

OSBORNE SHOPPING CENTER

UPPER MARLBORO, MD
FULLY LEASED

RAPPAPORT
CULTIVATING PLACES







OSBORNE SHOPPING CENTER

UPPER MARLBORO, MD

- | Grocery-anchored shopping center (redeveloped in 2014)
- | Located within a dense residential area near Joint Base Andrew
- | Situated with great access along highly trafficked Crain Highway and S Osborne Road
- | Great small shop opportunities in a strong neighborhood shopping center in a vastly underserved market
- | Great mix of national tenants including Safeway, Petco, and Taco Bell
- | Available spaces are ideal for cellular and service retailers

DEMOGRAPHICS 2024

	1 MILE	3 MILES	5 MILES
 POPULATION	2,841	29,436	60,583
 DAYTIME POPULATION	1,614	16,647	40,507
 HOUSEHOLD INCOME	\$123,074	\$142,088	\$137,476
 TRAFFIC COUNTS	12,234 on S Osborne Road		

CO-TENANTS





OSBORNE SHOPPING CENTER UPPER MARLBORO, MD

JOINT BASE
ANDREWS

CARUSO HOMES
BALMORAL

DOLLAR GENERAL

DUNKIN'



301



DOLLAR TREE



weis

PRINCE GEORGE'S
EQUESTRIAN CENTER

301

CVS
pharmacy



CROOM ROAD 6,000 VPD

CRAIN HIGHWAY 37,000 VPD

ROSARYVILLE
STATE PARK

301

MARLTON GOLF CLUB

MARLTON PLAZA
SHOPPING CENTER



OSBORNE
SHOPPING CENTER

petco

Bojangles



WOODYARD CROSSING
SHOPPING CENTER

WOODYARD ROAD 18,425 VPD

PENNSYLVANIA AVENUE 53,000 VPD

S OSBORNE ROAD 12,234 VPD

BROWN STATION ROAD

OLD MARLBORO PIKE

RITCHIE MARLBORO ROAD

BRANCH AVENUE

PATUXENT RIVER

JUG BAY

SITE PLAN

OSBORNE SHOPPING CENTER | UPPER MARLBORO, MD

FULLY LEASED



Space	Sq. Ft	Tenant Name	Space	Sq. Ft	Tenant Name	Space	Sq. Ft	Tenant Name
1	2,684	Anne Arundel Medical Group	8	1,031	At Lease	15	2,175	Osborne Wine & Spirits
2	1,270	The UPS Store	9	1,582	PizzaHut	16	1,103	Subway
3	2,809	Reju Nails & Spa	10	1,335	Barber Shop	17	1,655	Sakura Japanese Restaurant
4	1,404	European Wax Center	11	1,402	Eddie's Carry Out	18	1,700	Dunkin' Donuts
5	1,403	America's Best Wings	12	1,403	Tropical Smoothie Cafe	19	4,500	Popeyes Louisiana Kitchen
6	11,000	Petco	13	55,826	Safeway	20	3,160	Bojangles
7	1,403	Andrew Credit Union	14	2,023	Taco Bell			

OSBORNE SHOPPING CENTER

UPPER MARLBORO, MD





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

Pat O'Meara | pomeara@rappaportco.com | 571.382.1218

Thomas Bolen III | tbolen@rappaportco.com | 571.382.1291

rappaportco.com