


For Lease

4501 Auth Pl, Suitland, MD 20746

 **JLL** SEE A BRIGHTER WAY



Highlights

An excellent retail opportunity in the heart of Camp Springs

- 79,062 SF + 2 acres of outside storage (space is divisible)
- 1.0/1,000 SF parking (in addition to outside storage)
- Surrounded by car dealerships, Metro Place at Town Center residential real estate, and Red Lobster
- Within 1 block of Branch Avenue Metro Station (Green Line) with 3,446 RPD
- 0.25 miles from Route 5 (Branch Ave) with 67,000 VPD and 0.50 miles from I-495

Demographics

| | 1 mi | 3 mi | 5 mi |
|--------------------|-----------|-----------|-----------|
| Population | 13,229 | 134,003 | 360,633 |
| Daytime Population | 17,539 | 77,782 | 156,202 |
| Average HH Income | \$107,950 | \$150,323 | \$159,943 |
| Households | 4,924 | 23,803 | 43,263 |
| Employees | 12,972 | 51,352 | 103,015 |

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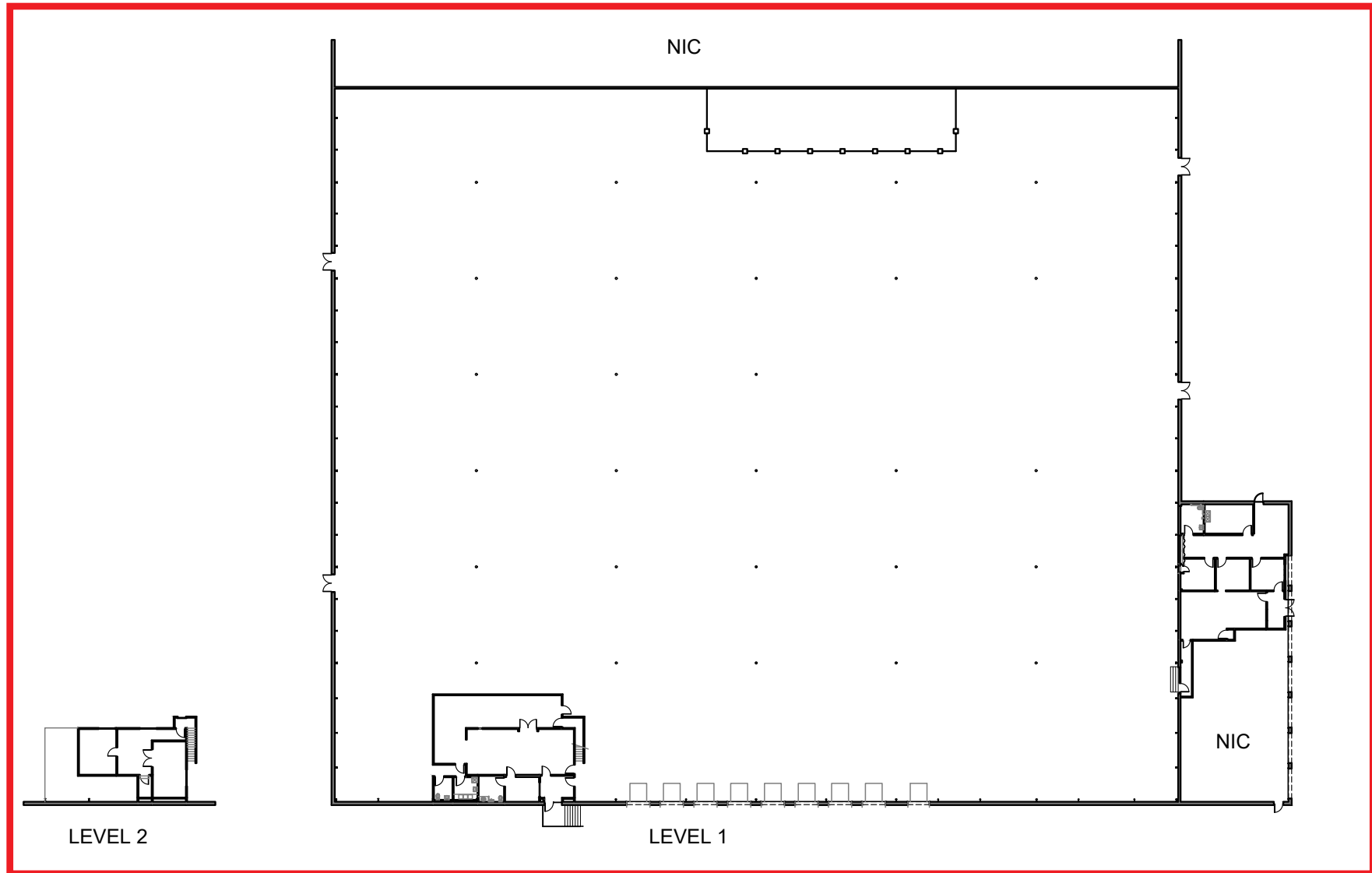
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