

FOR LEASE / SALE

# 7623 S. Osborne Road






Upper Marlboro, MD 20772

## Overview

Available freestanding building for sale / lease located just off the signalized intersection of Crain Highway (US 301) and S. Osborne Road in Upper Marlboro, MD. Located across from Osborne Shopping Center (Safeway), the property offers multiple access points and excellent visibility with pylon signage. Landlord will consider re-use of the existing building as well as redevelopment opportunities.

## Quick Facts

Size	2,750 square feet
Availability	Fully Leased
Land Size	0.7 acres
Parking	44 spaces
Zoning	C-S-C
RE Taxes	\$10,754.60 (2022)

2020 Demographics	1 miles	3 miles	5 miles
 POPULATION	3,008	30,997	60,684
 HOUSEHOLDS	1,145	10,715	21,758
 AVG. HH INCOME	\$108,728	\$128,896	\$128,403
 DAYTIME POPULATION	679	10,554	27,588
 TRAFFIC COUNTS	9,512 AADT (S. Osborne Road)	27,732 AADT (Crain Highway - US 301)	

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COMMERCIAL REAL ESTATE









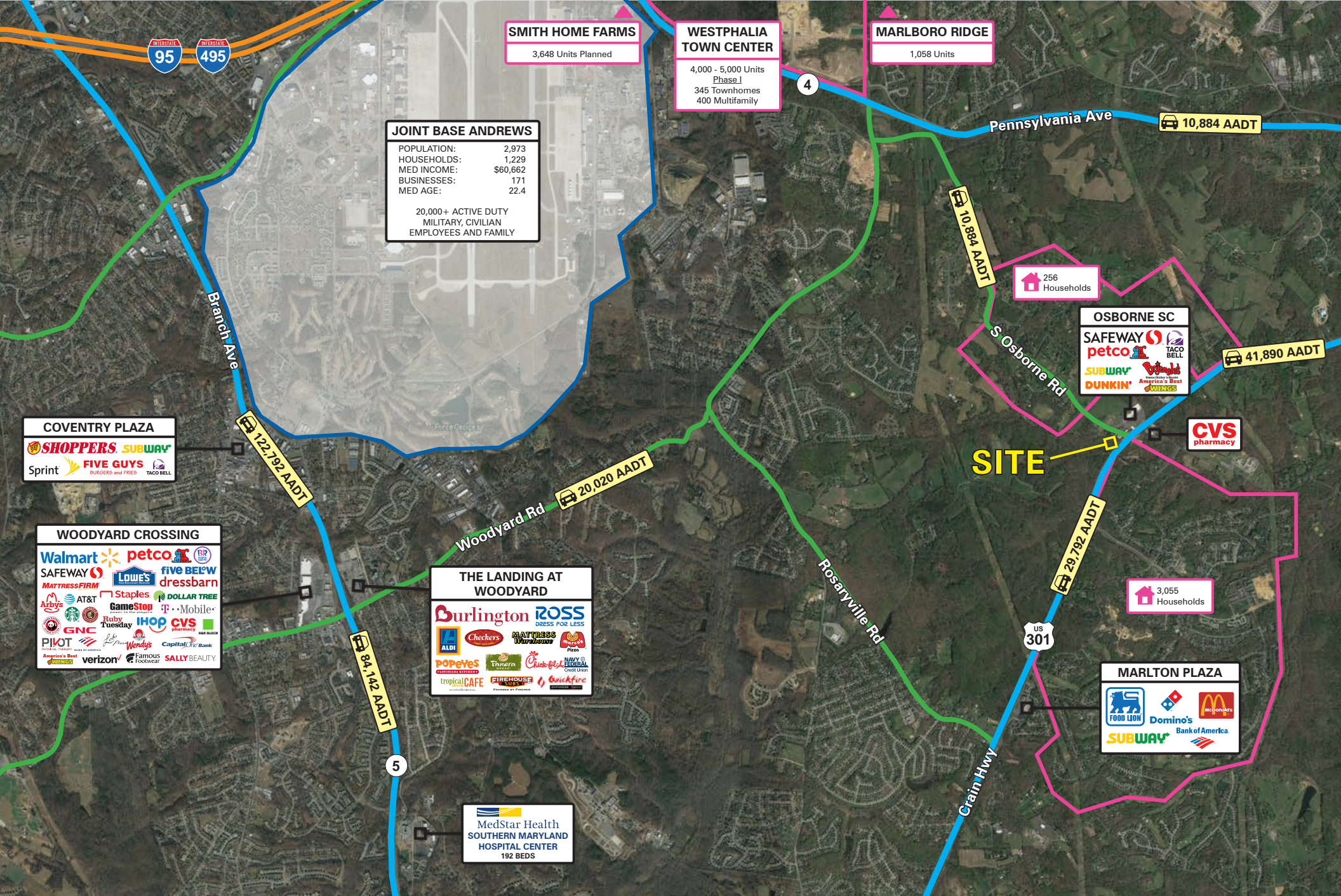












**JOINT BASE ANDREWS**

POPULATION:	2,973
HOUSEHOLDS:	1,229
MED INCOME:	\$60,662
BUSINESSES:	171
MED AGE:	22.4

20,000+ ACTIVE DUTY MILITARY, CIVILIAN EMPLOYEES AND FAMILY

**SMITH HOME FARMS**  
3,648 Units Planned

**WESTPHALIA TOWN CENTER**  
4,000 - 5,000 Units Phase I  
345 Townhomes  
400 Multifamily

**MARLBORO RIDGE**  
1,058 Units

**COVENTRY PLAZA**  
SHOPPERS SUBWAY  
Sprint FIVE GUYS BURGERS and FRIED TACO BELL

**WOODYARD CROSSING**  
Walmart petco  
SAFEWAY Lowe's five BELOW  
MATTRESS FIRM dressbarn  
Arby's AT&T GameStop DOLLAR TREE  
GNC Ruby Tuesday IHOP CVS  
PIVOT Famous Footwear verizon SALLY BEAUTY  
America's Best Bank Capital One Bank

