



Penn Mar Shopping Center

2950 Donnell Drive
Forestville, MD 20747

Center Type: Neighborhood
GLA: 378,205

Leasing Contact

John Kostyo

888-507-8037

jkostyo@dlcmgmt.com

PROPERTY HIGHLIGHTS

- **Strong Anchor Lineup:** Anchored by highly trafficked Shoppers Food Warehouse, Burlington, and Petco, with a drive-thru Starbucks.
- **Diverse Tenant Mix:** Well-balanced mix of retail and restaurant concepts that drive consistent customer traffic.
- **Excellent Highway Access:** Convenient access to three major highways: I-95, I-495, and I-295.
- **Robust Residential Growth:** 15,500 newly built multifamily units within a 4-mile radius support strong local demand.
- **Strategic Location:** Positioned east of Washington, D.C. and approximately 5 miles from Andrews Air Force Base in a diverse and thriving tourist market.

DEMOGRAPHICS

	1M	3M	5M
POPULATION	20,398	95,121	307,642
HOUSEHOLDS	N/A	N/A	N/A
AVG HH INCOME	\$93,315	\$95,429	\$95,845

MAJOR TENANTS





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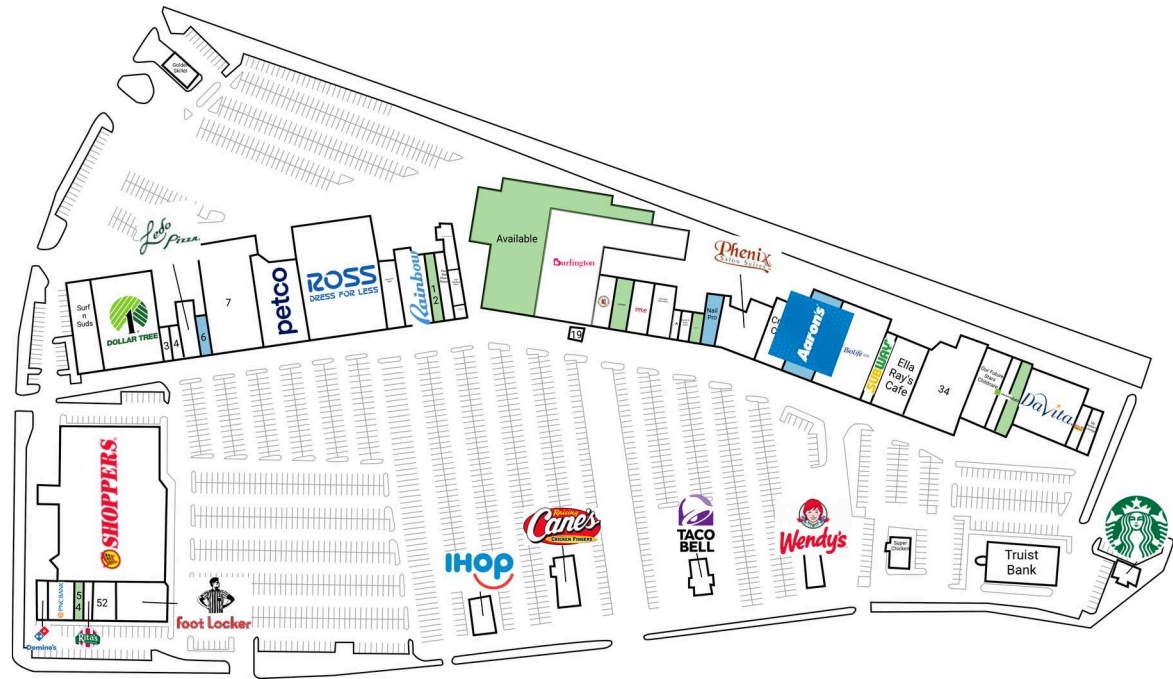
● Available ● Coming Available

AVAILABLE SPACES

12	2,500 SF
18A	34,000 SF
21	3,000 SF
26	1,500 SF
37	2,507 SF
54	1,196 SF

COMING AVAILABLE

6	1,750 SF
27A	2,000 SF
30	8,006 SF



CURRENT TENANTS

1	Surf n Suds	9,900 SF	20	Honey Baked Ham	3,500 SF	42	Americas Best Wings	1,600 SF
2	Dollar Tree	14,580 SF	22	Downtown Locker Room	4,000 SF	43	My Barber's Lounge	1,600 SF
3	Official Cleaners	1,200 SF	23	Penn Mar Electronics	4,000 SF	44	Starbucks	2,200 SF
4	Dohshe Fashions	1,200 SF	24	Americas Cash Express	1,200 SF	45	Truist Bank	3,750 SF
5	Ledo Pizza	3,000 SF	25	Herbal & Body Scent	1,200 SF	46	Super Chicken	2,600 SF
6	Penn Mar Liquors	1,750 SF	27A	Nail Pro	2,000 SF	47	Wendy's	2,500 SF
7	Furniture Place	18,934 SF	28	Phenix Salon Suites	5,990 SF	48	Taco Bell	1,960 SF
8	Petco	13,000 SF	29	Crazy Crab	7,510 SF	49	Raising Cane's Chicken Fingers	4,278 SF
9	Ross Dress for Less	30,450 SF	30	Aaron's	8,006 SF	50	IHOP	5,000 SF
10	Americas Best	4,200 SF	31	BioLife Plasma Services	15,235 SF	51	Foot Locker	7,588 SF
11	Rainbow Apparel	6,670 SF	32	Subway	1,800 SF	52	ATI Physical Therapy	2,392 SF
13	Penn Mar Phone Repair	2,500 SF	33	Ella Ray's Cafe	5,400 SF	53	Rita's Italian Ice	1,196 SF
14	P.G. Seafood & Carryout	622 SF	34	Ocean Beauty	14,550 SF	55	PNC Bank	3,276 SF
15	Hair Braiding Salon	800 SF	35	Our Future Stars Childcare	5,865 SF	57	Domino's	1,500 SF
17	DLC Management Office	1 SF	36	H&R Block	2,506 SF	58	Shoppers Food Warehouse	56,205 SF
18	Burlington	28,443 SF	38	Davita Dialysis Center	11,000 SF	59	Golden Skillet	1,769 SF
19	Keymate	50 SF						

This site plan indicates the general layout of the shopping center and is not a warranty, representation, or agreement on the part of the landlord that the shopping center will be exactly as depicted herein.