

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

	2017 POPULATION	2022 AVERAGE HOUSEHOLD INCOME	2022 HHI ABOVE \$100K
5 MILE RING	294,899	\$81,091	33,508
7 MILE RING	584,894	\$92,585	77,728



DEVELOPER

- ◆ Petrie Richardson Ventures, LLC

LEASING

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5 AND 7 MILE RADIUS TRADE AREA



5 MILE RADIUS DEMOGRAPHIC PROFILE

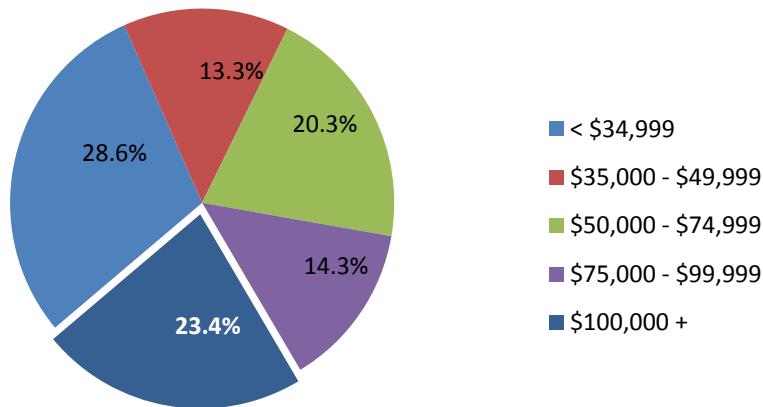
Summary

	2017
Population	294,899
Households	114,784
Families	70,538
Average Household Size	2.55
Owner Occupied HUs	55,885
Renter Occupied HUs	58,899
Median Age	36.8

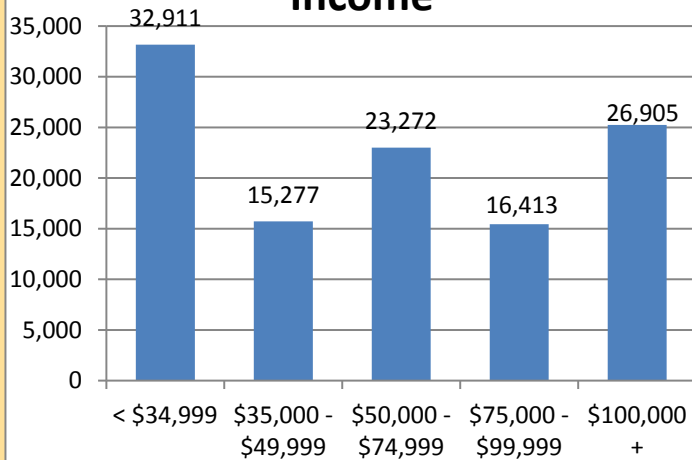
Households by Income

	2017
< \$34,999	32,911
\$35,000 - \$49,999	15,277
\$50,000 - \$74,999	23,272
\$75,000 - \$99,999	16,413
\$100,000 +	26,905