**THE LANDING AT WOODYARD**  
Burlington ROSS DRESS FOR LESS  
ALDI Checkers MATTRESS Warehouse  
POPEYES Panera Chick-fil-A NAVY FEDERAL Credit Union  
tropical CAFE FIREHOUSE SUBS Quikfire

**MedStar Health SOUTHERN MARYLAND HOSPITAL CENTER**  
192 BEDS

256 Households

**OSBORNE SC**  
SAFEWAY petco TACO BELL  
SUBWAY Dunkin' Donuts  
America's Best BURGERS

**CVS pharmacy**

**SITE**

3,055 Households

**MARLTON PLAZA**  
FOOD LION Domino's Bank of America  
SUBWAY McDonald's



# Interested? Contact:

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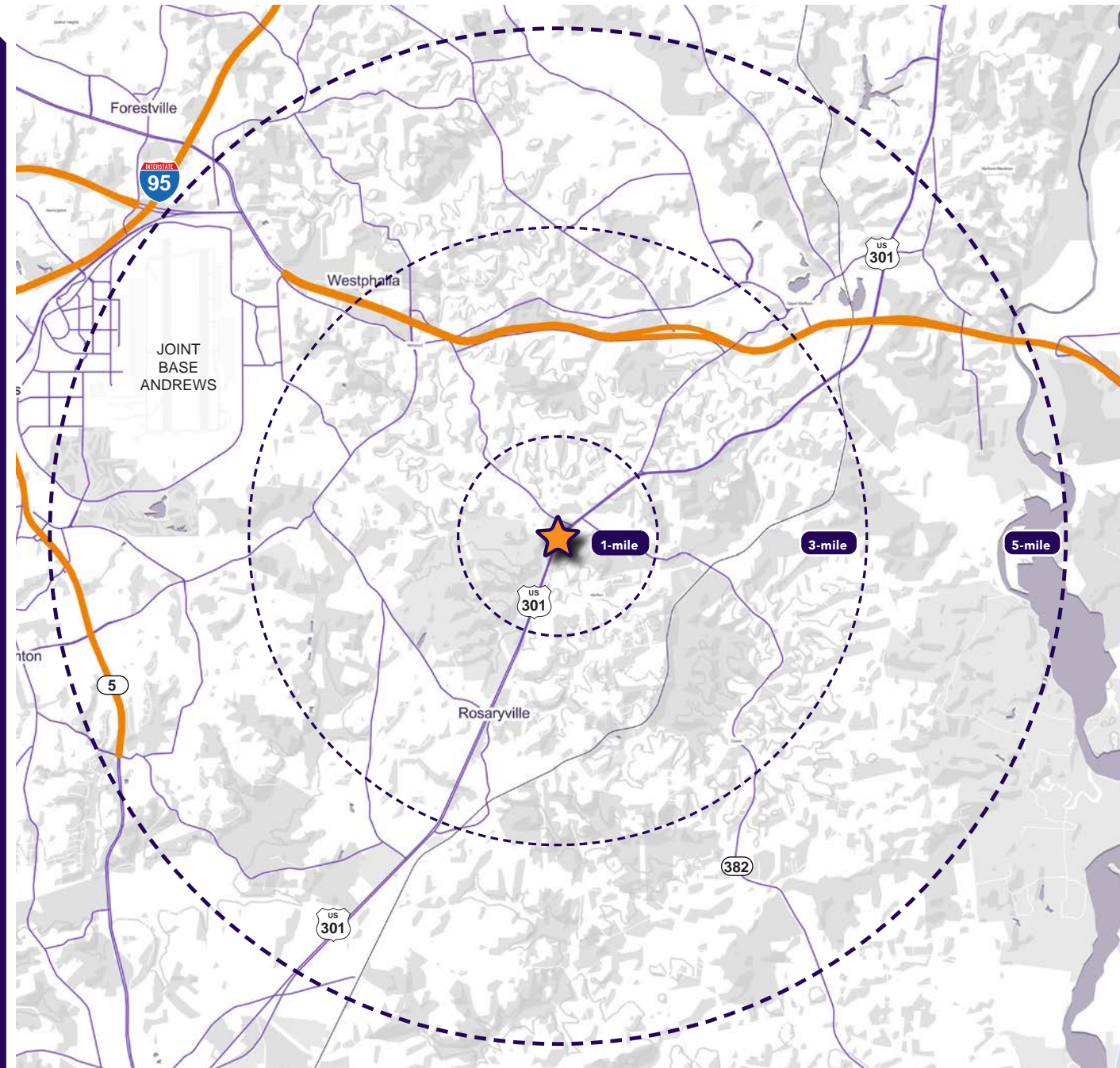
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