

Wegmans, Costco, J.C. Penney, Nordstrom Rack, and Best Buy anchor this 245 acre mixed-use development which includes 750,000 square feet of retail, first class restaurants, fast casual dining options, 1,100 residential units, a hotel, office space, and a Children’s Hospital. The Centre is home to many leading national brand name retailers including Old Navy, Party City, Petco, Foot Locker, Kay Jewelers, Starbucks, Men’s Warehouse, and many more.

**LOCATION**

*Glenarden, Maryland*

Conveniently located in Glenarden, Maryland at the interchange of I-495 and Landover Road, Rte. 202 in Prince George’s County with more than 1,000 feet of frontage on the Capital Beltway / I-495.

**ACCESS**

- ♦ Access to the site is signaled off of Route 202 / Landover Road at St. Joseph’s Drive or from surrounding residential developments via Ruby Lockhart Boulevard or Camp Way North, a boulevard that will serve the site from Lottsford Road.

**TRAFFIC COUNTS**

- ♦ Maryland 202: 70,621



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	2021 AVERAGE HOUSEHOLD INCOME	HHI ABOVE \$100K
5 MILE RING	276,515	\$92,875	36,017
7 MILE RING	522,341	\$89,735	67,685



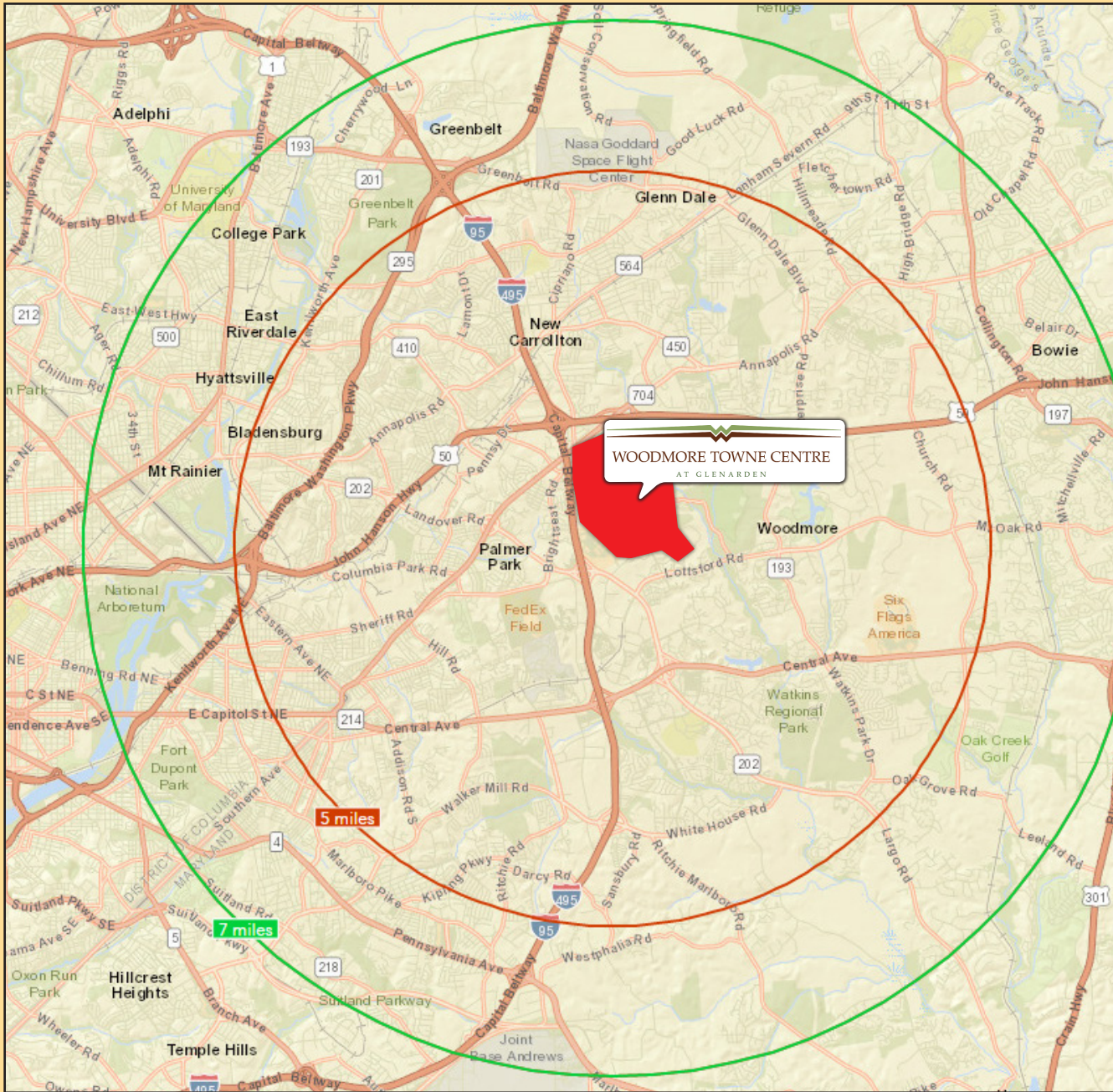
**DEVELOPERS**

- ♦ Petrie Richardson Ventures, LLC

**LEASING**

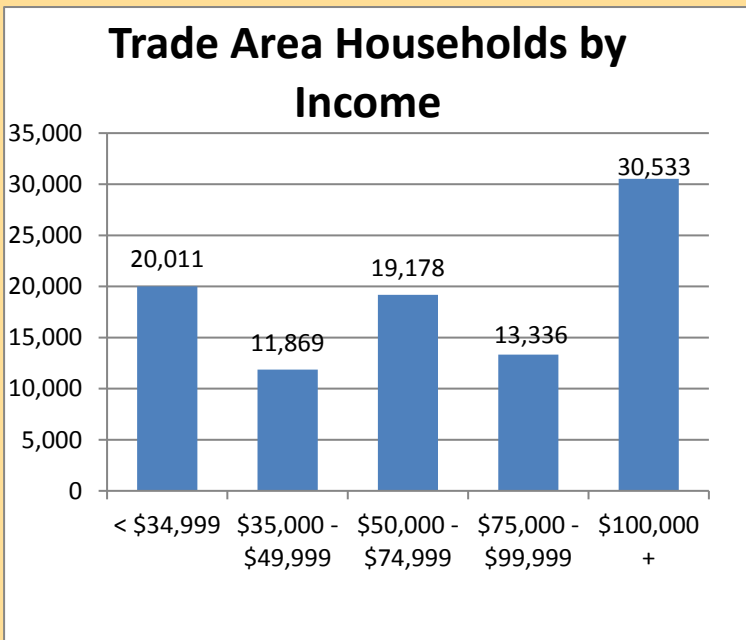
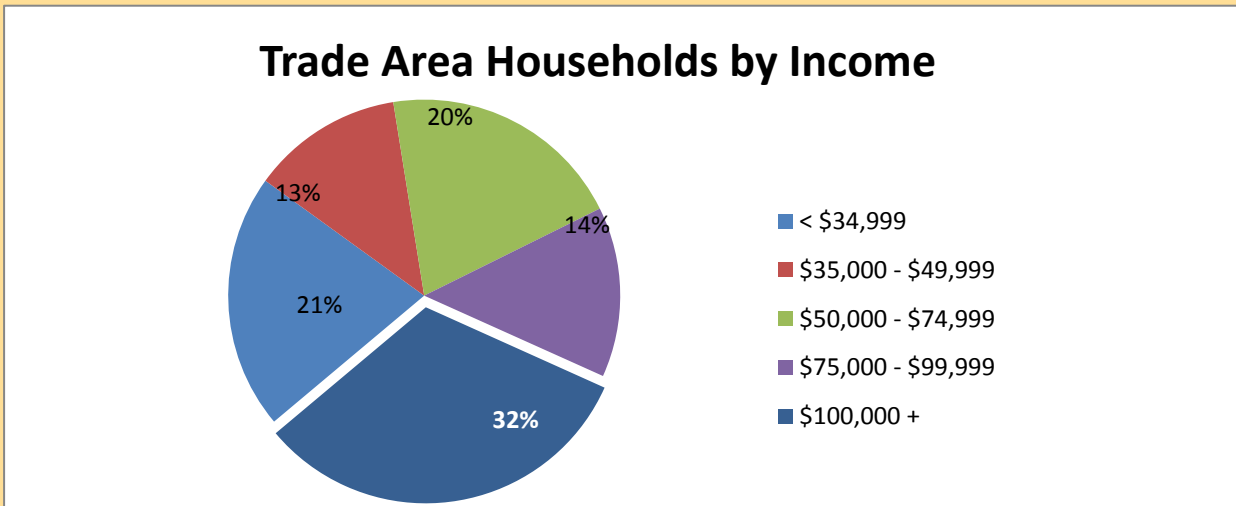
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JB@petrierichardson.com

FIVE AND SEVEN MILE RADIUS TRADE AREA



FIVE MILE RING TRADE AREA DEMOGRAPHIC PROFILE

Summary	2016	Households by Income	2016
Population	276,515	< \$34,999	20,011
Households	94,928	\$35,000 - \$49,999	11,869
Families	64,990	\$50,000 - \$74,999	19,178
Average Household Size	2.9	\$75,000 - \$99,999	13,336
Owner Occupied HUs	59,008	\$100,000 +	30,533
Renter Occupied HUs	35,920		
Median Age	36.1		

