

UP TO 35,630 ± SF RETAIL
FOR LEASE

3100 BRANCH AVE
Temple Hills, MD 20748



JUNIOR ANCHOR OPPORTUNITY | NEAR NAYLOR RD METRO

Up to 35,630 ± SF For Lease

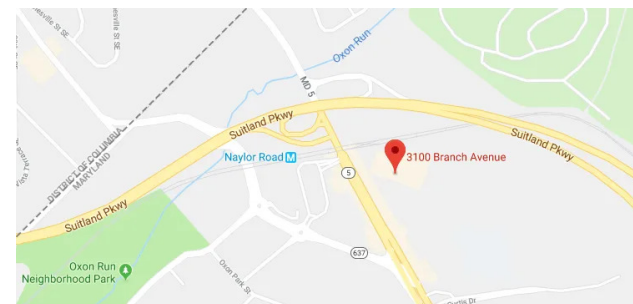


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PROPERTY HIGHLIGHTS

- 35,630 ± SF contiguous anchor space
- Divisible to approximately 17,500 ± SF
- Approximately 21' 3" clear ceiling height
- Directly across from Naylor Road Metro
- Two signalized access points
- High traffic counts - 52,616 vpd per MDSHA
- Abundant surface parking
- Prominent building signage
- Ideal uses include grocery, fitness, medical/healthcare, entertainment, furniture, education, indoor sports community-serving retail and government/institutional.
- **LEASE RATE NEGOTIABLE**



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DEMOGRAPHICS



POPULATION



HOUSEHOLDS



AVG. HOUSEHOLD INCOME

1 Mile	23,215	10,699	\$78,800
3 Miles	210,291	92,369	\$89,545
5 Miles	474,009	213,437	\$111,735

2023 American Community Survey (ACS)

LOCATION DESCRIPTION

Conveniently located directly across from the Naylor Road Metro Station with immediate access to Branch Avenue (MD Route 5), and just minutes from Washington, D.C. Dense surrounding residential population. Major federal and institutional employment nearby. and strong daytime population.

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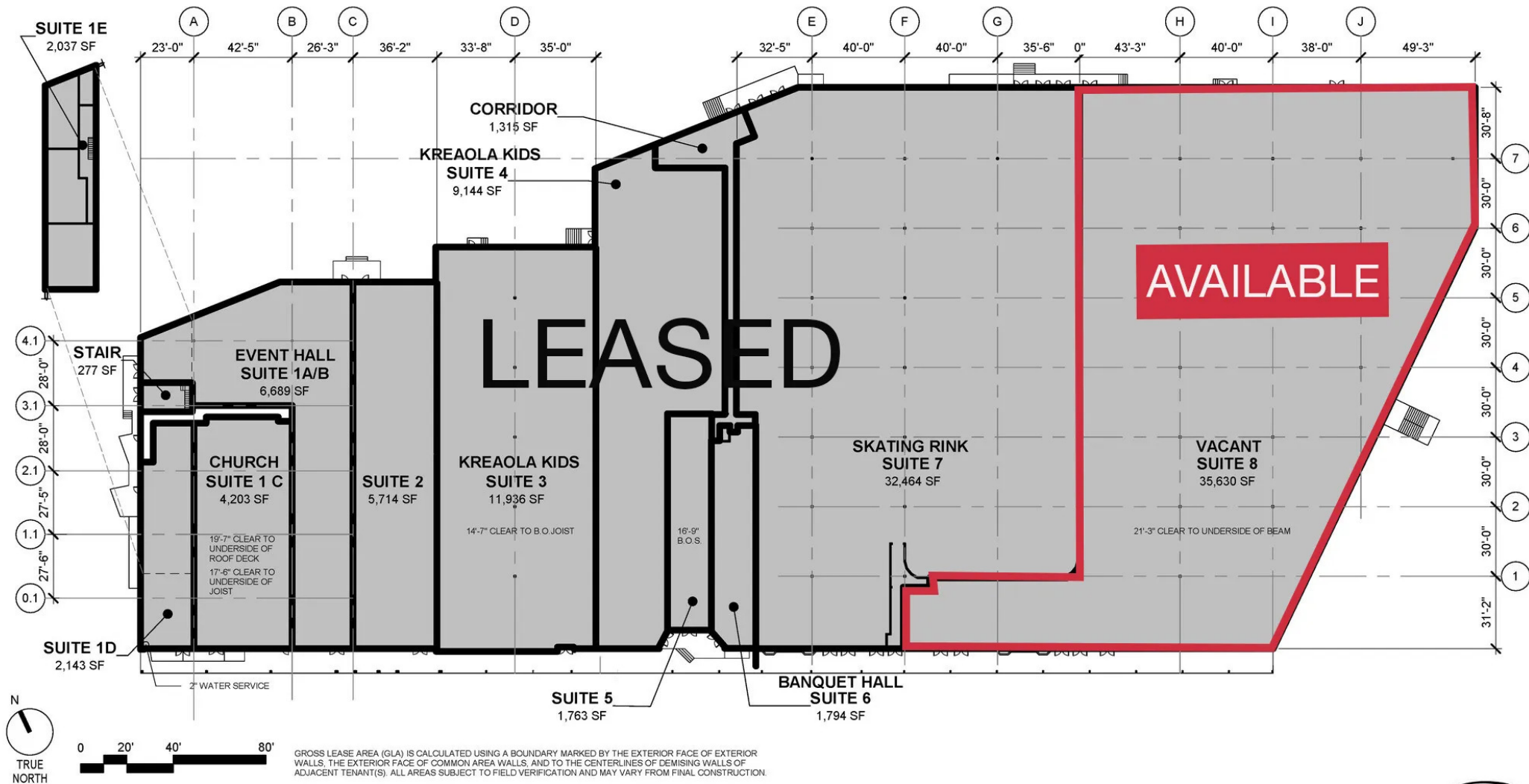
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100 N. Charles
Street
Baltimore, MD
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L1 | BUILDING LEASE OUTLINE DRAWING
3100 BRANCH AVE _21-106
03.30.2021



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