Trade Area Households by Income



Trade Area Households by Income



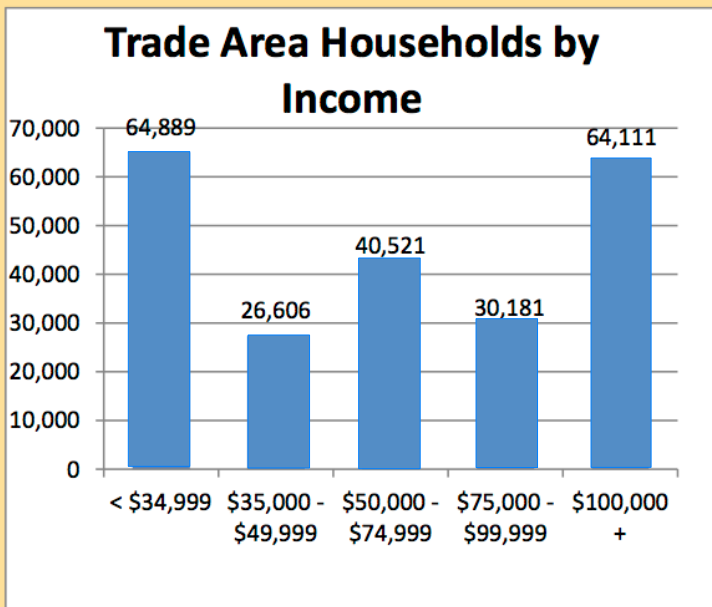
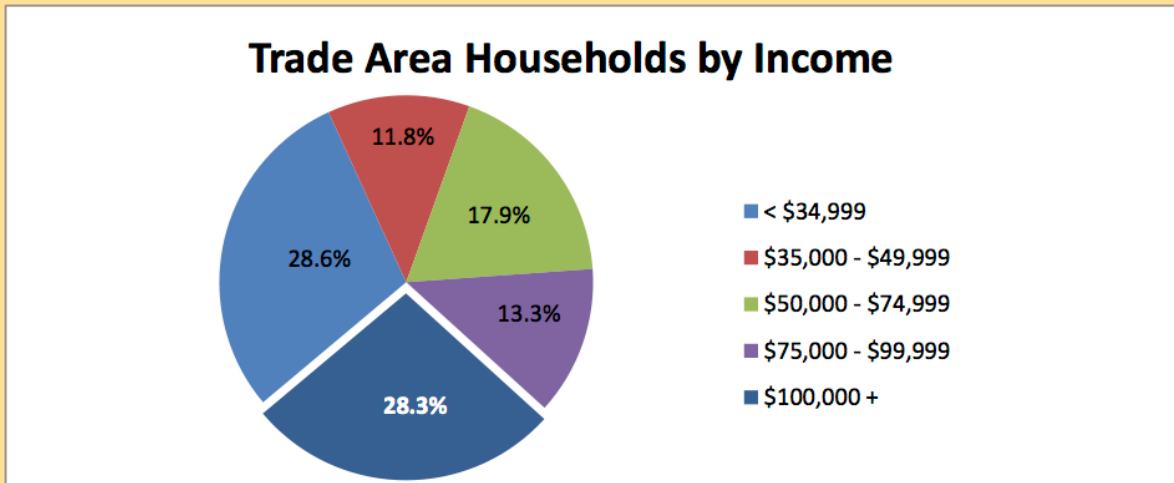
2017 Average Household Income
\$72,526

2022 Average Household Income
\$81,091

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	2017	Households by Income	2017
Population	584,894	< \$34,999	64,889
Households	226,312	\$35,000 - \$49,999	26,606
Families	136,314	\$50,000 - \$74,999	40,521
Average Household Size	2.53	\$75,000 - \$99,999	30,181
Owner Occupied HUs	111,291	\$100,000 +	64,111
Renter Occupied HUs	115,022		
Median Age	36.7		



2017 Average Household Income
\$82,456

2022 Average Household Income
\$92,585

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



MAJOR AREA EMPLOYERS

Company	Number Employed
University System of Maryland	18,726
Joint Base Andrews Naval Air Facility Washington	17,500
Northrop Grumman (nearby Anne Arundel County)	7,725
U.S. Internal Revenue Service	5,539
U.S. Census Bureau	4,414
United Parcel Service (UPS)	4,220
NASA - Goddard Space Flight Center	3,397
Giant Food	3,000
Prince George's Community College	2,785
Verizon	2,738
Dimensions Healthcare System	2,500
Marriott International/Gaylord Resort and Convention Center	2,412
Shoppers Food Warehouse	1,975
U.S. Department of Agriculture	1,850
National Maritime Intelligence-Integration Office	1,724
MedStar Southern Maryland Hospital Center	1,709
Safeway	1,605
Melwood	1,428
Target	1,400
National Oceanic and Atmospheric Administration	1,350
Doctors Community Hospital	1,300
Adelphi Laboratory Center	1,200
Walmart	1,200
Computer Sciences Corporation (nearby Anne Arundel County)	1,229
Home Depot	1,184
U.S. Food and Drug Administration	1,061
Capital One	999
McDonald's	999
Lowe's	925
Inovalon	914
Honeywell Technology Solutions	900
U.S. National Archives & Records Administration	779
TOTAL	100,687

Sources: Prince George's County Economic Development Corporation and Maryland Department of Commerce, October 2015.

Sources: Anne Arundel Economic Development Corporation and Maryland Department of Commerce, October 2015.