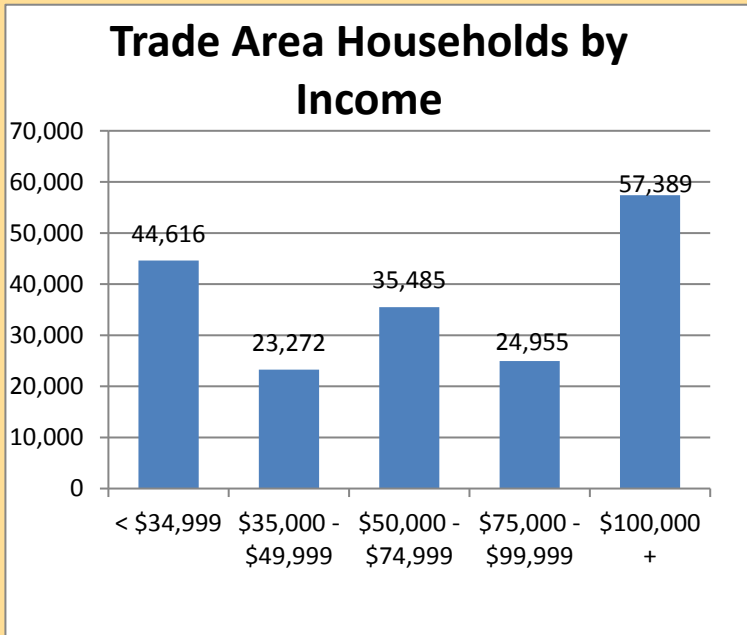
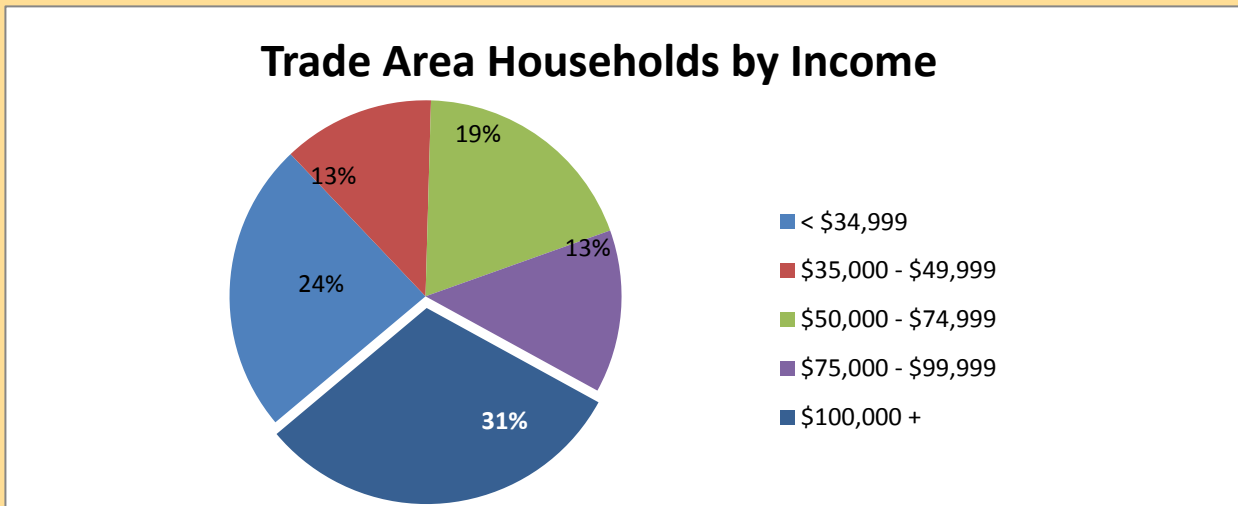


