



COMMERCIAL REAL ESTATE

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RETAIL PROPERTY FOR LEASE

# Retail For Lease In Temple Hills

**4316 SAINT BARNABAS RD, TEMPLE HILLS, MD 20748**

## EXECUTIVE SUMMARY

**Retail For Lease In Temple Hills** 4316 Saint Barnabas Rd, Temple Hills, MD 20748



### OFFERING SUMMARY

Available SF:	900 SF
Lease Rate:	\$30.00 SF/yr (NNN)
Year Built:	1969
Building Size:	4,017
Renovated:	2017
Zoning:	CGO
Market:	Washington DC
Submarket:	Branch Avenue Corridor
Traffic Count:	30,675

### PROPERTY OVERVIEW

K & M Commercial, as the exclusive listing firm, introduces an exceptional leasing opportunity in Temple Hills, MD! This prime 900 sq. ft. Retail Space, complete with building and pylon signage, is perfectly positioned to capture attention and attract customers. The property is just minutes from I-495 and offers unparalleled accessibility and visibility, ideal for drawing in a steady stream of foot traffic. With its versatile layout and strategic location, this space provides an optimal environment for various retail endeavors.

### PROPERTY HIGHLIGHTS

- 900 sq/ft retail space
- Minutes from 495
- Building and Pylon signage

**KAYVAN MEHRBAKSH, CCIM, MBA**

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459 Herndon Pkwy #21 Herndon, VA 20170



## ADDITIONAL PHOTOS

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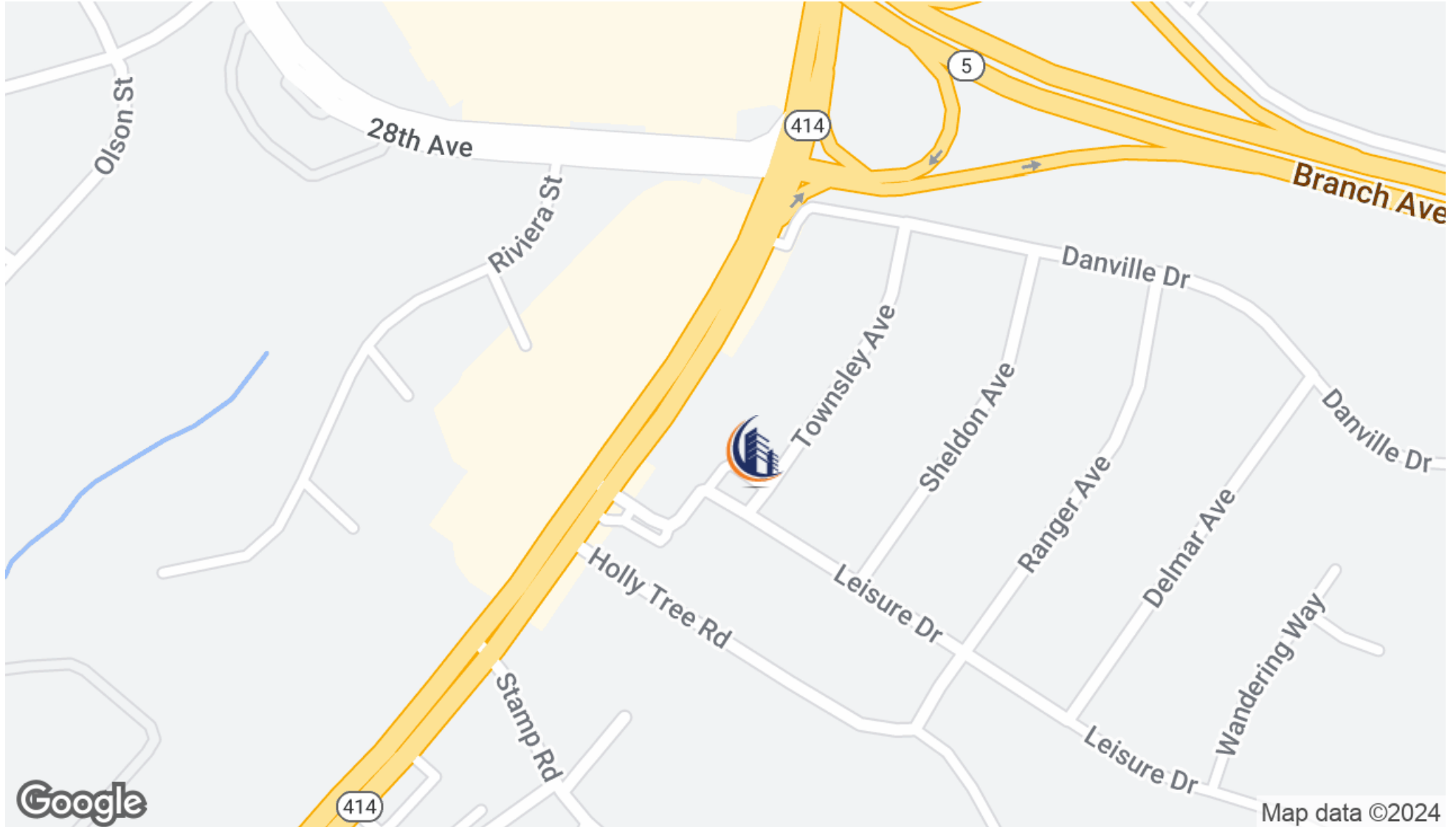
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## LOCATION MAP

