



LANDOVER HILLS SHOPPING CENTER

7023-7041 ANNAPOLIS ROAD LANDOVER HILLS, MARYLAND 20784

RECENTLY WHITE-BOXED!
NEW RESTROOM, HVAC AND ELECTRIC



875 SF
AVAILABLE

RETAIL SPACE AVAILABLE IN BUSY DAILY NEEDS CENTER

BEN BECKER

bbecker@klnb.com | 202-420-7773

LINDSEY ST. MAXENS

lstmaxens@klnb.com | 202-420-7769

klnb.com



875 SF
AVAILABLE

FOR
LEASE
KLNb retail
202-376-7500

RETAIL FOR LEASE

- 875 SF retail spaces for lease in busy daily needs center
- Excellent frontage and visibility on Annapolis Road (Route 450 - ADT: 38,290)
- Well-positioned center on a major artery between Washington DC and Prince George's County
- Great population density: Over 130,000 people within 3 miles

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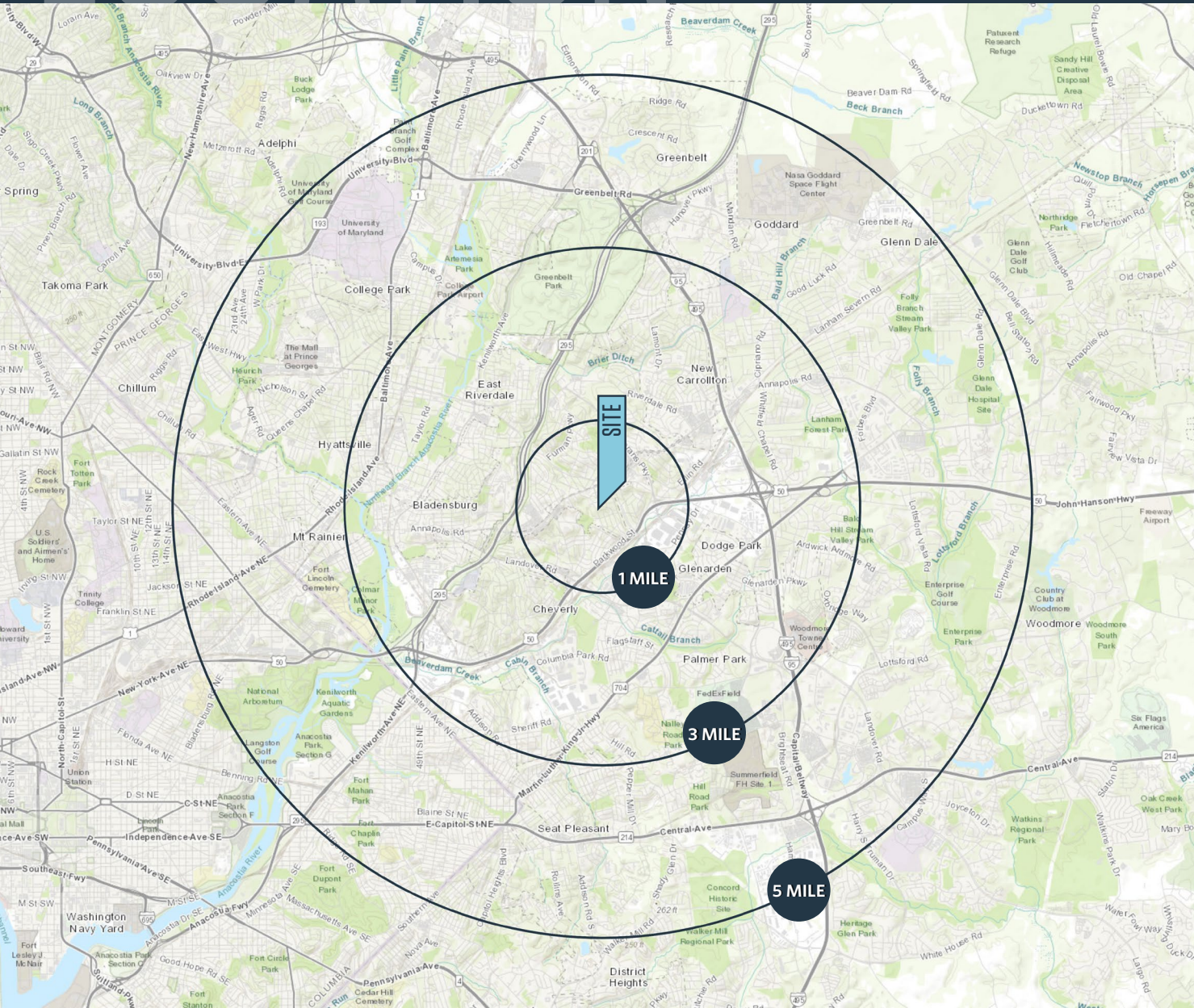
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LOCATION

