PARACLETE
retail real estate advisors

ACCOKEEK VILLAGE

15785 Livingston Road | Accokeek, MD

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PROPERTY HIGHLIGHTS

RETAIL FOR LEASE

AVAILABLE

4,675sf inline & Pad Site

PROPERTY OVERVIEW

Accokeek Village is a community retail center providing essential daily retail draw to the immediate trade area. Featuring a mix of prominent national and local retail brands, convenience options, and service providers such as Bank of America, Dunkin', Subway, and Burger King.

Positioned along Indian Head Highway with strong local traffic counts with high-volume commuter flow to and from DC.

LOCAL TRAFFIC

Indian Head Highway	55,111 aadt
Livingston Road	7,544 aadt

JOIN

weis · BURGER KING · Exxon · Accokeek Liquors · DUNKIN' · SUBWAY

SITE PLAN

TENANT ROSTER

15789	Weis Markets	33,000sf
Unit 100	Eastern Cleaners	1,615sf
Unit 102	Eastern Chinese	1,275sf
Unit 108	Available	4,675sf
Unit 112	Subway	1,470sf
Unit 114	Kimi Nails & Spa	1,250sf
Unit 116	Accokeek Wine & Spirits	2,025sf
Pad 1	Exxon	
Pad 2	Dunkin Donuts	
Pad 3	Burger King	
Pad 4	Available	*up to* 6,400sf
ATM	Bank of America	

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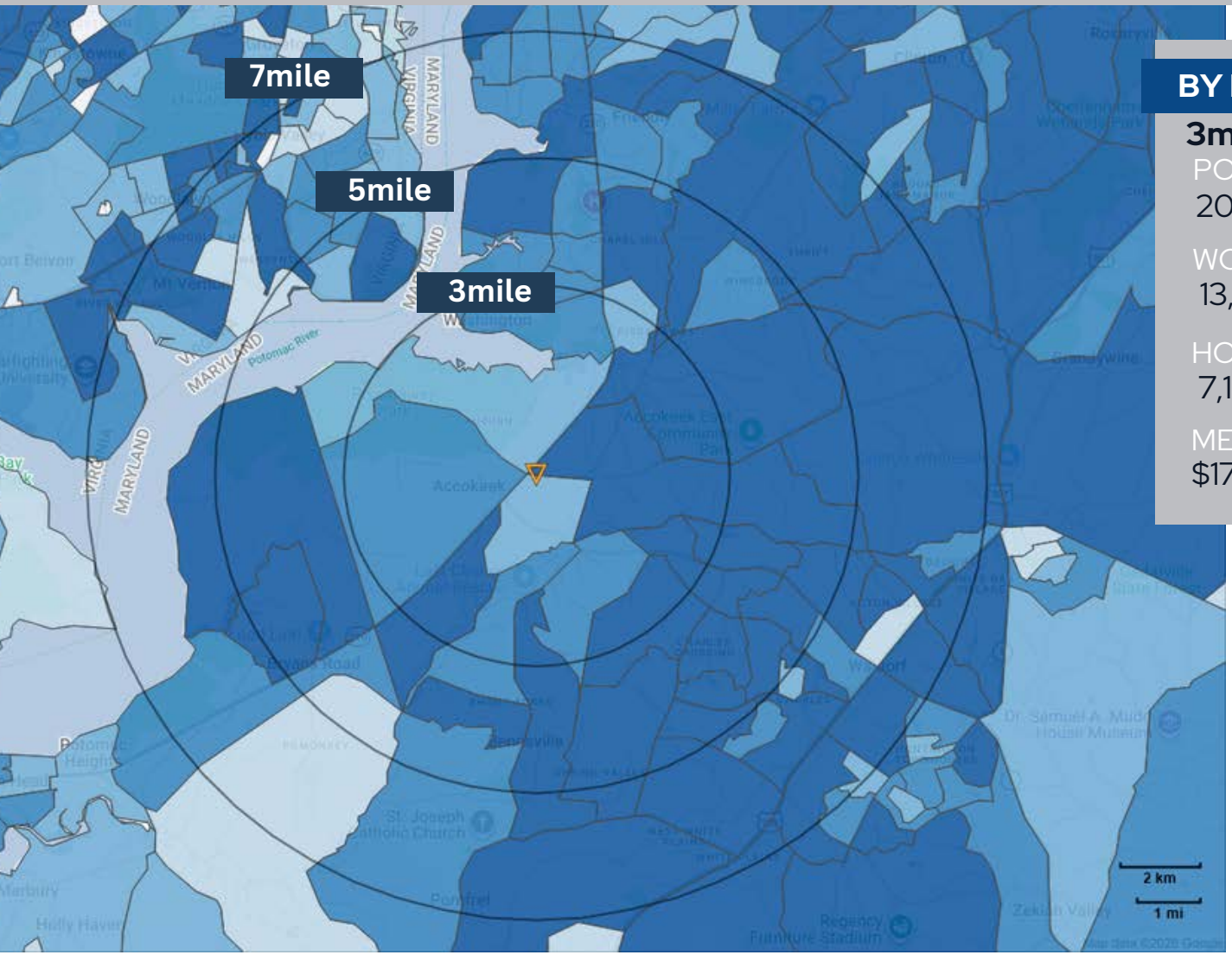
DEMOGRAPHICS

POPULATION DENSITY *by Block Group*



Kalibrate

less than 2,500	2,500 to 4,999	5,000 to 9,999	10,000 to 14,999	15,000 or more

BY RADIUS

	3mile	5miles	7miles
POPULATION	20,572	80,992	180,841
WORKDAY POP	13,284	75,622	324,845
HOUSEHOLDS	7,165	28,117	64,974
MEDIAN HOUSEHOLD INCOME	$179.4k	$172.1k	$159.7k

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