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RETAIL SPACE FOR LEASE

- 13,350 SF space coming available
- 2,011 SF 2nd gen restaurant space available
- 190,000 square foot Regional Shopping Center anchored by **TJ-maxx** and 
- Signalized access from Annapolis Road's (28,974 ADT)
- Conveniently located 1 mile east of the Capital Beltway/I-495 (228,246 ADT)
- Strong residential and daytime demographics

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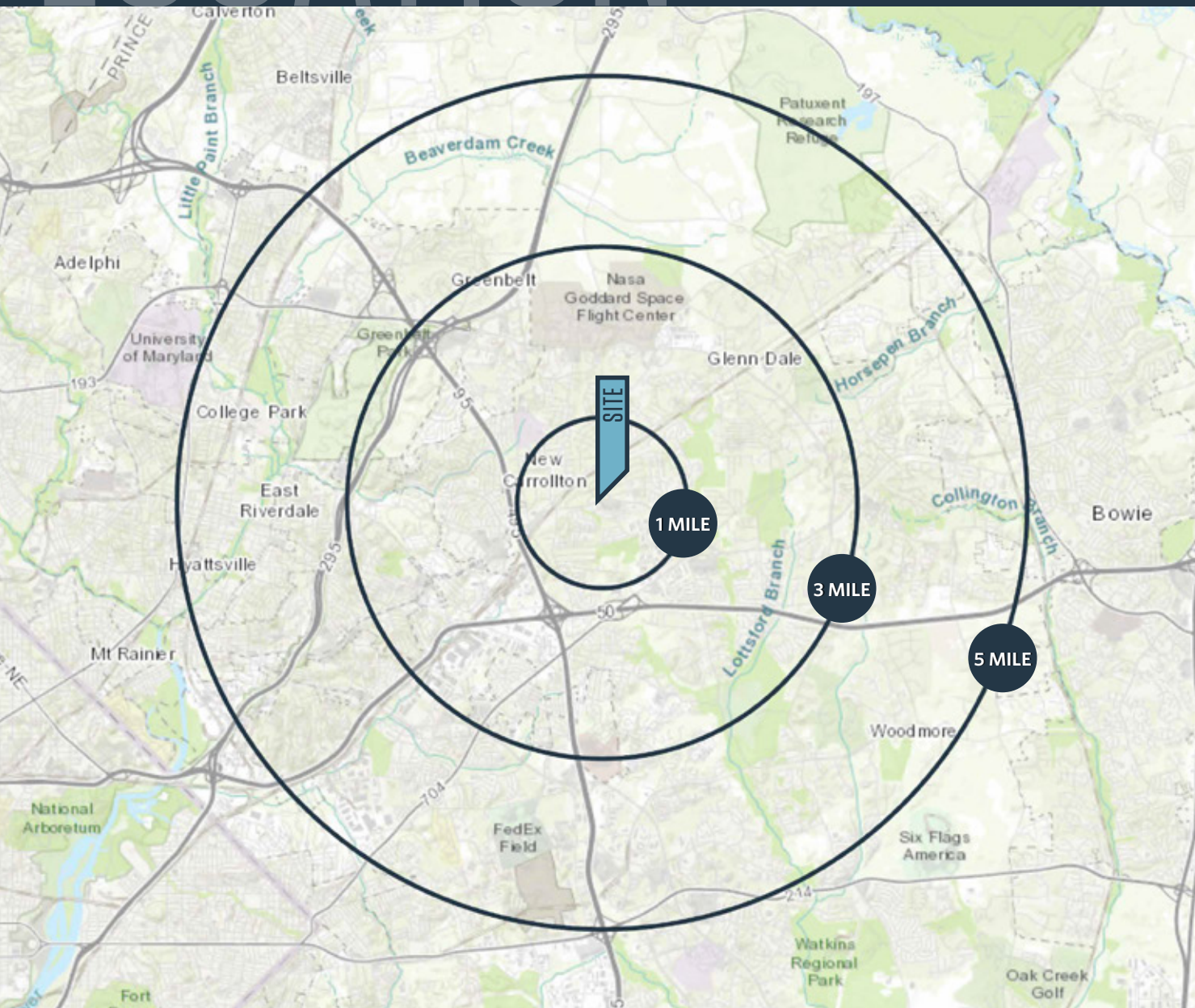
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LOCATION

ENTERPRISE PLAZA

9321 - 9463 ANNAPOLIS ROAD, LANHAM, MARYLAND 20706



PROPERTY HIGHLIGHTS:

- 13,350 SF space coming available
- 2,011 SF 2nd gen restaurant space available

NNN Est: \$7.50 PSF

DEMOGRAPHICS | 2023:

1-MILE	3-MILE	5-MILE
Population		
13,857	109,605	273,449
Daytime Population		
15,164	112,802	255,481
Households		
3,762	35,274	92,067
Average HH Income		
\$118,888	\$119,339	\$122,050

TRAFFIC COUNTS | 2022:

Annapolis Rd (MD Route 450)	32,564 ADT
Capital Beltway/495	206,211 ADT

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TENANT ROSTER:

