

CARROLLTON SHOPPING CENTER

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



JOIN:
Foodway

COZI FURNITURE | **SAKURA** HIBACHI • 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: \$9.81 PSF | | | | |

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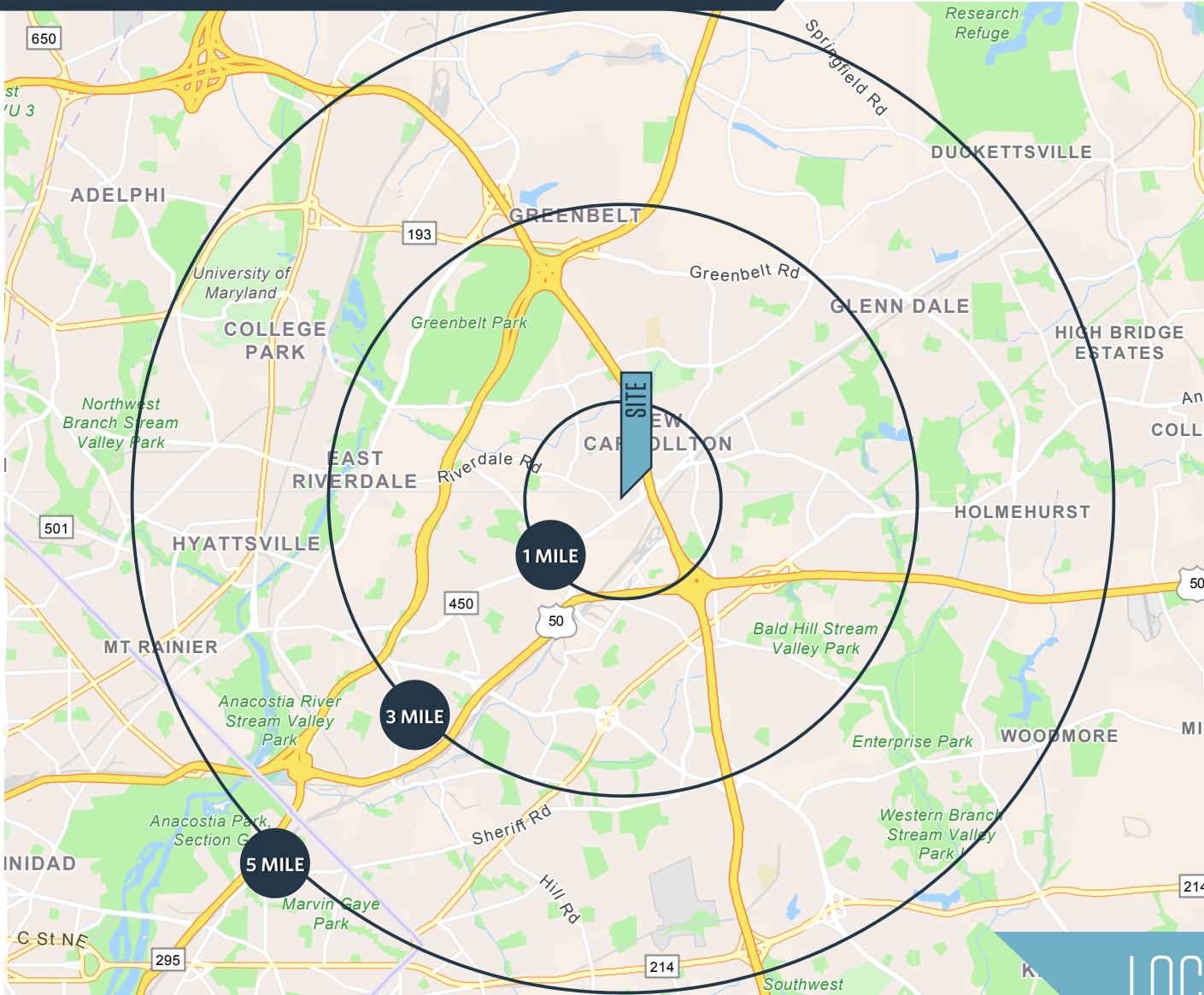
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8065 Leesburg Pike, Suite 700
Tysons, VA 22182
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DEMOGRAPHICS | 2024:

| | 1-MILE | 3-MILE | 5-MILE |
|--------------------|-----------|-----------|-----------|
| Population | 19,510 | 150,420 | 329,406 |
| Daytime Population | 17,591 | 125,839 | 336,339 |
| Households | 6,508 | 48,136 | 111,574 |
| Average HH Income | \$100,819 | \$110,523 | \$118,059 |

