

Anchored by Target and J.C. Penney, this redeveloped enclosed mall has 463,461 square feet of retail space featuring a vibrant mix of retailers, including DXL, Five Below, Rue 21, The Finish Line, Kay Jewelers, Ashley Stewart, Jimmy Jazz, Bath and Body Works, Footaction, Lane Bryant, and Shoe City. New fast casual eateries include Chipotle, Wingstop, and Quickway. This center is in the heart of Prince George’s County, which ranks in the top 2 percent income level nationally.

**LOCATION**

- ◆ Conveniently located just minutes outside of Washington, DC, the Centre at Forestville is less than one mile from the Capital Beltway (I-495) on Donnell Drive between Pennsylvania Avenue (Maryland Route 4) and Marlboro Pike.

**ACCESS**

- ◆ There are three entrances along Donnell Drive. The center entrance is signalized, with stop signs at the other two entrances and has high visibility from abutting Pennsylvania Avenue and Marlboro Pike.

**TRAFFIC COUNTS**

- ◆ Maryland Rt. 4 (Pennsylvania Ave) 63,052



All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, changes, prior sale or lease, or withdrawal without notice. Areas and dimensions shown are approximate.

**DEMOGRAPHICS**

	2016 POPULATION	2016 AVERAGE HOUSEHOLD INCOME	MEDIAN AGE
5 MILE RING	289,857	\$69,364	36.6
7 MILE RING	576,069	\$78,559	36.4



**DEVELOPER**

- ◆ Petrie Richardson Ventures, LLC

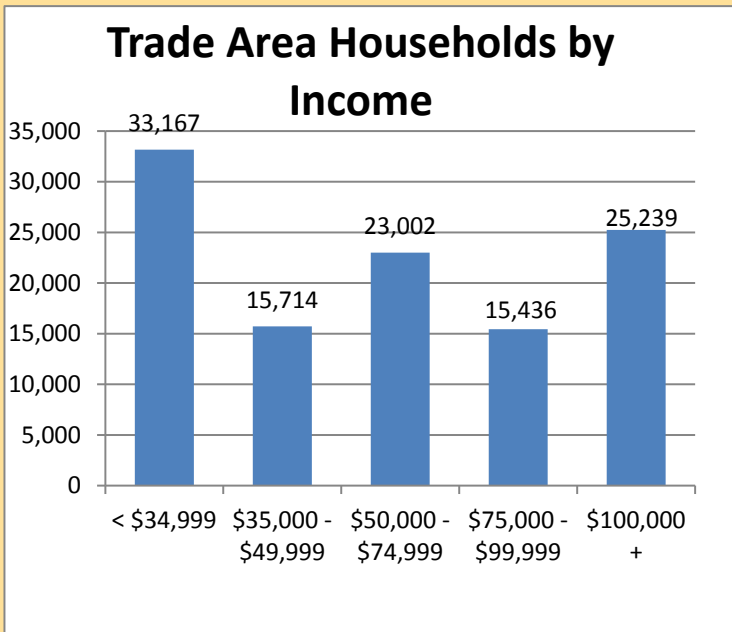
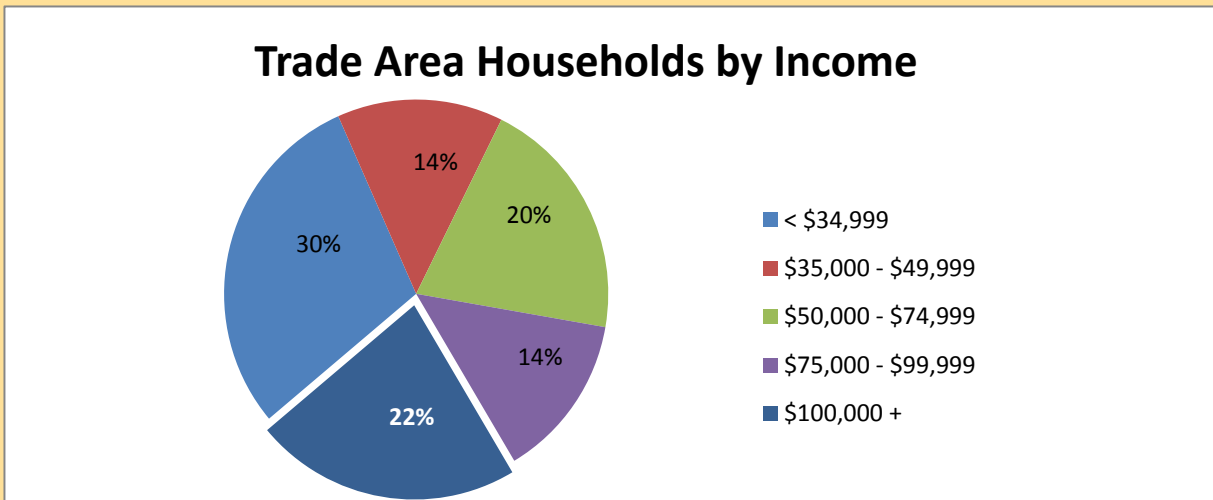
**LEASING**

