

COVENTRY PLAZA

6300 Coventry Way, Clinton, MD 20735
Prince George's County



RETAIL FOR LEASE

JOIN:  **SHOPPERS**



- Approximately 112,000 SF high volume grocery-anchored center well located at the interchange of Branch Avenue (Rt. 5) and Coventry Way in Clinton, MD.
- Easy access via four ingress/egress points plus a traffic signal serving the shopping center at Coventry Way and Old Branch Avenue.

SIZE	RATE	DELIVERY CONDITION	TIMING OF AVAILABILITY
570 SF	"MARKET"	"AS-IS" (former hair braiding salon)	IMMEDIATE
1,140 SF	"MARKET"	"AS-IS" (former barbershop)	IMMEDIATE
2,368 SF	"MARKET"	"AS-IS" (former beauty store)	IMMEDIATE
2,450 SF	"MARKET"	"AS-IS" (former dry cleaner)	IMMEDIATE
2,852 SF	"MARKET"	"AS-IS" (former cigar & cocktail lounge)	IMMEDIATE
OR IF COMBINED:			
Up to 7,670 SF	"MARKET"	WARM DARK SHELL + TI	IMMEDIATE
5,220 SF	"MARKET"	WARM DARK SHELL + TI	IMMEDIATE
4,818 SF	"MARKET"	WARM DARK SHELL + TI	IMMEDIATE

*EST. NNN's: \$7.28 PSF

OWNED BY:  CARROLLTON ENTERPRISES

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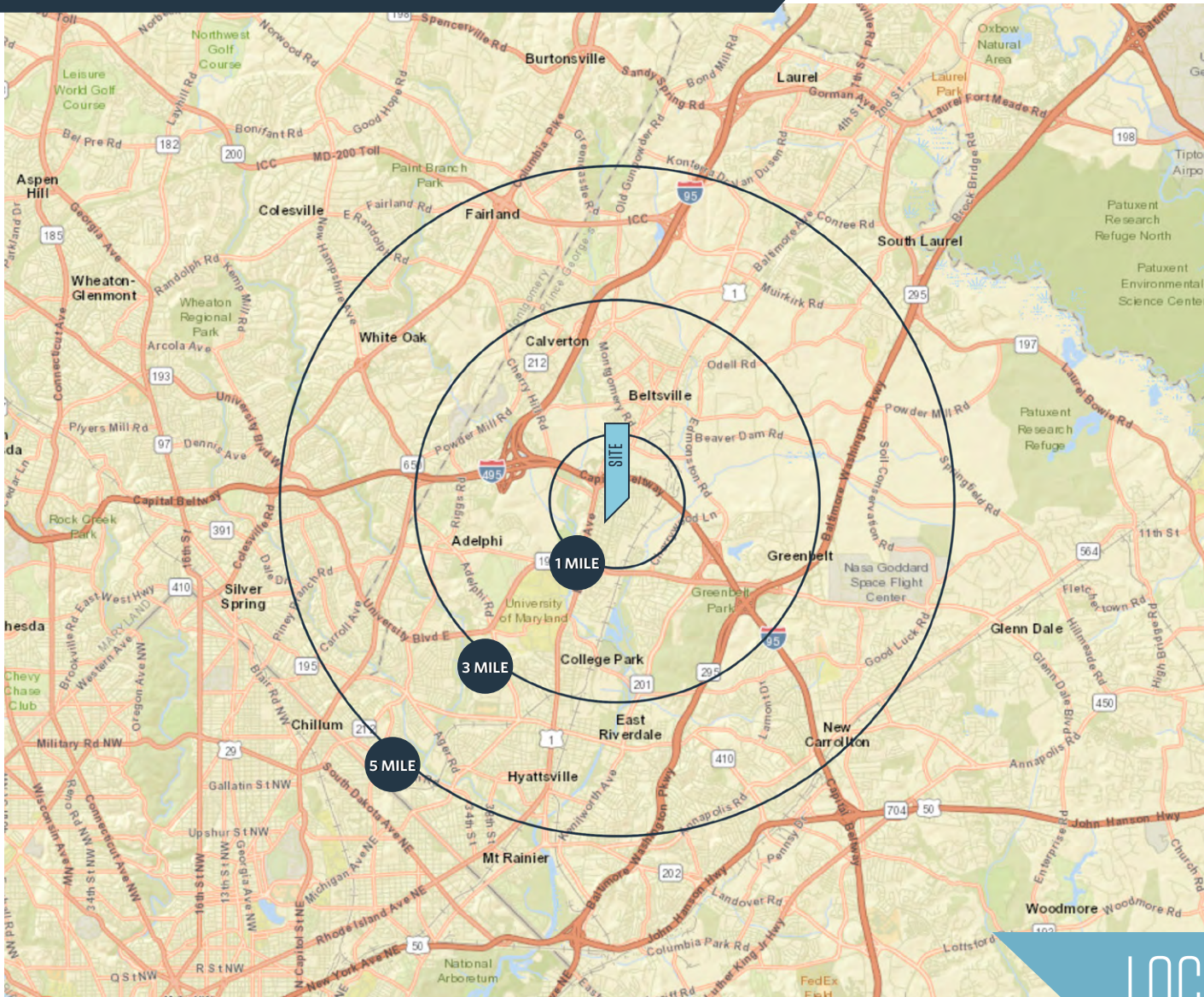
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DEMOGRAPHICS | 2025:

	1-MILE	3-MILE	5-MILE
Population	6,148	53,774	169,470
Daytime Population	7,352	48,622	135,247
Households	2,242	18,912	64,807
Average HH Income	\$136,206	\$137,653	\$125,182

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2024:

Branch Avenue (Rt. 5)	108,200 ADT
Old Branch Avenue	15,400 ADT

LOCATION & DEMOGRAPHICS

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For More Information, Please Contact:

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