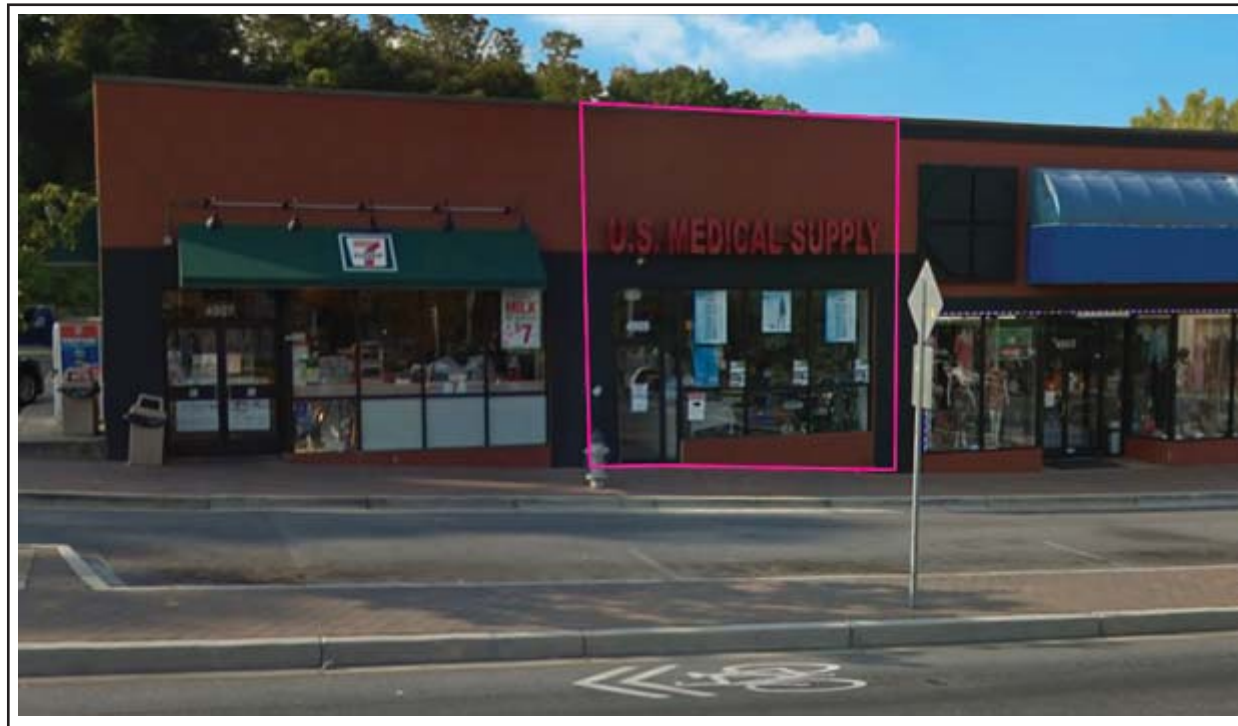


FOR LEASE

RETAIL SPACE IN BLADENSBURG SHOPPING CENTER

4905 ANNAPOLIS RD., BLADENSBURG, MD 20710



OFFERING MEMORANDUM



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SUITE 716.
WASHINGTON DC 20005
www.vantagecr.com

Ken Noroozi
ken@vantagecr.com

O: (202) 347-3760
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AVAILABLE FOR IMMEDIATE OCCUPATION

Base Rent: \$30.00/SF/NNN

- IDEAL FOR MOST RETAIL USES INCLUDING RESTAURANT
- NEXT TO 7 ELEVEN IN A VERY BUSY SHOPPING CENTER
- SIZE: 2,021 SF
- WALK SCORE: 78 VERY WALKABLE
- DAYTIME POPULATION: 10,700 (1Mile)
- AVERAGE HOUSEHOLD INCOME: \$57,603