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2023:

| | |
|--------------------------|------------|
| Annapolis Road (Rt. 450) | 35,279 ADT |
| Riverdale Road | 13,709 ADT |

LOCATION & DEMOGRAPHICS

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MID-VIEW AERIAL

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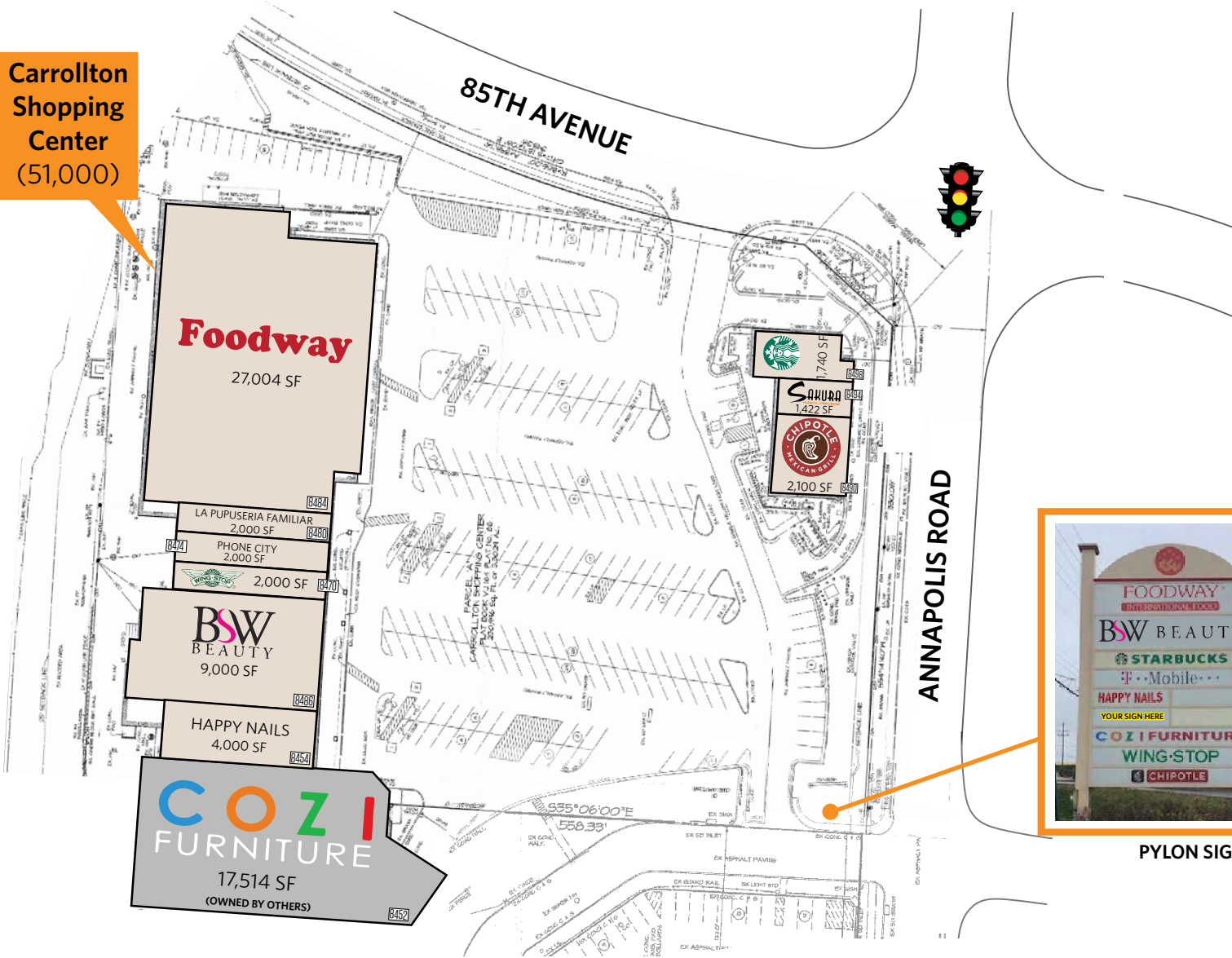
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Carrollton Shopping Center
(51,000)



