

FOR LEASE

4305-4333 ST. BARNABAS RD., TEMPLE HILLS, MD 20748

BUILD TO SUIT PAD SITES



VANTAGE
COMMERCIAL REALTY

DISCOVER THE UNSEEN: YOUR SOURCE FOR OFF-MARKET COMMERCIAL PROPERTIES

Build-to-Suit Pad Sites at Marlow Downtown Shopping Center

Prime Retail Opportunities in Temple Hills, MD

Marlow Downtown Shopping Center, a well-established retail destination at 4305-4333 St Barnabas Rd, Temple Hills, MD, is expanding with three prime pad sites available for build-to-suit development. These highly visible sites offer an exceptional opportunity for national and regional retailers, quick-service restaurants, financial institutions, and other commercial users seeking a custom-built space in a thriving retail corridor.

Key Highlights:

- Build-to-Suit Flexibility – Custom-designed spaces to meet tenant specifications
- High-Traffic Location – Strategically positioned along St Barnabas Rd, with excellent visibility and access
- Strong Retail Synergy – Co-tenancy with a diverse mix of national and local retailers driving consistent foot traffic
- Dense Residential & Commercial Trade Area – Surrounded by established neighborhoods, schools, and businesses
- Ideal for a Variety of Uses – Perfect for drive-thru restaurants, banks, medical offices, and more

Location Benefits:

- Minutes from Washington, DC – Direct access to the Capital Beltway (I-495) and major commuter routes
- Growing Consumer Base – A vibrant local community with strong daytime and evening traffic
- Convenient Parking & Accessibility – Ample parking and multiple entry points for ease of access

Don't miss this rare build-to-suit opportunity in one of Prince George's County's busiest retail corridors. Contact us today to discuss your vision and secure your space at Marlow Downtown Shopping Center!



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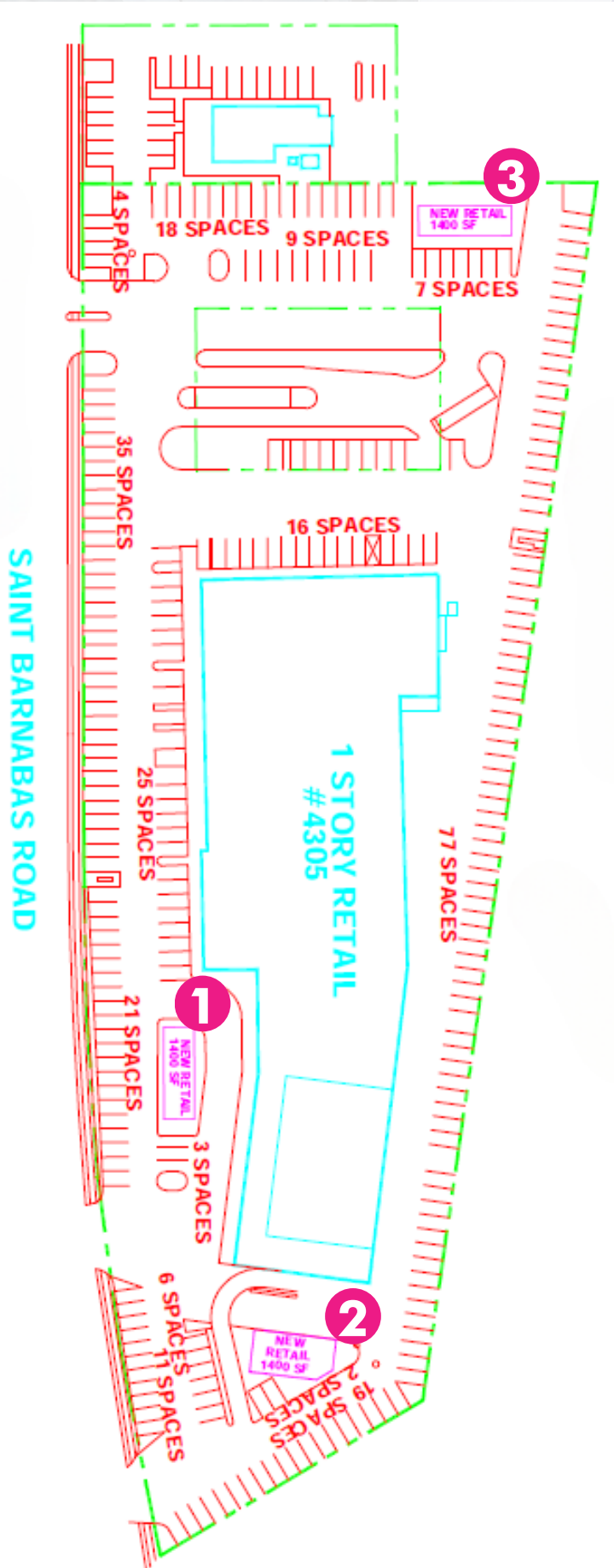


