



OSBORNE
SHOPPING CENTER
Upper Marlboro, Maryland



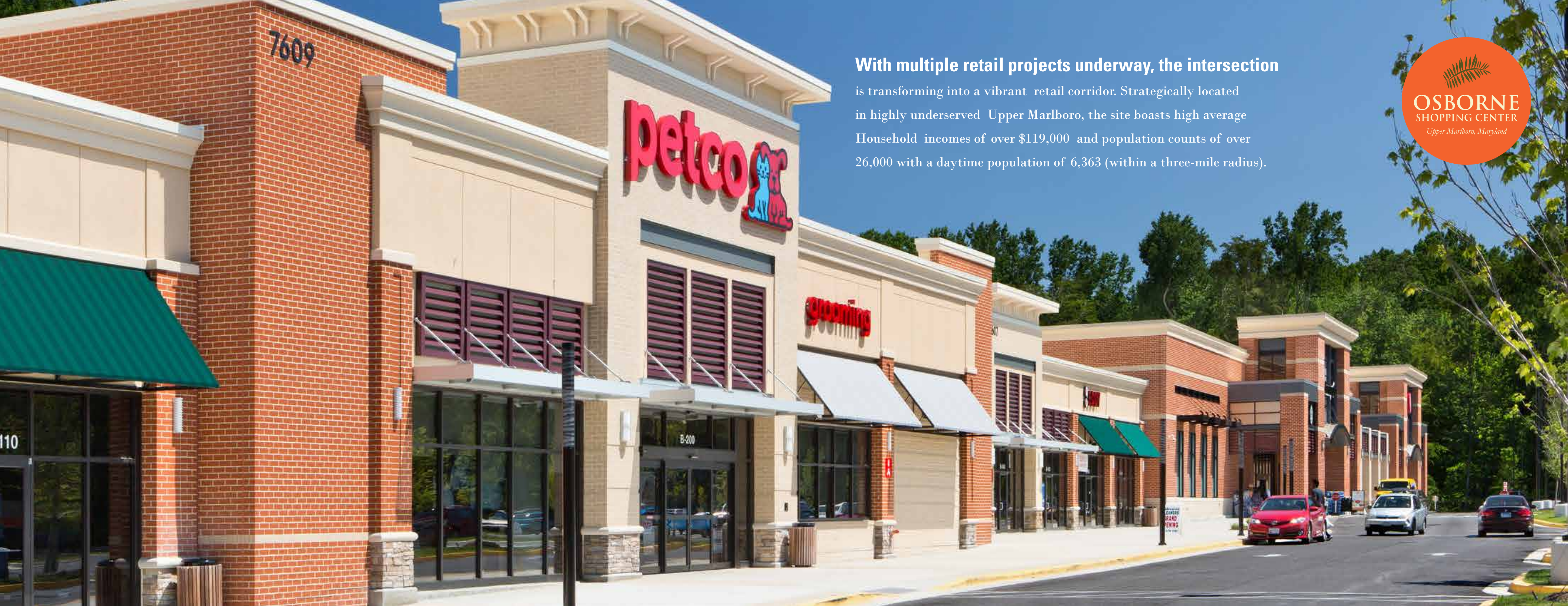
TERRAMAR
RETAIL CENTERS

The new **Osborne Shopping Center** features a **58,000** square-foot upscale **Safeway** and **11,000** square-foot **Petco**



WELCOME TO THE NEW OSBORNE SHOPPING CENTER

With over 20 years of neighborhood service, Osborne Shopping Center was redeveloped as a vibrant new center with an upscale 58,000 square-foot Safeway as its focal point. A place where you can purchase gourmet cheese and wine, dine at your favorite restaurant and pick up all your daily necessities, Osborne Shopping Center offers a one-of-a-kind experience unlike any other in the region. The new Osborne Shopping Center has leasing opportunities for smaller retailers, junior anchors, pad-site users and drive thrus. We are putting the fun back into the shopping experience, come hear what all the buzz is about.



7609

petco

Grooming

B-200

110

With multiple retail projects underway, the intersection is transforming into a vibrant retail corridor. Strategically located in highly underserved Upper Marlboro, the site boasts high average Household incomes of over \$119,000 and population counts of over 26,000 with a daytime population of 6,363 (within a three-mile radius).



Osborne Merchandising Plan

LEASED AVAILABLE

No.	Tenant	Square Feet
A	SAFEGWAY	55,826 SF
B-110	SALLY BEAUTY	1,400 SF
B-120	EDDIE'S CARRY-OUT	1,400 SF
B-130	AVAILABLE	1,335 SF
B-140	AVAILABLE	1,603 SF
B-150	CLEANER	1,031 SF
B-160	AVAILABLE	1,403 SF
B-2	PETCO	11,006 SF
C-110	AVAILABLES	1,403 SF
C-120	AVAILABLE	1,404 SF
C-130	NAIL SALON/SPA	2,800 SF
C-150	AVAILABLE	1,270 SF
C-160	AVAILABLE	1,276 SF
C-170	AVAILABLE	1,408 SF
E-1	TACO BELL	4,086 SF
F-110	AVAILABLE	1,092 SF
F-120	AVAILABLE	1,083 SF
F-130	SUBWAY	1,103 SF
F-140	VERIZON	1,800 SF
F-150	DUNKIN DONUTS	1,700 SF
G-1	AVAILABLE	4,350 SF
H-1	BOJANGLES	3,000 SF



32,081 VPD



CVS pharmacy

DIRECTLY ACROSS ROUTE 301



32,081 VPD



7583 Crain Highway, Upper Marlboro, Maryland



DEMOGRAPHICS (2014)

	3 Miles	5 Miles	10 Miles
Population	26,798	55,198	365,673
HH Income	\$122,035	\$117,959	\$94,704
Employees	6,196	17,2443	118,095
Traffic Counts (VPD) - 32,081 Vehicles (Hwy 301)			



A **closer look** at our new **58,000 SF**
upscale Safeway **redevelopment**



**Our new upscale
Safeway features
organic and
natural foods
along with an
expanded deli and
floral sections.**





RAPPAPORT

For leasing information, contact Rappaport Retail Brokerage:

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