

# OSBORNE SHOPPING CENTER

UPPER MARLBORO, MD

11,000 SF AVAILABLE (3,000-8,000 SF DEMISING OPTIONS AVAILABLE)

RAPPAPORT  
CULTIVATING PLACES



SCAN TO VIEW  
VIRTUAL TOUR









## OSBORNE SHOPPING CENTER

### UPPER MARLBORO, MD

- Excellent opportunity to backfill a highly visible, well-located junior anchor box in a grocery-anchored shopping center (redeveloped in 2014)
- Located within a dense residential area near Joint Base Andrews
- Situated with great access along highly trafficked Crain Highway and S Osborne Road
- Perfect for specialty retail, fitness, medical, entertainment, or discount concepts seeking a prominent location
- Great mix of national tenants including Safeway, Popeyes, and Taco Bell
- Landlord is willing to subdivide for the right uses, accommodating spaces ranging from 3,000 to 8,000 SF

### DEMOGRAPHICS 2025

	1 MILE	3 MILES	5 MILES
 <b>POPULATION</b>	2,841	29,436	60,583
 <b>DAYTIME POPULATION</b>	1,614	16,647	40,507
 <b>HOUSEHOLD INCOME</b>	\$123,074	\$142,088	\$137,476
 <b>TRAFFIC COUNTS</b>	12,200 on S Osborne Road		

### CO-TENANTS







# OSBORNE SHOPPING CENTER UPPER MARLBORO, MD

JOINT BASE  
ANDREWS

RITCHIE MARLBORO ROAD

BROWN STATION ROAD

OLD MARLBORO PIKE

CARUSO HOMES  
BALMORAL

DOLLAR GENERAL

DUNKIN'



301



UPPER MARLBORO

DOLLAR TREE



weis

PRINCE GEORGE'S  
EQUESTRIAN CENTER

CVS  
pharmacy



ROSARYVILLE  
STATE PARK

CROOM ROAD 6,000 VPD

CRAIN HIGHWAY 37,000 VPD

301

MARLTON GOLF CLUB

MARLTON PLAZA  
SHOPPING CENTER



OSBORNE  
SHOPPING CENTER

petco

Bojangles



WOODYARD CROSSING  
SHOPPING CENTER

BRANCH AVENUE

WOODYARD ROAD 18,425 VPD

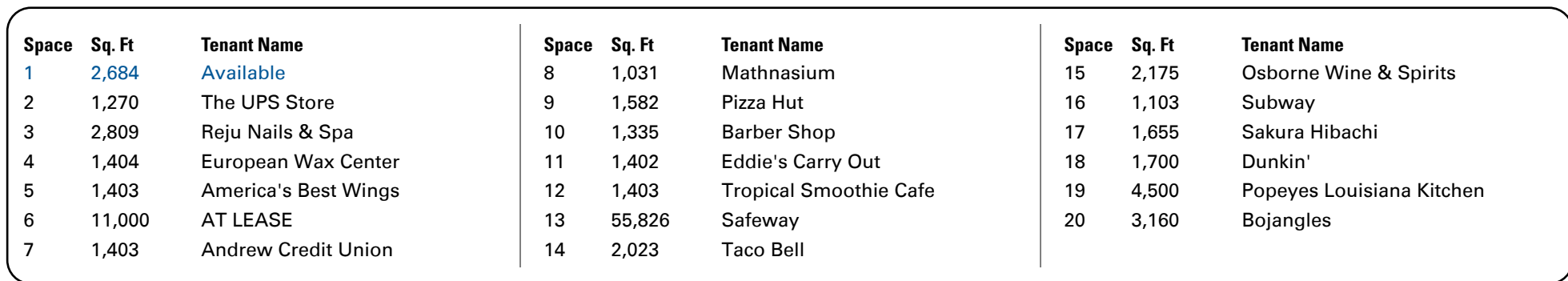
S OSBORNE ROAD 12,234 VPD

PATUXENT RIVER

JUG BAY



**11,000 SF AVAILABLE (3,000 -8,000 SF DEMISING OPTIONS AVAILABLE)**



# OSBORNE SHOPPING CENTER

UPPER MARLBORO, MD





**OSBORNE SHOPPING CENTER | 7583 CRAIN HIGHWAY, UPPER MARLBORO, MD**

Pat O'Meara | [pomeara@rappaportco.com](mailto:pomeara@rappaportco.com) | 571.382.1218

Thomas Bolen III | [tbolen@rappaportco.com](mailto:tbolen@rappaportco.com) | 571.382.1291

[rappaportco.com](http://rappaportco.com)