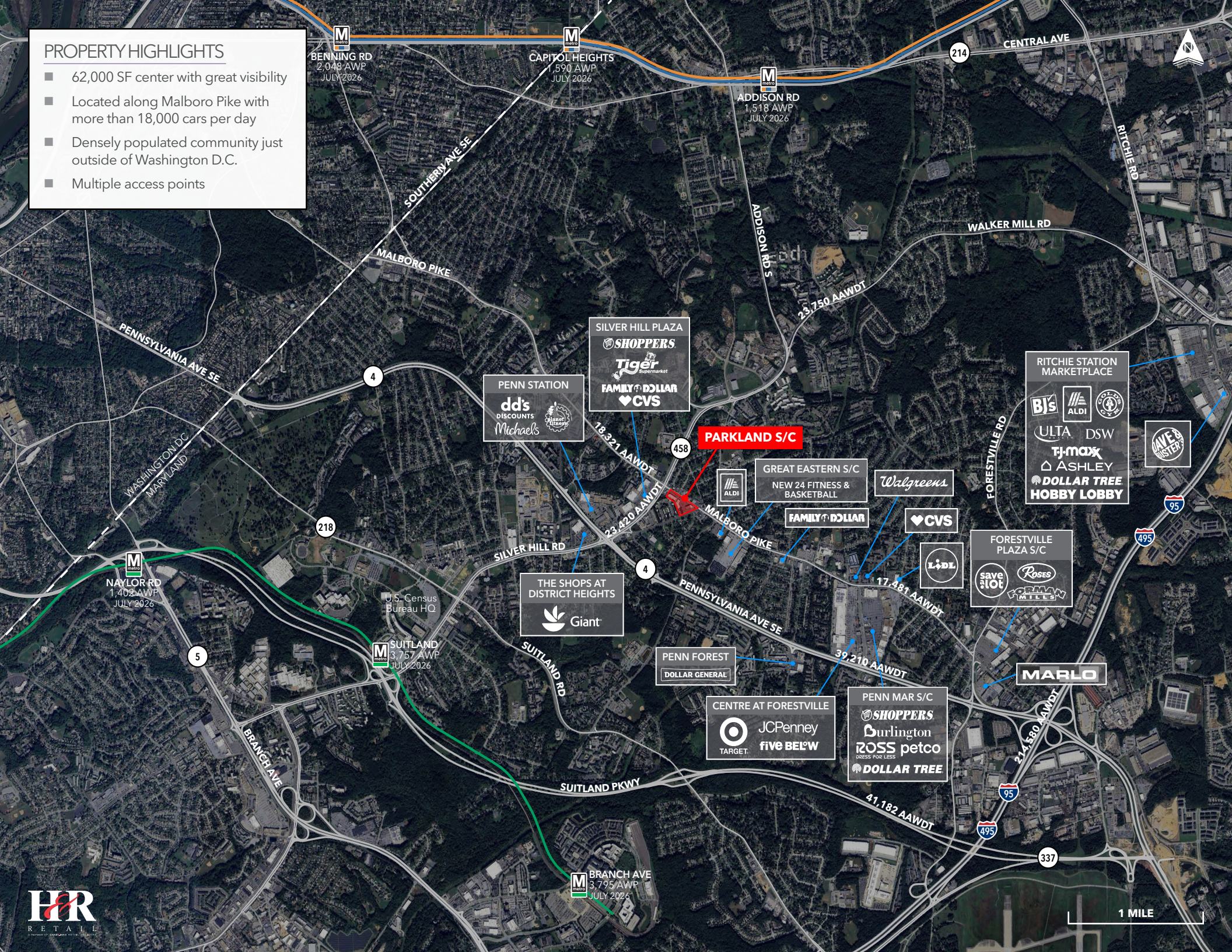


1,425 - 6,000 SF
OF 2ND GEN RETAIL AVAILABLE

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PROPERTY HIGHLIGHTS

- 62,000 SF center with great visibility
- Located along Malboro Pike with more than 18,000 cars per day
- Densely populated community just outside of Washington D.C.
- Multiple access points



