

MANOKEEK VILLIAGE CENTER

Manning Rd, Berry Rd & Indian Head Highway
Accokeek, Maryland



- Giant anchors this 74,470 square foot community shopping center situated at the 83k VPD intersection of Indian Head Highway and Berry Road, two of the main commuter routes in Prince George's County.

- Located along the main transportation artery to and from Downtown Washington, D.C., Manokeek Village Center benefits from both its central location for the surrounding affluent residential community and proximity to employment hubs in the MSA.

- Convenient access to Washington, D.C. (12 miles) and moderately priced homes attract an affluent population of predominantly dual-income government employees to the area. Historic farms in the submarket have been acquired and developed into residential areas.

Total Rental Area Size:	74,470 SF	Traffic Counts:	
Anchor Tenants:		Berry Road	36K VPD
Giant		Indian Head Highway	47K VPD

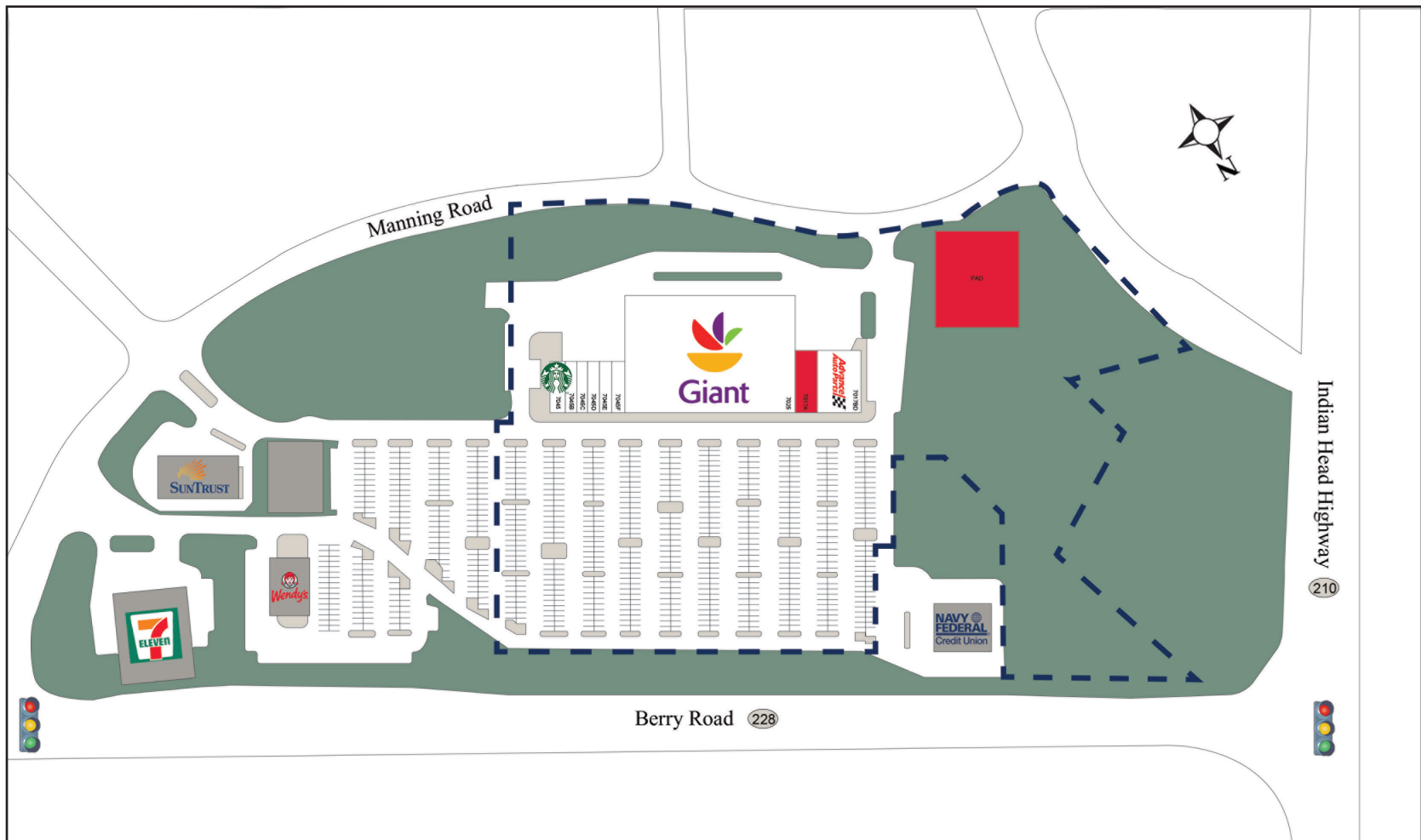
Primary Demographics:	3 Mile	5 Mile
2020 Population	19,609	71,258
2025 Population	20,9147	75,147
Projected Growth	6.7%	5.5%
2020 AHI	\$164,378	\$152,183

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TENANT:	SUITE ID:	SF:	TENANT:	SUITE ID:	SF:
AVAILABLE	7017A	2,000	Smoke in the City BBQ	7045C	1,600
Advance Auto Parts	7017BD	7,587	Superior Nails	7045D	1,600
Giant	7025	55,800	Manokeek Cleaners	7045E	1,600
Starbucks	7045A	1,483	America's Best Wings	7045F	1,200
Super Eastern Chinese	7045B	1,600	AVAILABLE	PAD	TBD
Total:					74,470





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