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5 MILE RADIUS DEMOGRAPHIC PROFILE

Summary	2016	Households by Income	2016
Population	277,436	< \$34,999	33,167
Households	108,849	\$35,000 - \$49,999	15,714
Families	67,692	\$50,000 - \$74,999	23,002
Average Household Size	2.5	\$75,000 - \$99,999	15,436
Owner Occupied HUs	55,795	\$100,000 +	25,239
Renter Occupied HUs	6		
Median Age	35.5		



2016 Average Household Income  
\$69,364

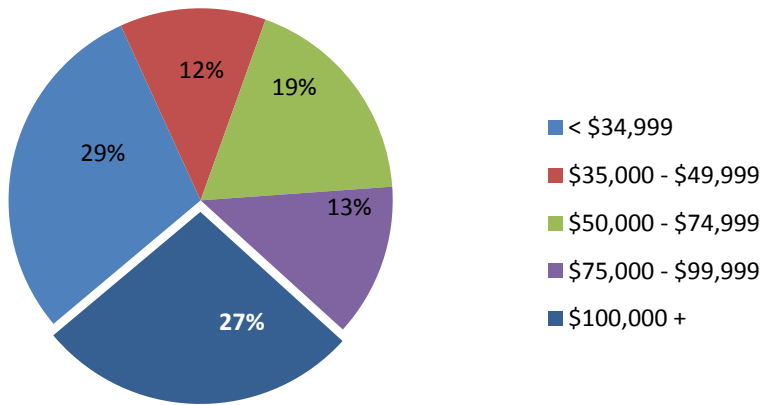
2021 Average Household Income  
\$74,076

Source: U.S. Bureau of the Census. 2000 Census of Population and Housing. ESRI forecasts for 2007 and 2012.

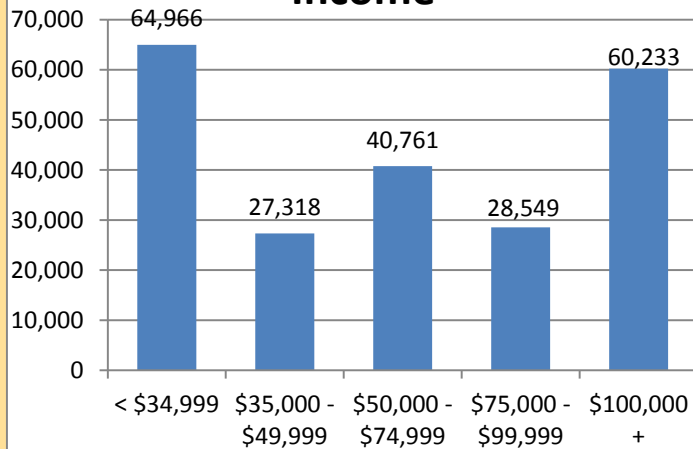
7 MILE RADIUS DEMOGRAPHIC PROFILE

Summary	2016	Households by Income	2016
Population	576,069	< \$34,999	64,966
Households	221,832	\$35,000 - \$49,999	27,318
Families	134,314	\$50,000 - \$74,999	40,761
Average Household Size	2.6	\$75,000 - \$99,999	28,549
Owner Occupied HUs	108,827	\$100,000 +	60,233
Renter Occupied HUs	113,005		
Median Age	36.4		

Trade Area Households by Income



Trade Area Households by Income



2016 Average Household Income  
\$78,559

2021 Average Household Income  
\$84,096

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2007 and 2012.



EMPLOYER	EMPLOYMENT
University System of MD	15,768
Andrews Air Force Base	15,000
US Internal Revenue Service	5,539
United Parcel Service	4,220
U.S. Census Bureau	4,158
Giant Food	3,609
NASA - Goddard Space Flight Center	3,083
Verizon	2,738
Dimensions Health	2,500
Safeway	2,400
Shoppers Food Warehouse	1,975
Prince George's Community College	1,700
USDA - Agricultural Research Center	1,700
Chevy Chase Bank	1,456
Target	1,400
Southern Maryland Hospital Center	1,300
Computer Sciences Corp.	1,150
District Photo	1,000
Home Depot	968
Adelphi Laboratory Center	911
Honeywell Technology Solutions	900
SGT	900
Doctors Community Hospital	850
US National Archives	779
<b>Total</b>	<b>76,004</b>

Sources: Prince George's County Economic Development Corporation; Maryland Department of Business and Economic Development.