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# DEMOGRAPHICS MAP & REPORT

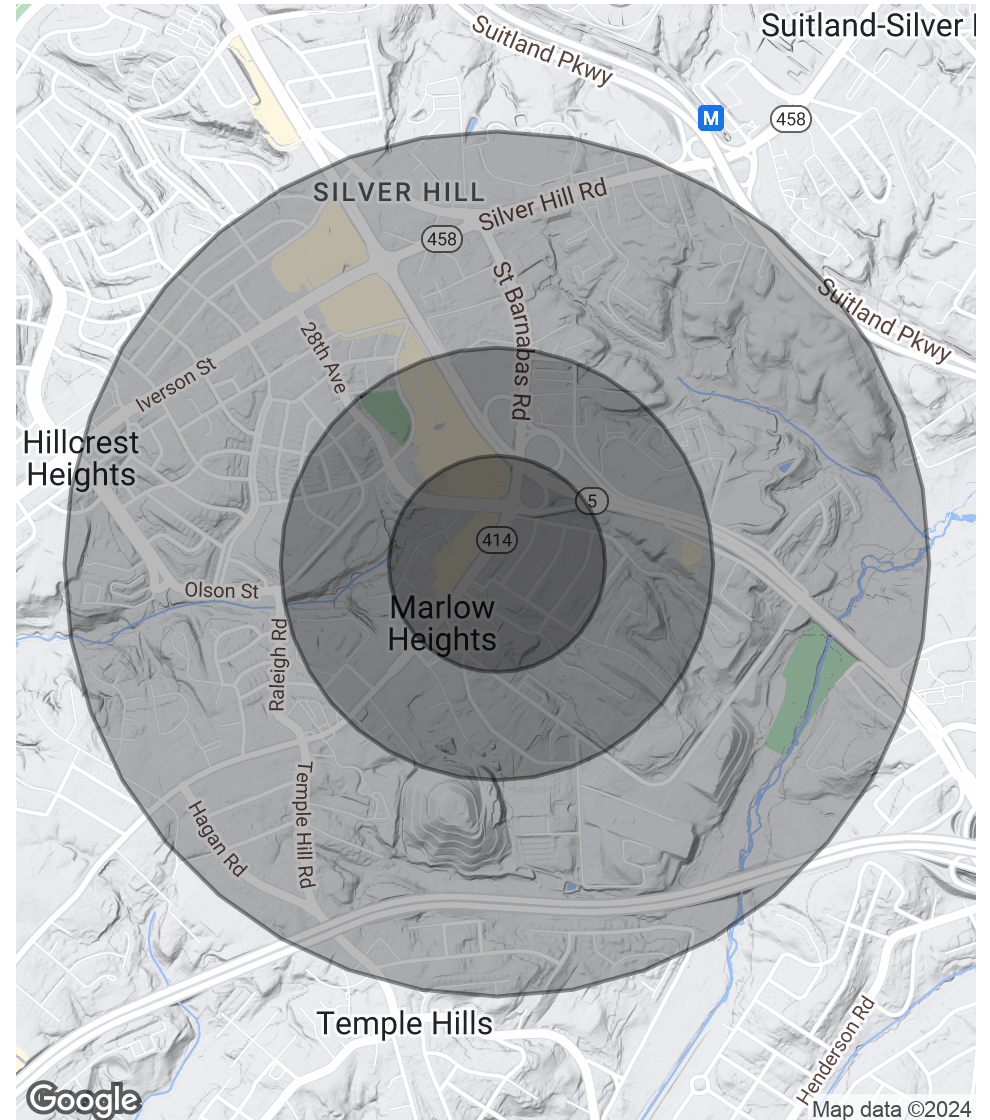
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	788	3,420	13,446
Average Age	43.8	43.7	41.6
Average Age (Male)	38.0	37.1	36.8
Average Age (Female)	46.6	46.3	43.6

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	354	1,640	6,321
# of Persons per HH	2.2	2.1	2.1
Average HH Income	\$70,106	\$66,608	\$70,575
Average House Value	\$277,611	\$253,283	\$240,722

\* Demographic data derived from 2020 ACS - US Census



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