

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

CVS
pharmacy



ROSARYVILLE
STATE PARK

CRAIN HIGHWAY 37,000 VPD

CROOM ROAD 6,000 VPD

MARLTON GOLF CLUB

MARLTON PLAZA
SHOPPING CENTER



OSBORNE SHOPPING CENTER

petco

Bojangles



WOODYARD CROSSING SHOPPING CENTER



WOODYARD ROAD 18,425 VPD

S OSBORNE ROAD 12,234 VPD

RITCHIE MARLBORO ROAD

BROWN STATION ROAD

OLD MARLBORO PIKE

OLD LARGO ROAD

301

301

301

BRANCH AVENUE

PATUXENT RIVER

JUG BAY

SITE PLAN

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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			

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