| 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 |



PYLON SIGN

SITE PLAN

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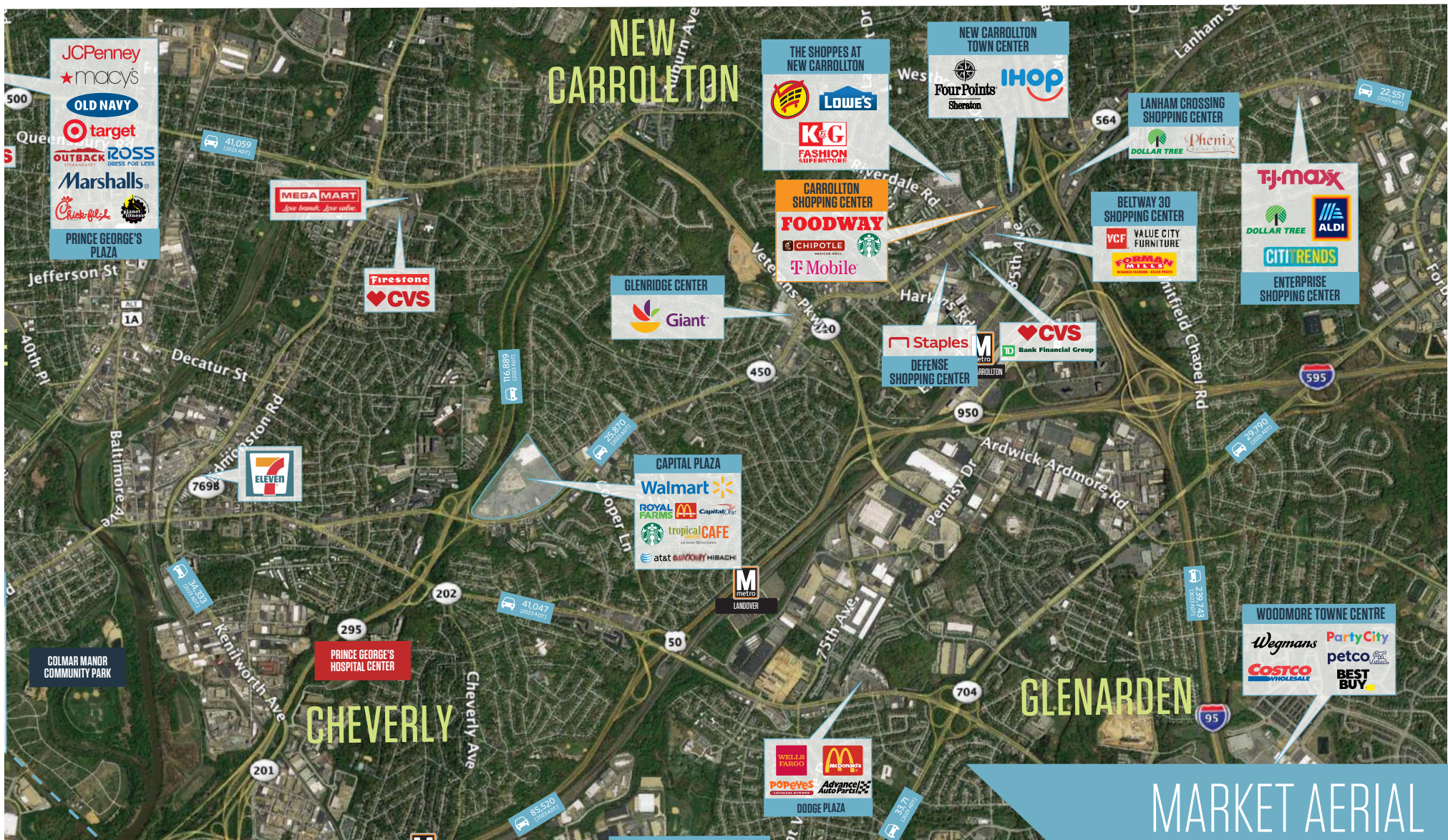
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PHOTOS

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For More Information, Please Contact:

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The logo for klnb, featuring the letters 'klnb' in a bold, lowercase, sans-serif font. The letter 'k' is a light blue color, while the letters 'l', 'n', and 'b' are a dark blue color.