

CARROLLTON SHOPPING CENTER

8454 Annapolis Road, New Carrollton, MD 20784
Prince George's County



FULLY LEASED

JOIN:
Foodway

COZI FURNITURE **SAKURA** HIRACHI • POKE BOWL **BSW** BEAUTY



- Approximately 51,000 SF grocery-anchored center well located on the heavily trafficked Annapolis Road (Rt. 450) in New Carrollton, MD.
- High volume international grocery store, Foodway.
- Located immediately southwest of the I-495/Annapolis Road interchange.
- Pylon signage available on Annapolis Road.

OWNED & MANAGED BY:  **CARROLLTON ENTERPRISES**

SPACE	SIZE	RATE	CONDITION	DELIVERY
FULLY LEASED				
*Est. NNN: \$9.94 PSF				

Mai Vo
mvo@klnb.com
703-268-2722

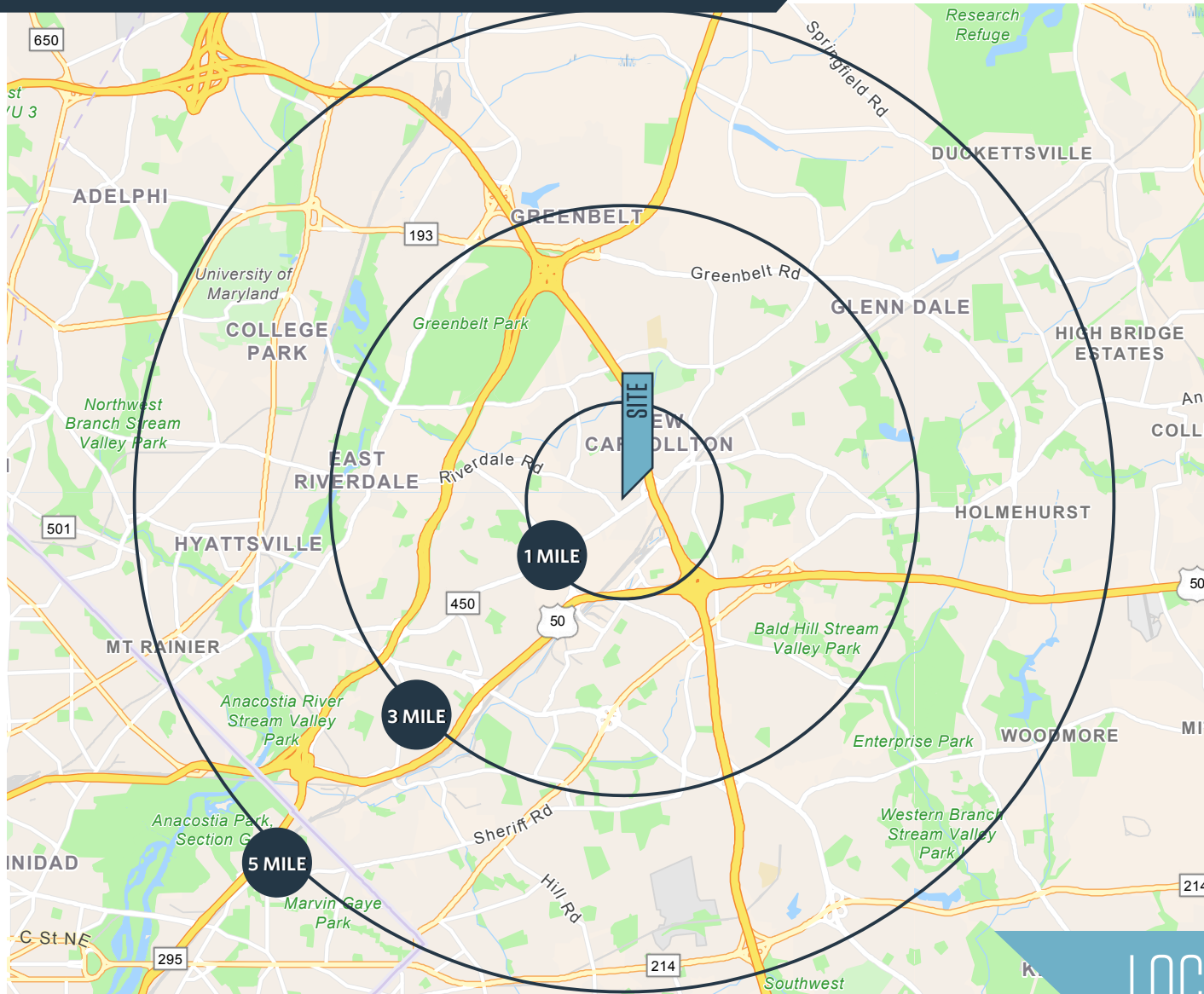
Dallon L. Cheney
dcheney@klnb.com
703-268-2703

