PARKLAND SHOPPING CENTER

DISTRICT HEIGHTS, MD 20747

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

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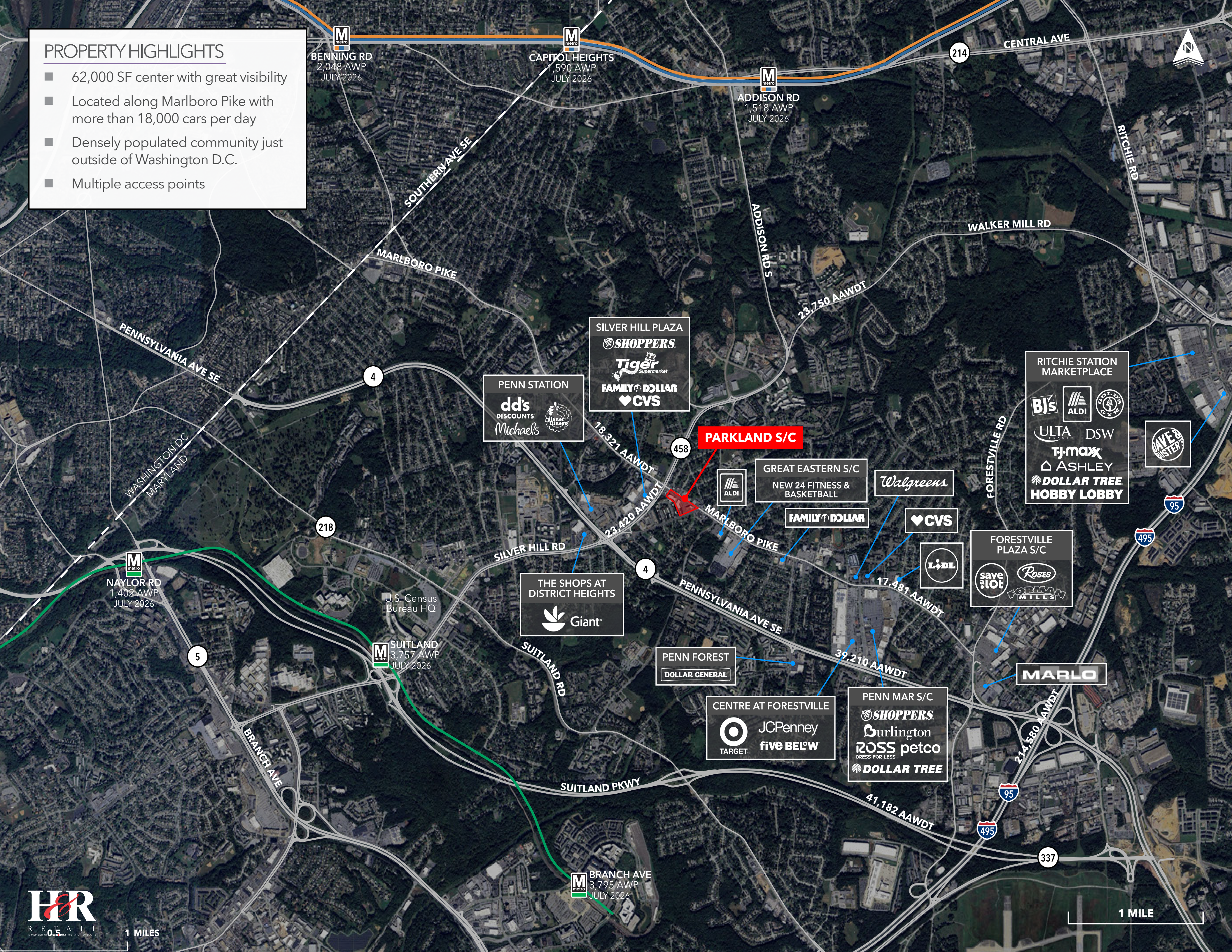
PROPERTY HIGHLIGHTS

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




AVAILABLE
LEASED
THIS IS SEAFOOD
FORM & FUNCTION PHYSICAL THERAPY
HipHop
CLOSED
TATTOO
LUVPLATES SOUL & GRILL
24/7 KING TABACCO & GROCERY
BLOODLINE MEANS FAMILY
DISTRICT HEIGHTS DRIVING SCHOOL LLC
DISTRICT HEIGHTS LIQUORS
THE CHOSEN BISTRO
MARLBORO PIKE
18,321 AAWDT
MARLBORO PIKE
PYLON
PYLON
Shell
LATINO MARKET
1,425 SF
1,425 SF
FAMOUS PAWN
NAIL SALON
EASTERN CARRYOUT
HAIR BRAIDING
HAIR SALON
TROPIX LAUNDROMAT
DODAH'S KITCHEN
CONVENIENCE STORE
ZEECREW CAKES
FIXI PHONE REPAIR
CHECK CASHING
CARIBBEAN GRILL
BLARNEY ACADEMY DAYCARE
6,000 SF
ENTERTAINMENT SPACE
KING PAWN
HALL / STAIRS
QUICK MARK
PARKLAND PHARMACY
HIDEF BEAUTY BAR
STAIRS
SALON
NATURAL HEALTH
BARBER SHOP
210
209
208
207
211
212
WC
WC
593 - 1,223 SF
220
745 SF
1,260 SF
216
1,334 SF
2ND FLOOR OFFICE SPACES
OLD SILVER HILL RD
100 FEET
H&R RETAIL


