

DEMOGRAPHICS

(2006 Estimates)	1 MILE	3 MILE	5 MILE
POPULATION	11,434	56,100	160,681
AVERAGE HH INCOME	\$ 89,659	\$ 88,052	\$ 79,960

Information herein has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. Independent confirmation of its accuracy and completeness is your responsibility. H & R Retail, Inc.

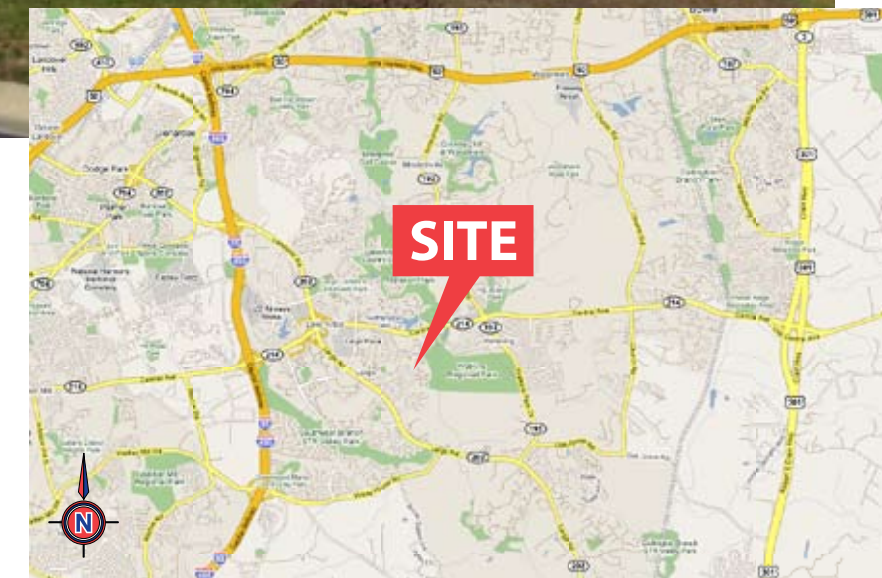
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PROPERTY HIGHLIGHTS

- Premier neighborhood shopping center in the center of a heavily concentrated residential community
- Located in the heart of Prince George's County
- Minutes from:

- The Lake Arbor Community
- Kettering Elementary & Middle Schools, Largo High School
- Prince George's Community College
- The "Towns of Kettering" and "Kettering by the Park II" neighborhoods
- Robert M Watkins Regional Park
- Retail and Office space



PLEASE CONTACT

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SPACE AVAILABILITY

- 51 Largo Pizza (lease expires 9/30/09)
- 53 **AVAILABLE - 1,200 sf**
- 55-57 Vision Development Center
- 59 Allstate
- 61 Kettering Cleaners
- 63 Barber Shop
- 65 Vision Before & After Care Program
- 69 Iconz Salon
- 73 Iconz 4 Kids
- 77 Forth Funding Mortgage Corp.
- 79 Fntril Food
- 81 **AVAILABLE - 1,200 sf**
- 83 Shoe Shop
- 85 Raven's Nails
- 87 Shoe Shop
- 89 Child Development Center (lease expires 5/31/09)
- 91 **AVAILABLE - 1,200 sf**
- 93 Church (lease terminated as of 12/31/08)
- 95-97 Corner Store Assembly