



# Mitchellville Plaza

Mitchellville, MD

1,170 - 2,502 SF available



# Mitchellville

Maryland

- 152,502 SF center anchored by Weis Market with ample on-site parking
- Located at the major intersection of Central Avenue and Enterprise Road, only 3 miles from I-495
- The top performing center in the trade area (5 miles) with 2.5 Million annual visitors
- Features a well-balanced mix of national, regional, and local tenants with a strong historical occupancy and opportunities for growth



## 2025 Demographics

|                    | 1 mi.                    | 3 mi.     | 5 mi.     |
|--------------------|--------------------------|-----------|-----------|
| Population         | 7,387                    | 61,037    | 172,816   |
| Daytime Population | 1,693                    | 17,716    | 55,923    |
| Household Income   | \$160,782                | \$155,972 | \$145,967 |
| Traffic Counts     | 49,000 on Central Avenue |           |           |

## Area Retailers



# The Area

- Mitchellville boasts a 93.7% homeownership rate and median household income of \$152,795
- The site offers excellent accessibility, with close proximity to major transit hubs such as Morgan Boulevard and New Carrollton Metro stations
- Surrounded by national brands including Target, Giant, Ross, and Shoppers, plus dining options like Chipotle and McDonald's



# Site Plan

1,170 - 2,502 SF available

● Space Available



# Tenant List

| Space # | Sq. Ft. | Tenant                    |
|---------|---------|---------------------------|
| 1       | 45,100  | Weis Markets              |
| 2       | 3,048   | Peru Charbroiled Chicken  |
| 3       | 3,644   | Sherwin Williams          |
| 4       | 2,000   | Central Cleaners          |
| 5       | 4,232   | Little Smiling Faces      |
| 6       | 1,360   | China Chef                |
| 7       | 2,200   | Negril Jamaican Eatery    |
| 8       | 2,200   | Popeyes Louisiana Kitchen |
| 9       | 1,200   | Angel Nails               |
| 10      | 1,600   | Available                 |
| 11      | 1,200   | Subway                    |
| 12      | 1,200   | The Barber Shop           |
| 13      | 1,700   | iFix Fast                 |
| 14      | 2,640   | Scott Orthodontics        |
| 15      | 2,800   | Salon Topcurl             |

| Space # | Sq. Ft. | Tenant                   |
|---------|---------|--------------------------|
| 16      | 1,000   | The UPS Store            |
| 17      | 3,000   | Watkins Park Liquors     |
| 18      | 17,399  | MedStar Health           |
| 19      | 2,000   | T-Mobile                 |
| 20      | 4,000   | Beyond Beauty            |
| 21      | 1,658   | Firehouse Subs           |
| 22      | 1,560   | Pizza Hut                |
| 23      | 7,235   | Fresenius Kidney Care    |
| 24      | 1,869   | Tobacco Station          |
| 25      | 1,700   | Sunoco                   |
| 26      | 3,000   | Citibank                 |
| 27      | 2,400   | Dunkin' & Baskin Robbins |
| 28      | -       | McDonald's               |
| 200     | 3,508   | Topcurl Beauty Academy   |
| 204     | 1,195   | Chel's Hair Braiding     |

| Space # | Sq. Ft. | Tenant                              |
|---------|---------|-------------------------------------|
| 212     | 2,456   | NovaCare Rehabilitation             |
| 212A    | 2,041   | Fiercely Feminine Studios           |
| 213     | 2,528   | Elevated Oasis Dental               |
| 217     | 1,170   | Faced by Jes Skin and Beauty        |
| 218     | 1,170   | Available                           |
| 219     | 1,507   | Senior Helpers PG South             |
| 220     | 2,525   | Dr. Christine Omoruyi & Associates  |
| 221     | 1,407   | Available                           |
| 223     | 2,502   | Available                           |
| 224     | 2,787   | The Oral Surgery Center             |
| 225     | 1,411   | Comprehensive Allergy & Asthma Care |
| 227     | 1,108   | Total Access Insurance              |
| 228     | 1,379   | Munas Heart Nursing                 |
| 229     | 781     | U.S. Army                           |

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