

5404 MARLBORO PIKE

DISTRICT HEIGHTS, MD

AVAILABLE FOR
GROUND LEASE

LOCATED
AT LIGHTED
INTERSECTION OF
MARLBORO PIKE &
BROOKS DRIVE



ROSSO
COMMERCIAL

NG
THE NIKIGROUP

ROSSOCRE.COM

MOVING COMMERCIAL REAL ESTATE GOALS **FORWARD.**

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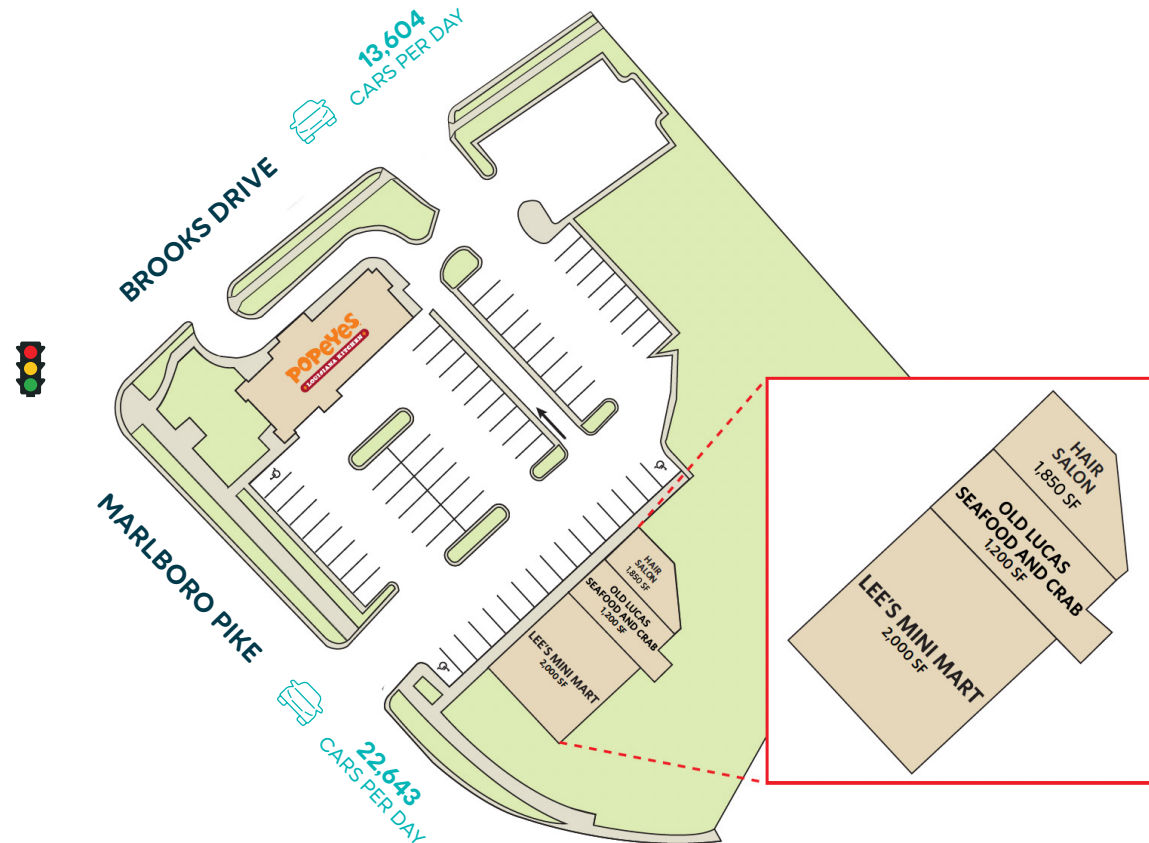
A rare opportunity to ground lease along Marlboro Pike at a signalized infill corner for a modern small-format QSR, coffee, beverage, and commuter-oriented drive-thru concepts.

Positioned at the intersection of Marlboro Pike, Brooks Drive, and Walker Mill Road, the site benefits from strong commuter traffic, dense surrounding population, and immediate connectivity to Washington, DC.

