

RETAIL PROPERTY FOR LEASE



MARLTON PLAZA

9500 Crain Hwy SE, Upper Marlboro, MD 20772

PROPERTY HIGHLIGHTS

- LAST REMAINING SPACE - 12,000± SF available
- Highly visible shopping center positioned directly on Route 301 (Crain Highway)
- Convenient access for surrounding neighborhoods and daily commuter traffic
- Anchored by Food Lion, with a mix of retail, service, and restaurant tenants
- Pylon signage available facing Crain Highway
- Ample surface parking with easy ingress/egress
- Please DO NOT disturb current tenants



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SPACES	SPACE SIZE	DESCRIPTION
Suite 9530	12,000 SF	100'w x 120'd - Available Q2 2026



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DEMOGRAPHICS



POPULATION

1 Mile	4,875	1,733	\$160,167
3 Miles	25,369	8,964	\$164,722
5 Miles	60,983	21,273	\$164,945



HOUSEHOLDS



AVG. HOUSEHOLD INCOME

Demographics data derived from AlphaMap