LANDOVER HILLS SHOPPING CENTER

ANNAPOLIS ROAD AND 71ST AVENUE, LANDOVER HILLS, MARYLAND 20784



AVAILABLE SPACE

SIZE	RATE	EST. NNN	CONDITION
875 SF	Negotiable	\$8.15 PSF	Shell

DEMOGRAPHICS | 2023:

1-MILE	3-MILE	5-MILE
Population		
22,154	149,791	418,444
Daytime Population		
15,931	125,581	402,603
Households		
6,522	47,946	144,792
Average HH Income		
\$98,551	\$102,663	\$102,724

TRAFFIC COUNTS | 2022:

Annapolis Rd (Rt. 450)	38,290 ADT
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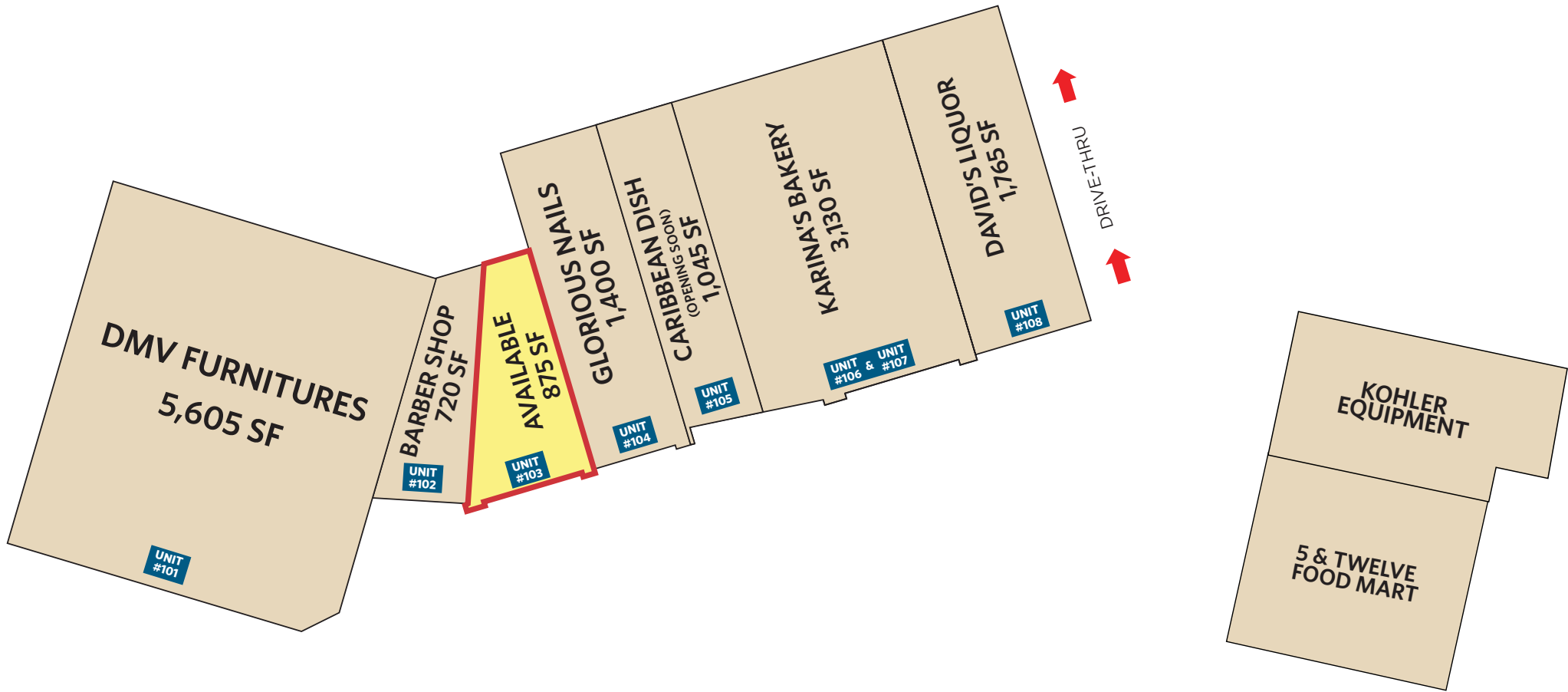
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SITE PLAN

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ANNAPOLIS ROAD - 38,290 ADT

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FOR MORE INFORMATION, PLEASE CONTACT:

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