

# 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
 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	12,200 on S Osborne Road		

### CO-TENANTS





# OSBORNE SHOPPING CENTER UPPER MARLBORO, MD



JOINT BASE  
ANDREWS

CARUSO HOMES  
BALMORAL

DOLLAR GENERAL

DUNKIN'



DOLLAR TREE



weis

PRINCE GEORGE'S  
EQUESTRIAN CENTER

301

RITCHIE MARLBORO ROAD

BRUNN STATION ROAD

OLD MARLBORO PIKE

UPPER MARLBORO

PENNSYLVANIA AVENUE 53,000 VPD

WOODYARD ROAD 18,425 VPD

S OSBORNE ROAD 12,234 VPD

301

CVS  
pharmacy



CROOM ROAD 6,000 VPD

GRAIN HIGHWAY 37,000 VPD

ROSARYVILLE  
STATE PARK

MARLTON GOLF CLUB

## OSBORNE SHOPPING CENTER

petco

Bojangles



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 CHIPOTILE MEXICAN GRILL

LOWE'S DOLLAR TREE

SUBWAY Walmart

MARLTON PLAZA SHOPPING CENTER

FOOD LION MCDONALD'S

BRANCH AVENUE

PITKIN RIVER

JUG BAN

# 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	Available	8	1,031	Mathnasium	15	2,175	Osborne Wine & Spirits
2	1,270	The UPS Store	9	1,582	Pizza Hut	16	1,103	Subway
3	2,809	Reju Nails & Spa	10	1,335	Barber Shop	17	1,655	Sakura Hibachi
4	1,404	European Wax Center	11	1,402	Eddie's Carry Out	18	1,700	Dunkin'
5	1,403	America's Best Wings	12	1,403	Tropical Smoothie Cafe	19	4,500	Popeyes Louisiana Kitchen
6	11,000	AT LEASE	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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