AVAILABLE

LEASED



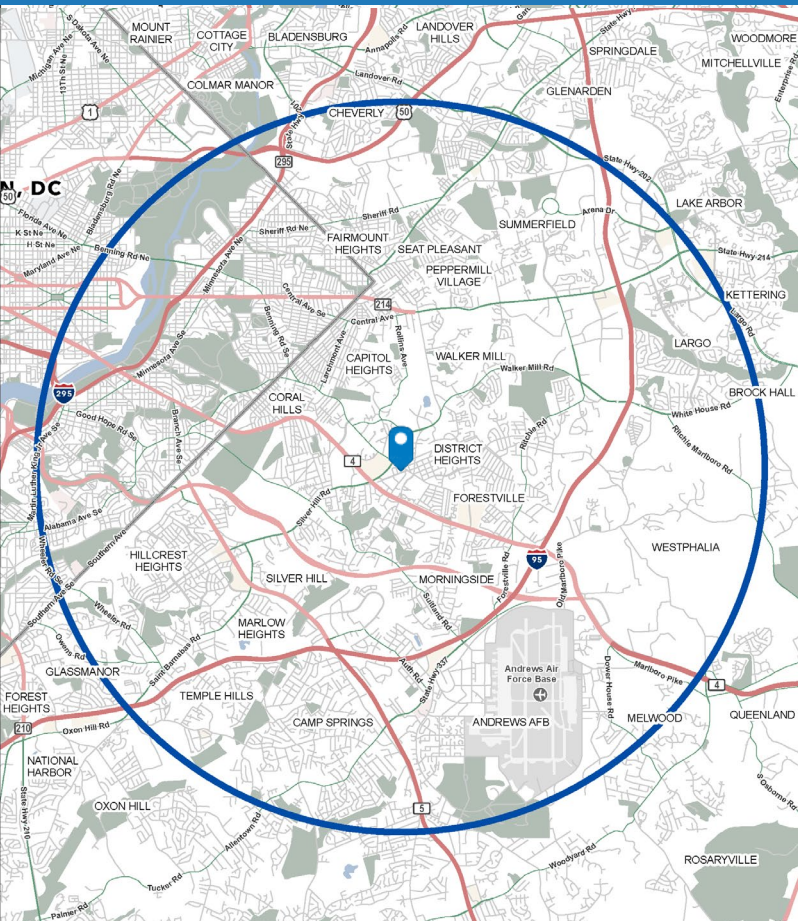




District Heights, MD

DEMOGRAPHIC PROFILE (2026)

Parkland Shopping Center
Ring of 5 miles



KEY FACTS

360,651

Population

37.9

Median Age

148,455

Households

EDUCATION



29%

High School Diploma



19%

Bachelor's Degree



14%

Graduate/Professional Degree

BUSINESS



8,982

Total Businesses



300,707

Daytime Population



476

Food Srv & Drinking Places

INCOME



\$75,943

Median Household Income

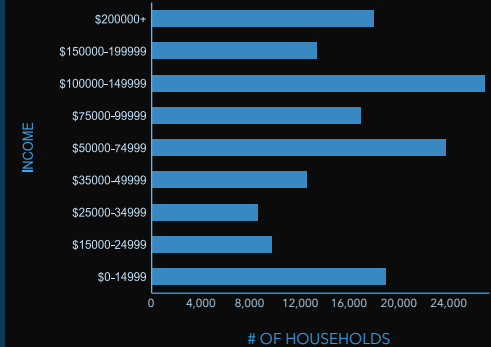


\$42,495

Per Capita Income

\$102,501

AVERAGE HH INCOME (\$)



TAPESTRY SEGMENTS

F4

City Strivers

35.2K (23.7%) of households

These neighborhoods are among the most densely populated, often located in and around urban centers and the suburbs of major metropolises such as New York, Boston, Washington, D.C., and Chicago. This population is relatively youthful with many residents born outside the United States. Households are a blend of families, married couples, single parents with younger or adult children, and single people living alone. A sizable proportion of these households are multigenerational. Household incomes are typically in the middle tier, sometimes supplemented with social security or public assistance. Roughly half of residents have some college education or a bachelor's degree or higher. Employment is in a variety of professional and service jobs, including office administration, health care, transportation, and social or protective services. The vast majority of these residents rent their homes, due to the very high property values in these neighborhoods.

- Residents tend to shop at both high-end and warehouse stores, with a strong inclination toward athletic apparel.
- Personal care services are a priority.

C2

Kids and Kin

23.1K (15.6%) of households

Neighborhoods in this segment are largely found in and around metropolitan areas with populations exceeding half a million. Householders are generally under the age of 54 with children living at home, including adult children. The majority of the population aged 25 and above have a high school diploma, an associate degree, or some college education. Jobs are often in the health care, retail, food, manufacturing, and transportation sectors; there is a high level of female labor force participation. Residents live in older homes, usually as renters, with a notable presence of townhomes and smaller low-rise rental buildings. On average, homes are modestly priced and affordable for most households. Suburban residents rely on vehicles to get to work, while those in and near cities use public transportation.

- For clothing, groceries, and footwear, shopping is driven by convenience, often at nearby discount stores. Tech-savvy residents prefer online banking and digital payment services.

K5

Dreambelt

16.7K (11.2%) of households

These suburban neighborhoods are predominantly located in the West, often outside the principal cities of major metropolitan areas. About half of this substantial, but slow-growing cohort are between the ages 35 and 74, and most households consist of married or cohabiting couples. Household income is primarily middle tier, and labor force participation is high. This segment has a high concentration of employment in the public administration, construction, health care, and retail trade sectors. The housing stock consists mainly of owner-occupied single-family homes built between 1950 and 1990, with ample parking space for 3 or more vehicles. A significant portion of the population commutes alone by car. Rental rates and home prices are substantial, with more than half of the properties for purchase valued between \$300,000 and \$500,000.

- Residents typically shop at warehouse clubs, and they tend to exhibit brand loyalty.
- They often spend money on their pets. Residents take active roles in planning their financial future.



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