8065 Leesburg Pike, Suite 700
Tysons, VA 22182
klnb.com

klnb

CARROLLTON SHOPPING CENTER

8454 Annapolis Road, New Carrollton, MD 20784
Prince George's County



DEMOGRAPHICS | 2023:

1-MILE	3-MILE	5-MILE
Population		
19,165	152,641	330,086
Daytime Population		
17,785	129,791	329,027
Households		
6,311	48,640	110,962
Average HH Income		
\$96,078	\$104,526	\$111,077

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2022:

Annapolis Road (Rt. 450)	47,865 ADT
Riverdale Road	13,845 ADT

LOCATION & DEMOGRAPHICS

Mai Vo
mvo@klnb.com
703-268-2722

Dallon L. Cheney
dcheney@klnb.com
703-268-2703

8065 Leesburg Pike, Suite 700
Tysons, VA 22182
klnb.com

klnb

CARROLLTON SHOPPING CENTER

8454 Annapolis Road, New Carrollton, MD 20784
Prince George's County



Mai Vo
mvo@klnb.com
703-268-2722

Dallon L. Cheney
dcheney@klnb.com
703-268-2703

8065 Leesburg Pike, Suite 700
Tysons, VA 22182
klnb.com

klnb

CARROLLTON SHOPPING CENTER

8454 Annapolis Road, New Carrollton, MD 20784
Prince George's County



MID-VIEW AERIAL

Mai Vo
mvo@klnb.com
703-268-2722

Dallon L. Cheney
dcheney@klnb.com
703-268-2703

8065 Leesburg Pike, Suite 700
Tysons, VA 22182
klnb.com

klnb

CARROLLTON SHOPPING CENTER

8454 Annapolis Road, New Carrollton, MD 20784
Prince George's County

Carrollton Shopping Center
(51,000)



TENANT LIST

Foodway	27,000 SF
La Pupuseria Familiar	2,000 SF
Phone City	2,000 SF
Wing Stop	2,000 SF
BSW Beauty	9,000 SF
Happy Nails	4,000 SF
Starbucks	1,740 SF
Sakura Hibachi	1,422 SF
Chipotle	2,100 SF
Cozi Furniture	17,514 SF