2016 Average Household Income  
\$86,069

2021 Average Household Income  
\$92,875

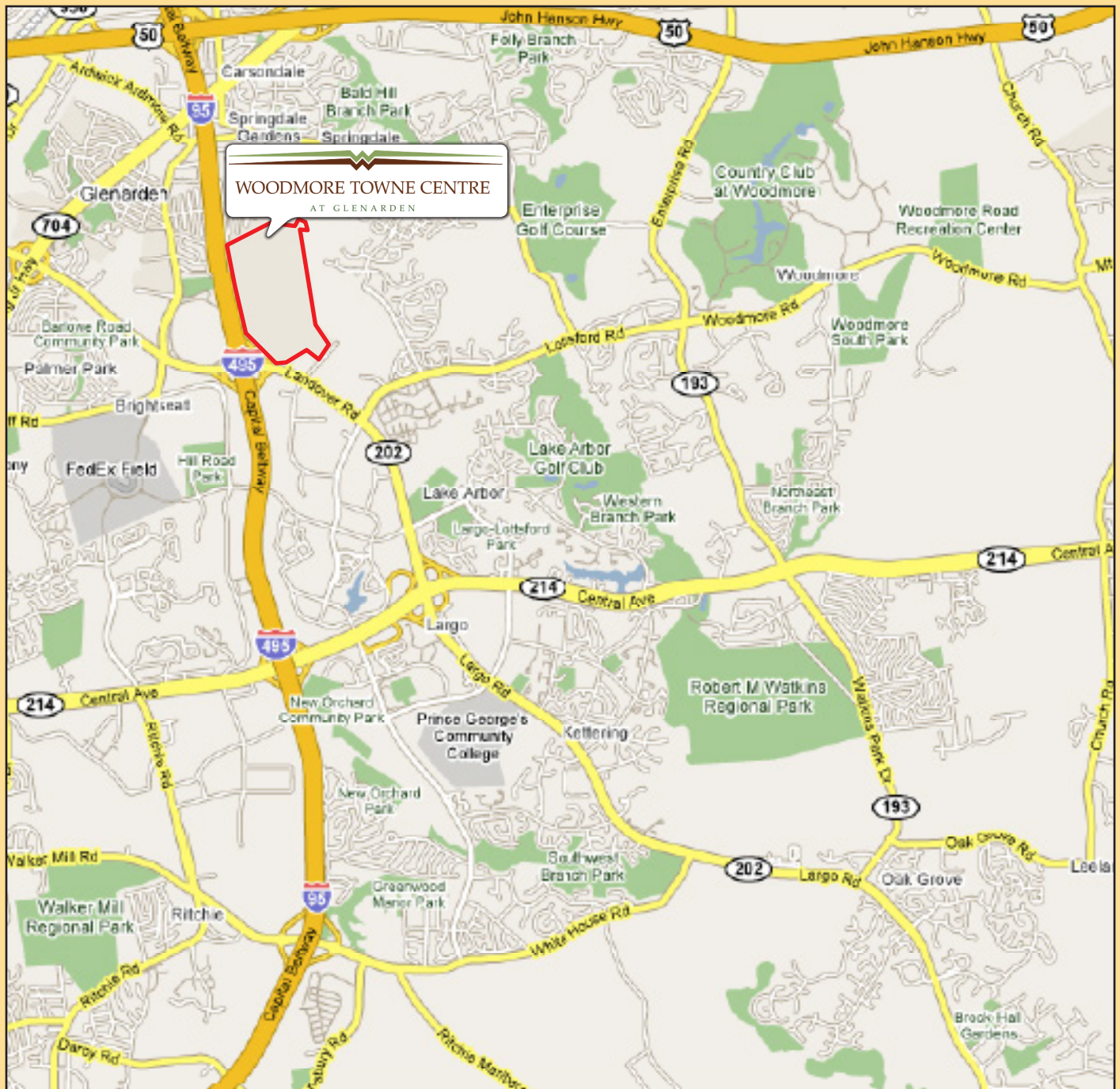
SEVEN MILE RING TRADE AREA DEMOGRAPHIC PROFILE

Summary	2016	Households by Income	2016
Population	522,341	< \$34,999	44,616
Households	185,721	\$35,000 - \$49,999	23,272
Families	120,236	\$50,000 - \$74,999	35,485
Average Household Size	2.8	\$75,000 - \$99,999	24,955
Owner Occupied HUs	106,222	\$100,000 +	57,389
Renter Occupied HUs	79,498		
Median Age	35.7		



2016 Average Household Income  
 \$83,768

2021 Average Household Income  
 \$89,735



EMPLOYER	EMPLOYMENT
Andrews Air Force Base	17,410
University System of MD	11,730
NASA - Goddard Space Flight Center	7,000
Giant Food	5,394
United Parcel Service	4,220
U.S. Census Bureau	4,158
U.S. Internal Revenue Service	3,840
Dimensions Health	3,000
Verizon	2,738
Safeway	2,400
Shoppers Food Warehouse	1,975
Prince George's Community College	1,863
USDA - Agricultural Research Center	1,700
Chevy Chase Bank	1,456
Southern Maryland Hospital Center	1,300
Computer Sciences Corp.	1,200
Prince George's Hosp. Ctr.	1,100
District Photo	1,000
Home Depot	968
Honeywell Technology Solutions	900
Swales Aerospace	900
Doctors Community Hospital	850
Northrop Grumman	736
	<b>Total 77,838</b>

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