

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: \$9.79 PSF				

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

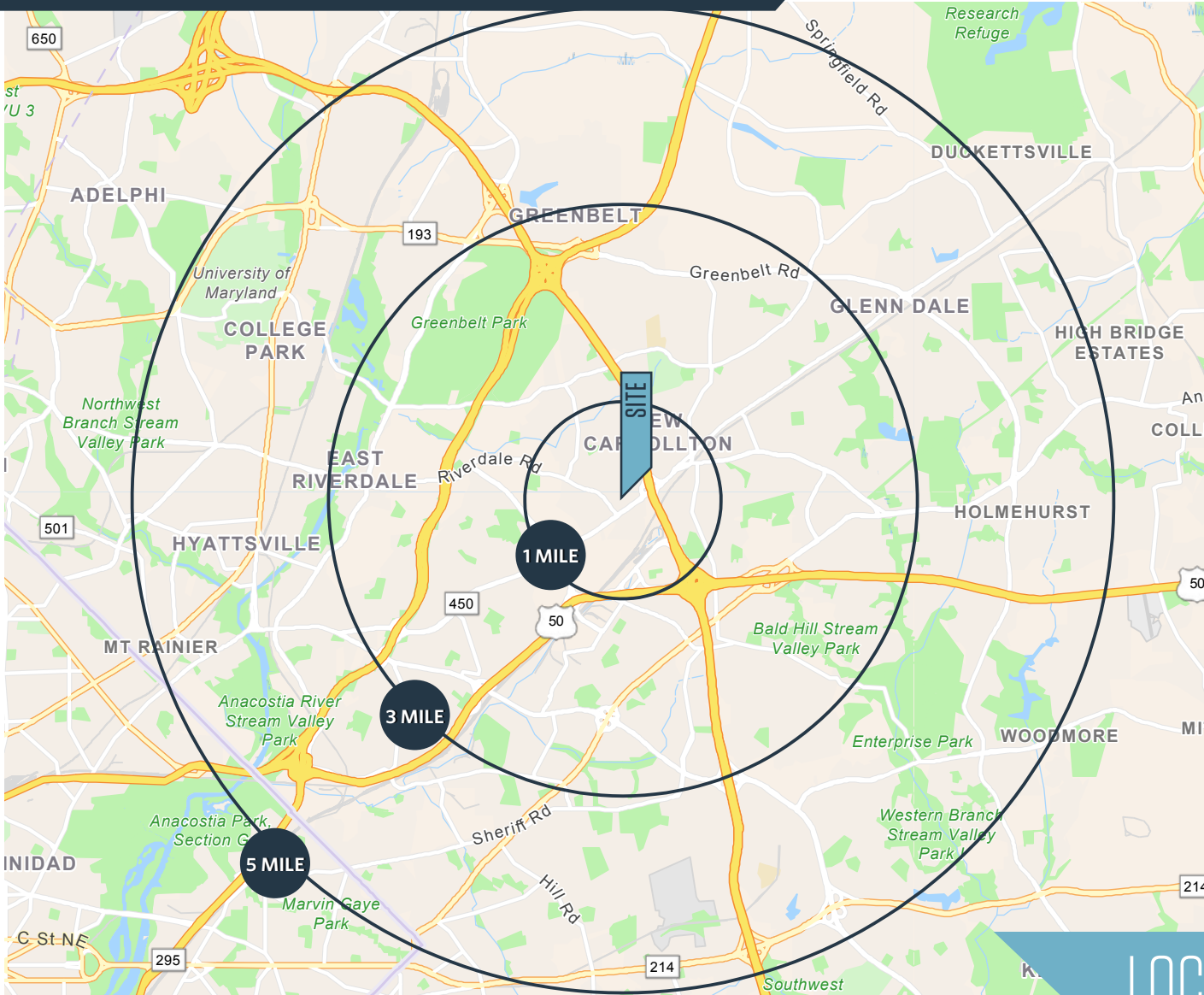
Dallon L. Cheney
dcheney@klnb.com
703-268-2703