Mai Vo
mvo@klnb.com
703-268-2722

Dallon L. Cheney
dcheney@klnb.com
703-268-2703

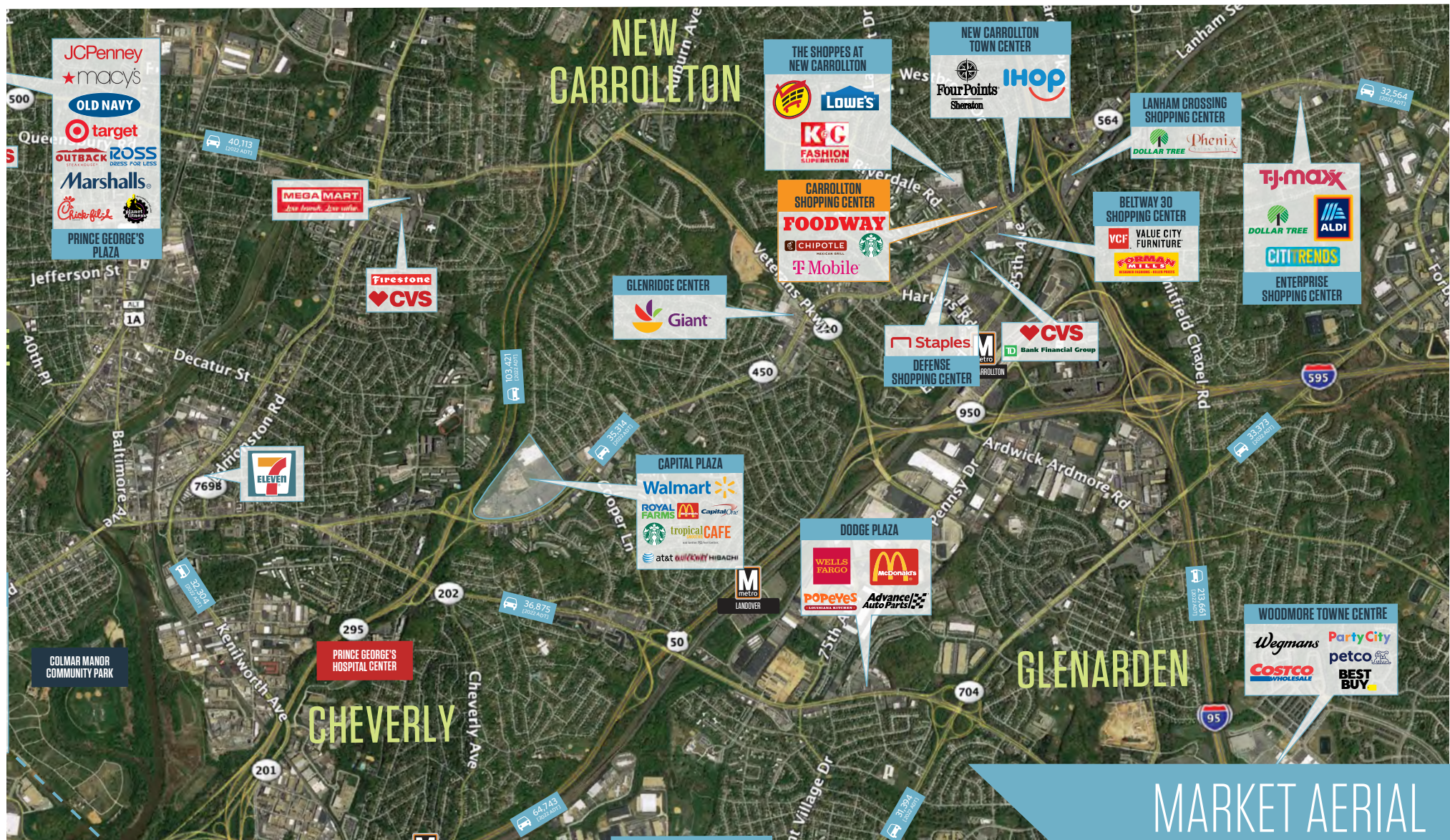
8065 Leesburg Pike, Suite 700
Tysons, VA 22182
klnb.com

klnb

SITE PLAN

CARROLLTON SHOPPING CENTER

8454 Annapolis Road, New Carrollton, MD 20784
Prince George's County



MARKET AERIAL

Mai Vo
mvo@klnb.com
703-268-2722

Dallon L. Cheney
dcheney@klnb.com
703-268-2703

8065 Leesburg Pike, Suite 700
Tysons, VA 22182
klnb.com

klnb

CARROLLTON SHOPPING CENTER

8454 Annapolis Road, New Carrollton, MD 20784
Prince George's County



PHOTOS

Mai Vo
mvo@klnb.com
703-268-2722

Dallon L. Cheney
dcheney@klnb.com
703-268-2703

8065 Leesburg Pike, Suite 700
Tysons, VA 22182
klnb.com

klnb

CARROLLTON SHOPPING CENTER

8454 Annapolis Road, New Carrollton, MD 20784
Prince George's County

CLICK TO VIEW PROPERTY WEBSITE

For More Information, Please Contact:

Mai Vo
mvo@klnb.com
703-268-2722

Dallon L. Cheney
dcheney@klnb.com
703-268-2703

8065 Leesburg Pike, Suite 700
Tysons, VA 22182

klnb.com



[instagram.com/klnbcre](https://www.instagram.com/klnbcre)



[linkedin.com/company/klnb](https://www.linkedin.com/company/klnb)



[facebook.com/KLNBCRE](https://www.facebook.com/KLNBCRE)

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.

klnb