TOTAL SF: 190,211 SF

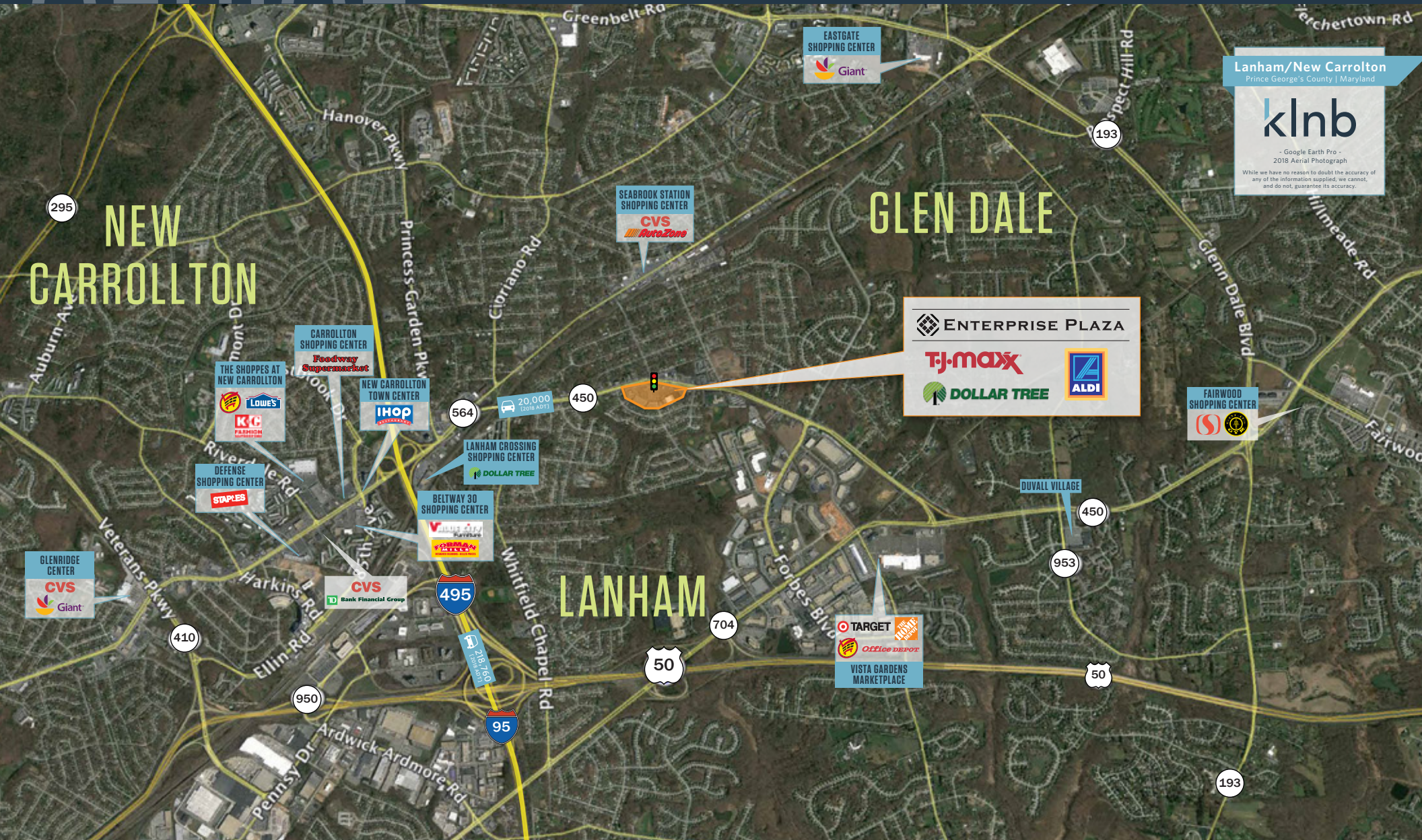
SUITE	TENANT	SIZE	SUITE	TENANT	SIZE
1A	Norbrook Medical Equipment	3,164 SF	30	Beauty Zone	6,610 SF
1B	T.J. Maxx	25,000 SF	36A	Dollar General	10,702 SF
2A	Verizon Wireless	10,921 SF	36B	Teppanyaki Grill	15,174 SF
2B	Dollar Tree	15,235 SF	36C	Aldi	20,040 SF
2C	Advance Auto Parts	7,775 SF	39	Sally Beauty Supply	1,500 SF
3	Gem Liquors	4,010 SF	40	GNC	1,500 SF
5	Fresh Cut	1,604 SF	41	America's Best Optical	2,860 SF
15	Rose Nails	1,586 SF	43	Salon Plaza	5,400 SF
9	Phone Spot	1,800 SF	44	2nd Gen Restaurant	2,011 SF
8	America's Best Wings	1,800 SF	101	American Red Cross	6,500 SF
18	Orthodontist	4,451 SF	24FS	Wendy's	3,645 SF
12-13	Rainbow	3,600 SF	23FS	Taco Bell	2,500 SF
23	Little Caesars	1,600 SF	14FS	SunTrust Bank	2,795 SF
21A	Workout Anytime and VIP Bubbles	13,078 SF	54FS	Shell	Ground Lease
21B	Cititrends (Coming Available)	13,350 SF			



AERIAL

ENTERPRISE PLAZA

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Lanham/New Carrollton
Prince George's County | Maryland

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- Google Earth Pro -
2018 Aerial Photograph
While we have no reason to doubt the accuracy of
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