OSBORNE SHOPPING CENTER

UPPER MARLBORO, MD

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

RAPPAPORT
CULTIVATING PLACES

petco

grooming

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
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

SAFEWAY · POPEYES · Bojangles' Famous Chicken 'n Biscuits · TACO BELL · DUNKIN' · 7-ELEVEN

OSBORNE SHOPPING CENTER
UPPER MARLBORO, MD

N

CARUSO HOMES BALMORAL

DOLLAR GENERAL

DUNKIN'

Arby's

THE HOME DEPOT

Wendy's

DOLLAR TREE

Giant

301

KFC

PRINCE GEORGE'S EQUESTRIAN CENTER

weis

UPPER MALBORO

RITCHIE MARLBORO ROAD

BROWN STATION ROAD

OLD LARGO ROAD

OLD MARLBORO PIKE

PENNSYLVANIA AVENUE 53,000 VPD

JOINT BASE ANDREWS

WOODYARD ROAD 18,425 VPD

S OSBORNE ROAD 12,234 VPD

301

CVS pharmacy

7 ELEVEN

CROOM ROAD 6,000 VPD

ROSARYVILLE STATE PARK

CRAIN HIGHWAY 37,000 VPD

MARLTON GOLF CLUB

OSBORNE SHOPPING CENTER

petco   Bojangles

SAFEWAY   Popeyes   TACO BELL

Chick-fil-A   Panera BREAD
ROSS DRESS FOR LESS   ALDI   Popeyes
Burlington   Marshalls

WOODYARD CROSSING SHOPPING CENTER
Arby's   CVS pharmacy   five BELOW
SAFEWAY   Starbucks   CHIPOTLE MEXICAN GRILL
Lowe's   DOLLAR TREE
SUBWAY   Walmart

BRANCH AVENUE

MARLTON PLAZA SHOPPING CENTER
FOOD LION   McDonald's

PATUXENT RIVER

JUG BAY

301

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 (Coming Available)	7	1,403	Andrew Credit Union	14	2,023	Taco Bell
			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

OSBORNE SHOPPING CENTER
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