

# FOR LEASE BRYANS ROAD PLAZA



## 8030 MATTHEWS ROAD BRYANS ROAD, MD 20616

### UNIT #104:

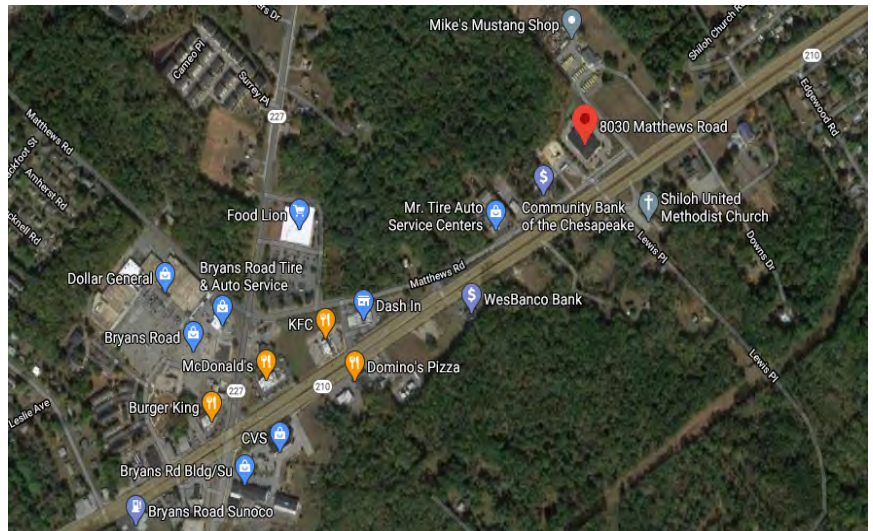
- 1,347 SF +/- RETAIL/FLEX UNIT

### UNIT #105:

- 2,147 SF +/- RETAIL/FLEX UNIT

\*UNIT 104 & 105 can be combined for max. contiguous space of 3,494 SF +/-.

**Rental Incentive:** Three (3) months FREE rent pls the potential for three (3) months 1/2 rent upon approval of the proposed lease terms and financial review on 3+ Lease Term; however during the abatement/construction period, tenant would be responsible for the CAM and separately metered utilities.



### SHOPPING CENTER FEATURES:

- **PARKING: 100 SPACES (RATIO: 5 SPACES/1,000 SF)**
- **EXTERIOR SIGNAGE AVAILABLE**
- **DIRECT ACCESS TO INDIAN HEAD HIGHWAY (MD ROUTE 210 SOUTH)**
- **MD ROUTE 210: AADT 25,000+**
- **LOCATED WITHIN 10 MILES OF LA PLATA, WALDORF & NSF INDIAN HEAD NAVY BASE; and 20 MILES FROM NATIONAL HARBOR - PRINCE GEORGE'S COUNTY**

For More Information  
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