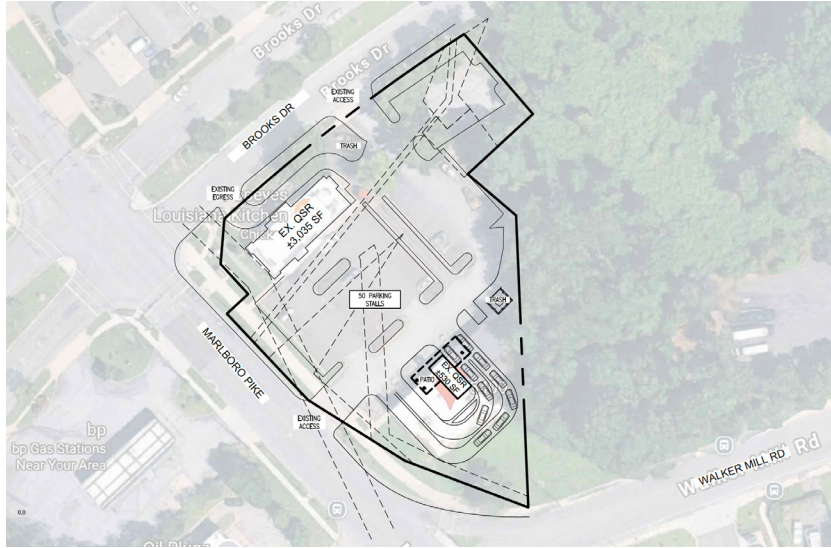
PROPERTY HIGHLIGHTS

- » 0.76 +/- acres
- » Potential building sizes ranging from approximately 500 SF – 1,800 SF +/-
- » Strong fit for modern compact drive-thru users
- » Signalized corner with multiple access points
- » Strong commuter-oriented corridor
- » Immediate proximity to Pennsylvania Avenue (Route 4)
- » Flexible prototype configurations possible

