# **OSBORNE SHOPPING**

**RAPPAPORT** 



# **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 2024**

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

### **CO-TENANTS**











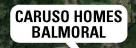








JOINT BASE ANDREWS







OLD MARLBORO AIKE









**PRINCE GEORGE'S EQUESTRIAN CENTER** 





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ROSARYVILLE STATE PARK

ELEVEN

**MARLTON GOLF CLUB** 

000

**PCVS** pharmacy

CROOM ROAD 6.00

PENNSYLVANIA AVENUE 53,000 VPD













**WOODYARD CROSSING SHOPPING CENTER** 



















Walmart :

**MARLTON PLAZA SHOPPING CENTER** 







# **SITE PLAN**

# **OSBORNE SHOPPING CENTER | UPPER MARLBORO, MD**

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



Space	Sa Ft	Tenant Name	Space	Sn Ft	Tenant Name	Space	Sa Ft	Tenant Name
1	2,684	Anne Arundel Medical Group	8	1,031	Mathnasium	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	Available	13	55,826	Safeway	20	3,160	Bojangles
7	1,403	Andrew Credit Union	14	2,023	Taco Bell			

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**UPPER MARLBORO, MD** 









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

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