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



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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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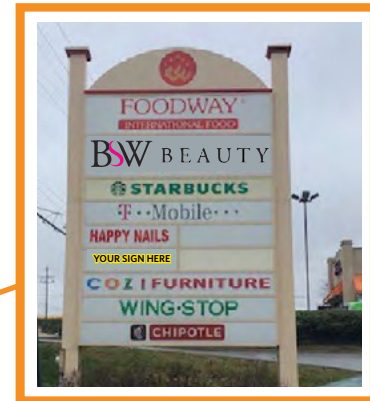
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Carrollton Shopping Center
(51,000)



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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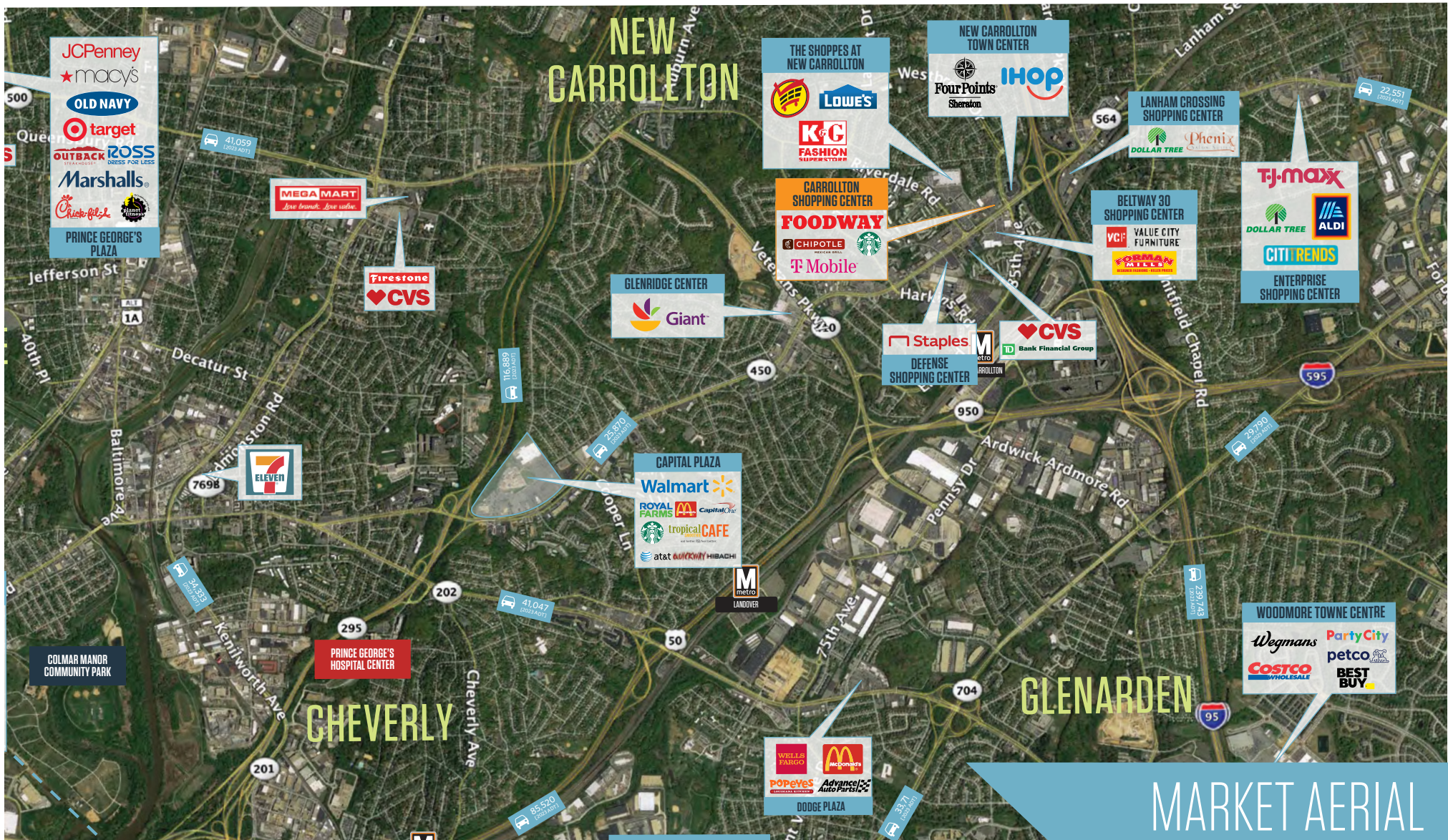
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MARKET AERIAL

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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.