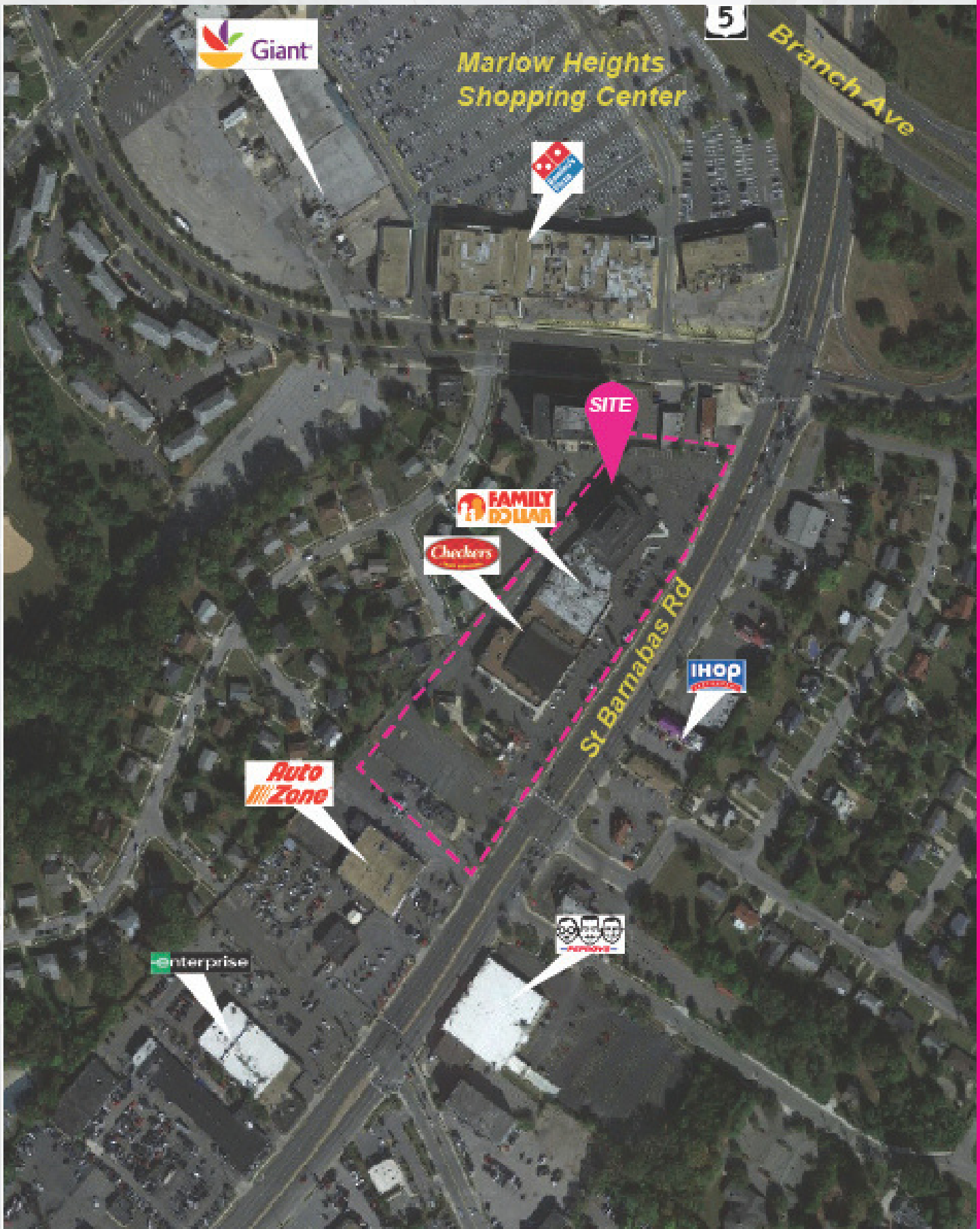


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Property Data

GLA: 51,866 SF

Zoning: M-X-T

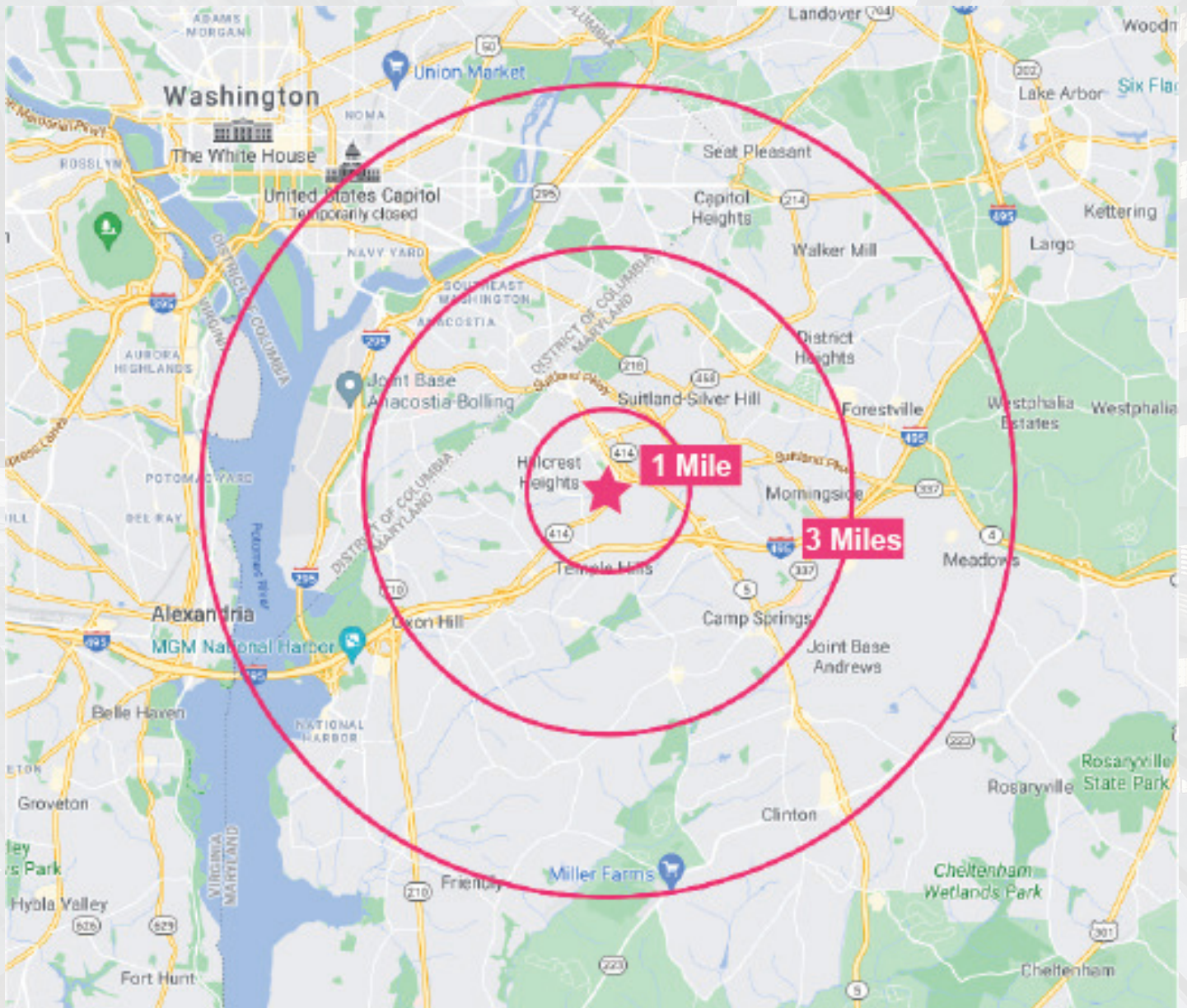
Parking Spots: Over 230 Spots



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DEMOGRAPHICS

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1-MILE 3-MILES 5-MILES

Population

16,124 174,720 409,976

Households

6,804 69,038 165,084

Average HH Income

\$77,757 \$73,417 \$87,640

Average House Value

\$240,514 \$312,988 \$379,684

WALK SCORE*
Very Walkable (77)