PROPERTY INFORMATION



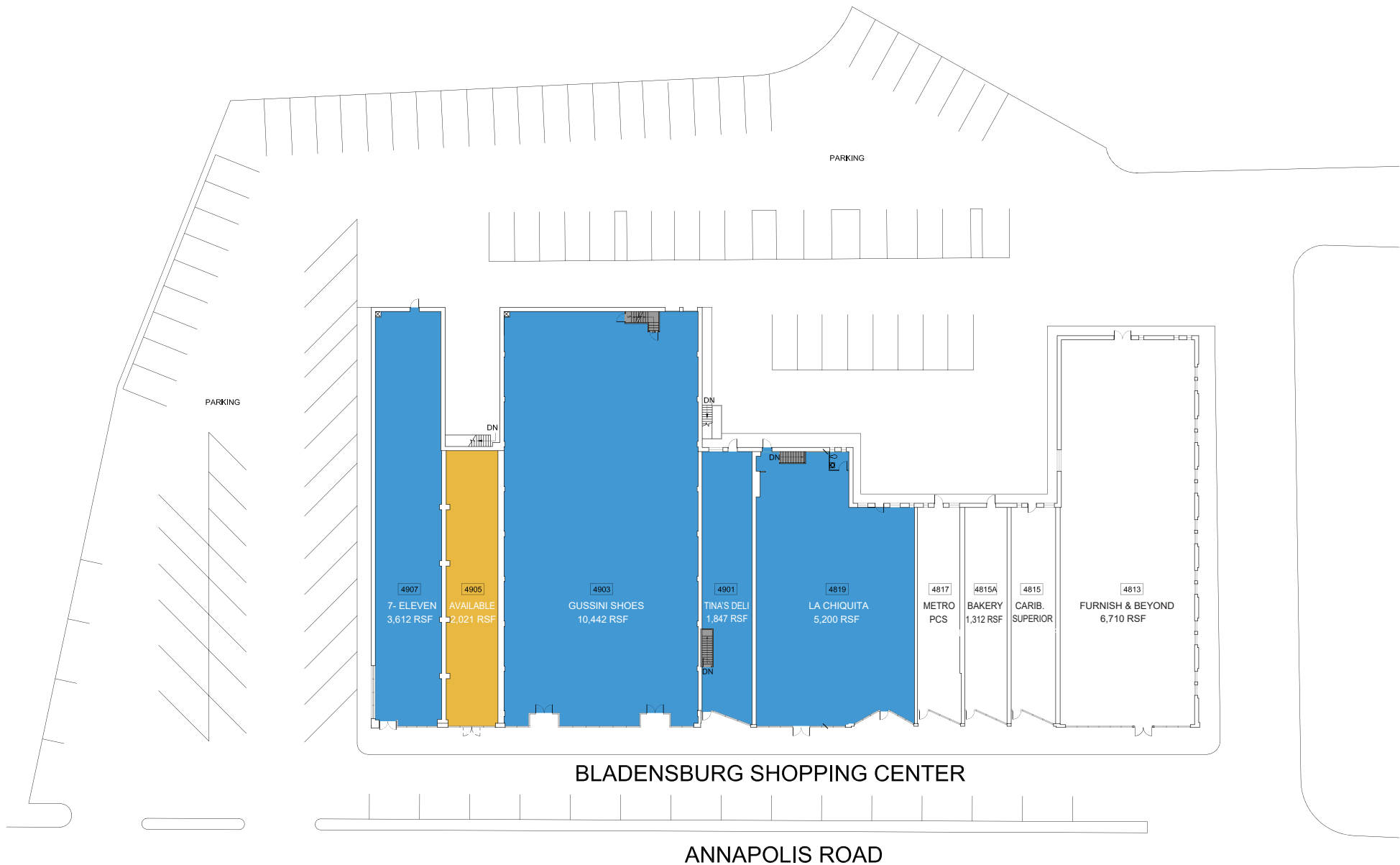
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FLOOR PLAN



BLADENSBURG SHOPPING CENTER

ANNAPOLIS ROAD