Parkland Shops
WIG OUTLET
NEEMA DANCE COLLECTIVE
PAWNBROKERS


INSTANT CASH LOANS
KING PAWN
CARIBBEAN GRILL
CHECKS CASHED

H&R RETAIL

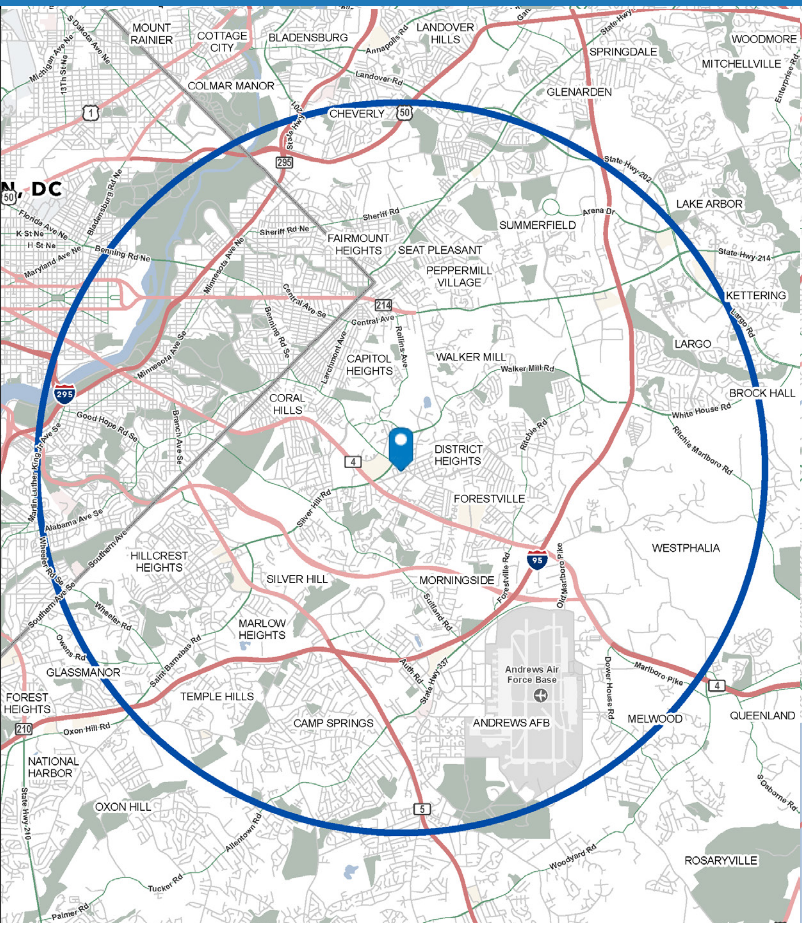

6108
PARKLAND STOP & SHOP
INSTANT CASH LOANS
KING PAWN
CARIBBEAN GRILL
JAMAICAN EATERY
CHECKS CASHED
CHILD CARE
WIG OUTLET
LIBERTY TAX


PARKLAND
STOP & SHOP
EASTERN
CARRY OUT
CARIBBEAN GRILL
TIP NAILS
LAUNDROMAT
FIXI
PHONE REPAIR

District Heights, MD

DEMOGRAPHIC PROFILE (2026)

Parkland Shopping Center
Ring of 5 miles



KEY FACTS

360,651	37.9	148,455
Population	Median Age	Households

EDUCATION

29%	19%	14%
High School Diploma	Bachelor's Degree	Graduate/Professional Degree

BUSINESS

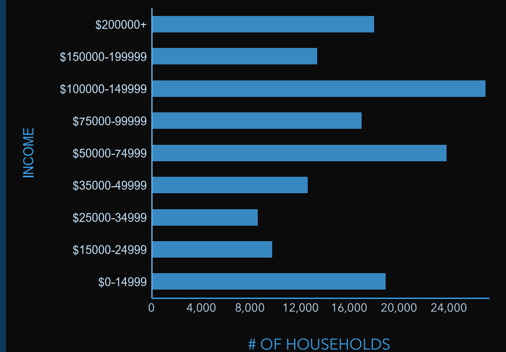
8,982	300,707	476
Total Businesses	Daytime Population	Food Srv & Drinking Places

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.

H&R RETAIL
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