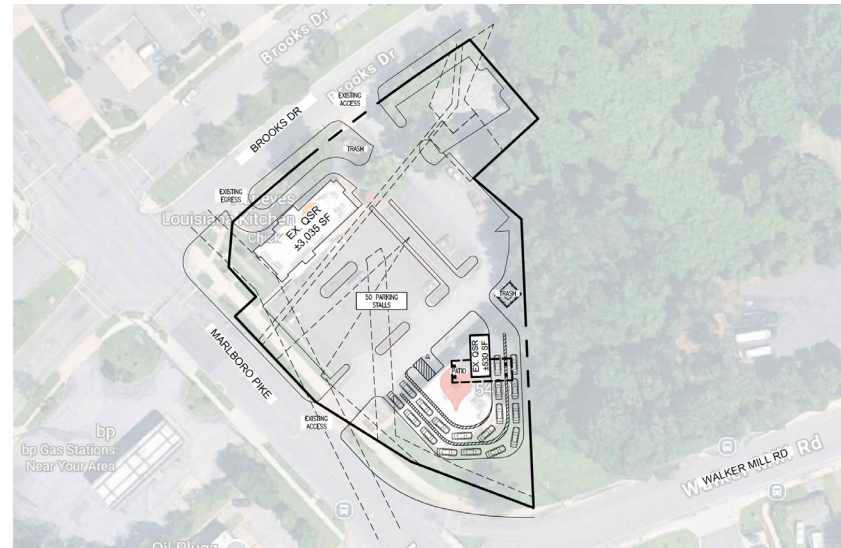
Contact Broker for more details



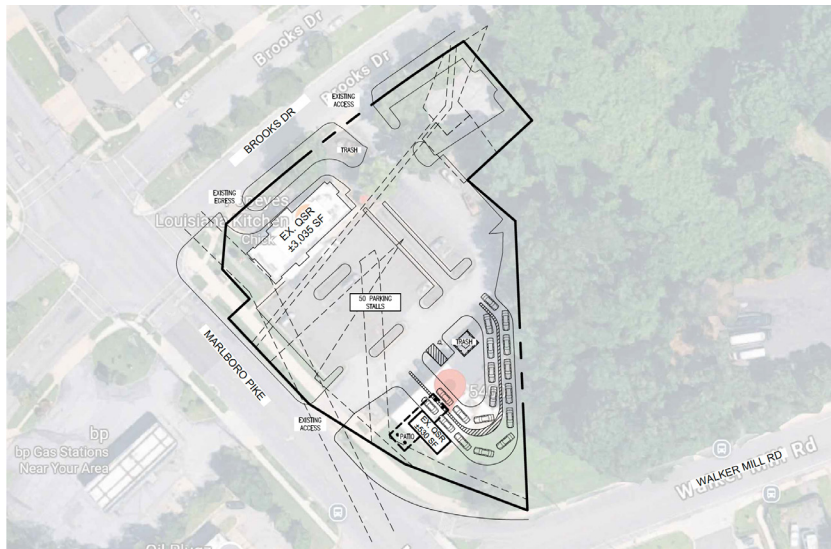
CONCEPTUAL LAYOUTS



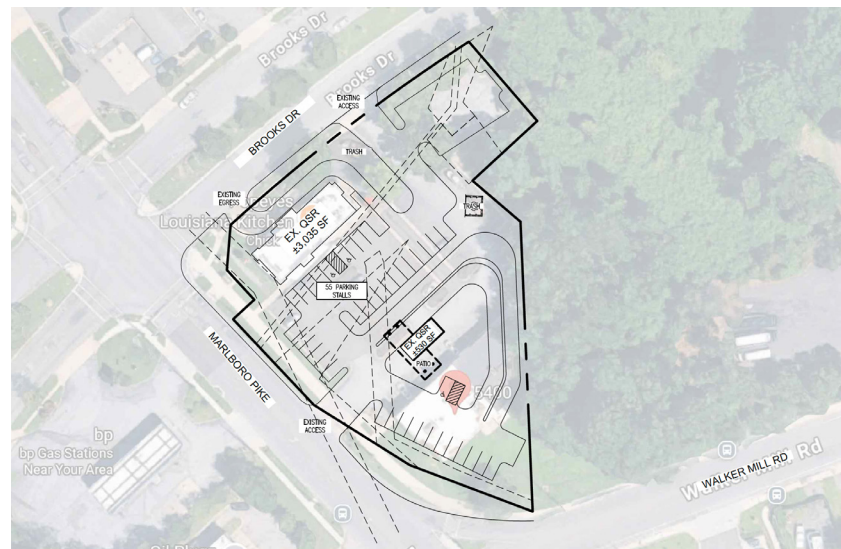
CONCEPTUAL LAYOUT 01



CONCEPTUAL LAYOUT 02



CONCEPTUAL LAYOUT 03



CONCEPTUAL LAYOUT 04



PROPERTY OVERVIEW



**QSR / BEVERAGE DRIVE-THRU
REDEVELOPMENT SITE**

JOIN



NEARBY RETAILERS



AREA DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	18,868	181,774	442,602
Daytime Population	3,829	34,654	142,391
Households	7,895	74,265	181,736
Median Household Income	\$95,970	\$92,631	\$106,480

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AREA OVERVIEW



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POPEYES
RESTAURANT

FLIGHT SHIP
RESTAURANT

CUBESMART
self storage

Wawa

PENN STATION SHOPPING CENTER

Planet Fitness, Burger King, BOLI'S, DOLLAR TREE, FRIDAYS, dds DISCOUNTS

SILVER HILL PLAZA SHOPPING CENTER

SHOPPERS, Little Caesars, SUBWAY, CVS, FAMILY DOLLAR

THE SHOPS AT DISTRICT HEIGHTS

Chick-fil-A, Giant, Panda Express, Jersey Mike's

SILVER HILL RD.

ALDI

MARLBORO PIKE

CENTRE AT FORESTVILLE

TARGET, Starbucks, Arby's, DXL MENS APPAREL, five BELOW, Bath & Body Works, T-Mobile, Applebees, JCPenney

PENN-MAR SHOPPING CENTER

petco, IHOP, DOLLAR TREE, SHOPPERS, Ritas, ROSS DRESS FOR LESS, TACO BELL, Domino's, Cane's, Wendy's, Burlington

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