# **OSBORNE SHOPPING CENTER** UPPER MARLBORO, MD 11.000 SF AVAILABLE (3,000-8,000 SF DEMISING

Intel A

G NALLSPA

180

B-200



grooming



### **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**

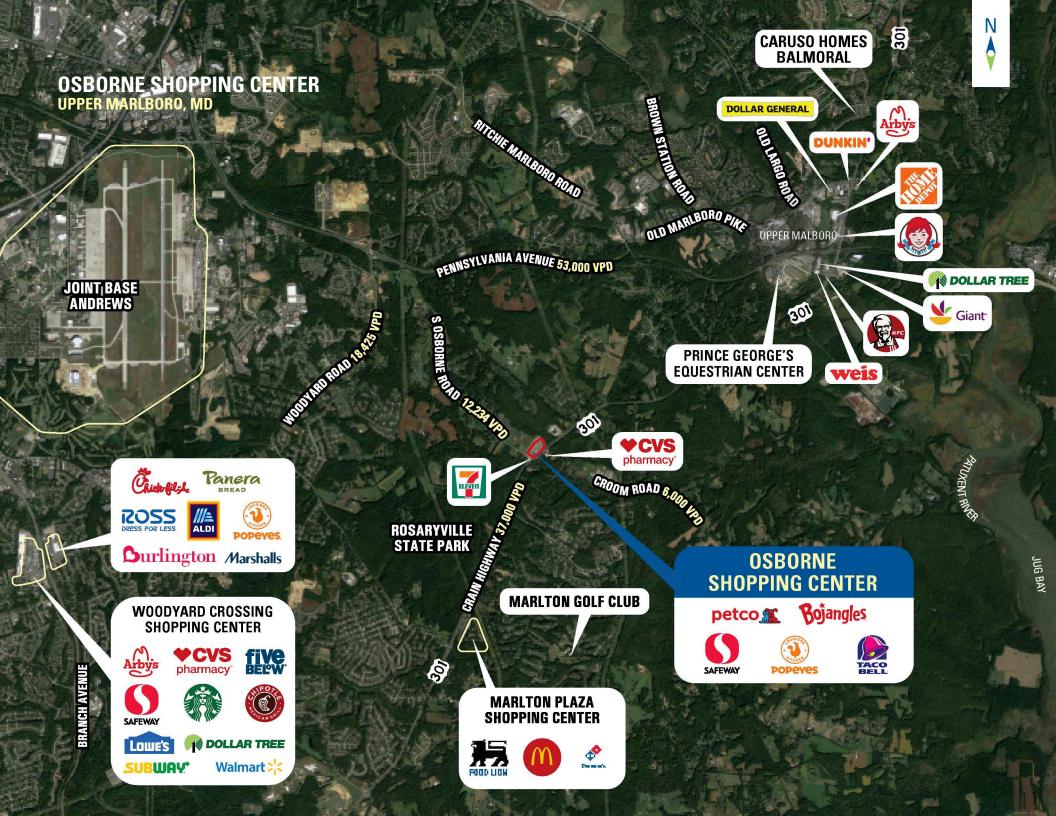
		1 MILE	3 MILES	5 MILES
<b>ŤŤ</b>	POPULATION	2,841	29,436	60,583
ÿ	DAYTIME POPULATION	1,614	16,647	40,507
\$	HOUSEHOLD INCOME	\$123,074	\$142,088	\$137,476
	TRAFFIC COUNTS	12,234 on	S Osborne F	Road

## **CO-TENANTS**









#### SITE PLAN OSBORNE SHOPPING CENTER | UPPER MARLBORO, MD 11.000 SF AVAILABLE (3,000 -8,000 SF DEMISING OPTIONS AVAILABLE)



Space	Sq. Ft	Tenant Name	Space	Sq. Ft	Tenant Name	Space	Sq. Ft	Tenant Name
1	2,684	Anne Arundel Medical Group	7	1,403	Andrew Credit Union	14	2,023	Taco Bell
		(Coming Available)	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
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#### **OSBORNE SHOPPING CENTER** UPPER MARLBORO, MD









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

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