

# LANHAM CROSSING

8801 Annapolis Road, Lanham, MD 20706  
Prince George's County



## RETAIL FOR LEASE

JOIN:



- Available: 2,400 SF; 2,600 SF; and Pad Site with Drive-Thru.
- Located at the interchange of Annapolis Road [Rt. 450] and the Capital Beltway [I-495] in Lanham, MD [Prince George's County].
- Prominent pylon and electronic reader board signage along both Annapolis Road [Rt. 450] and the Capital Beltway [I-495].
- Highly visible to the Capital Beltway [I-495]!

OWNED & MANAGED BY:



**FORTIFIED**  
Property Group

**Mason Bernstein**  
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**Alex Shearer**  
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SITE PLAN

Mason Bernstein  
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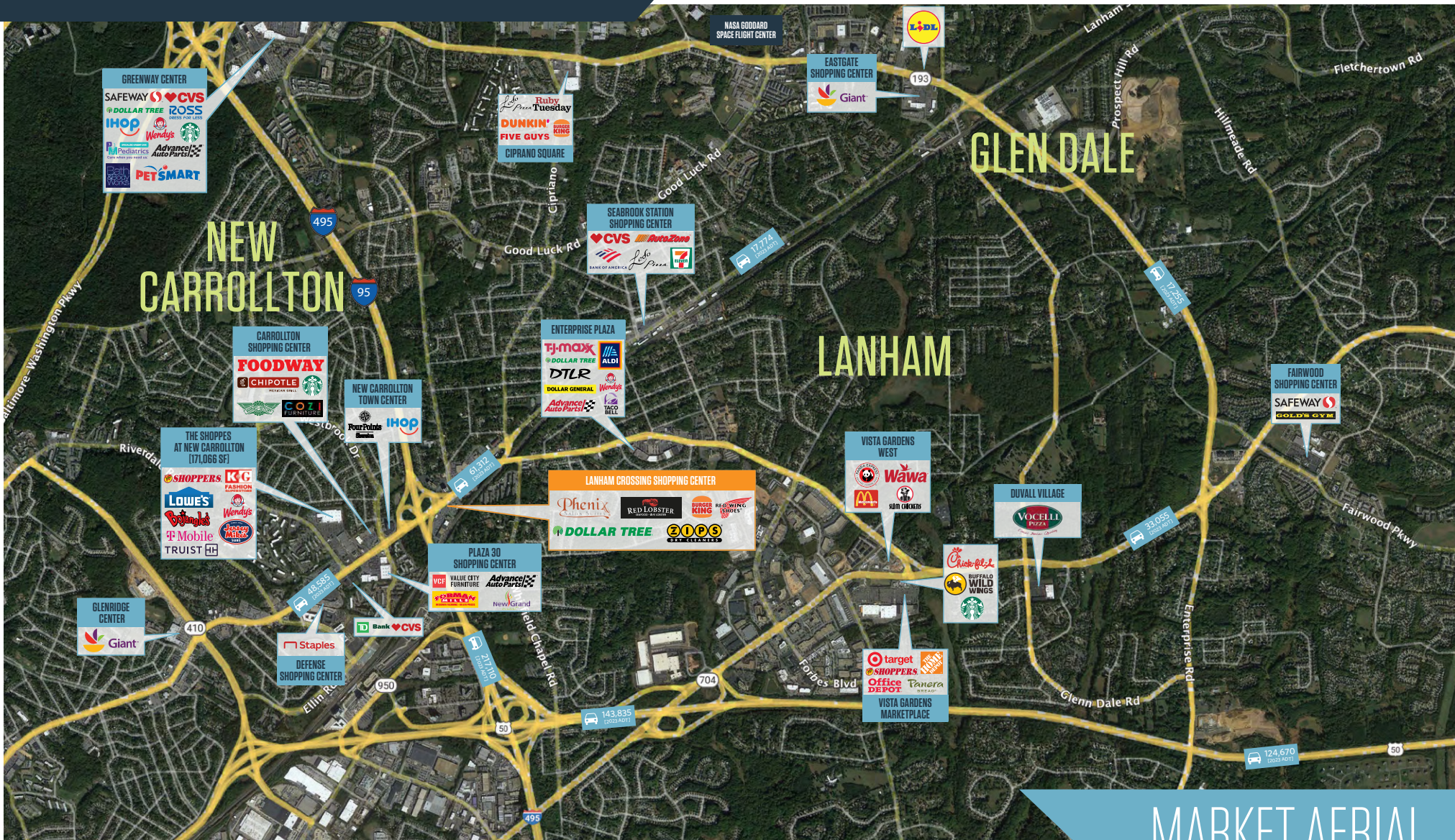
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MARKET AERIAL

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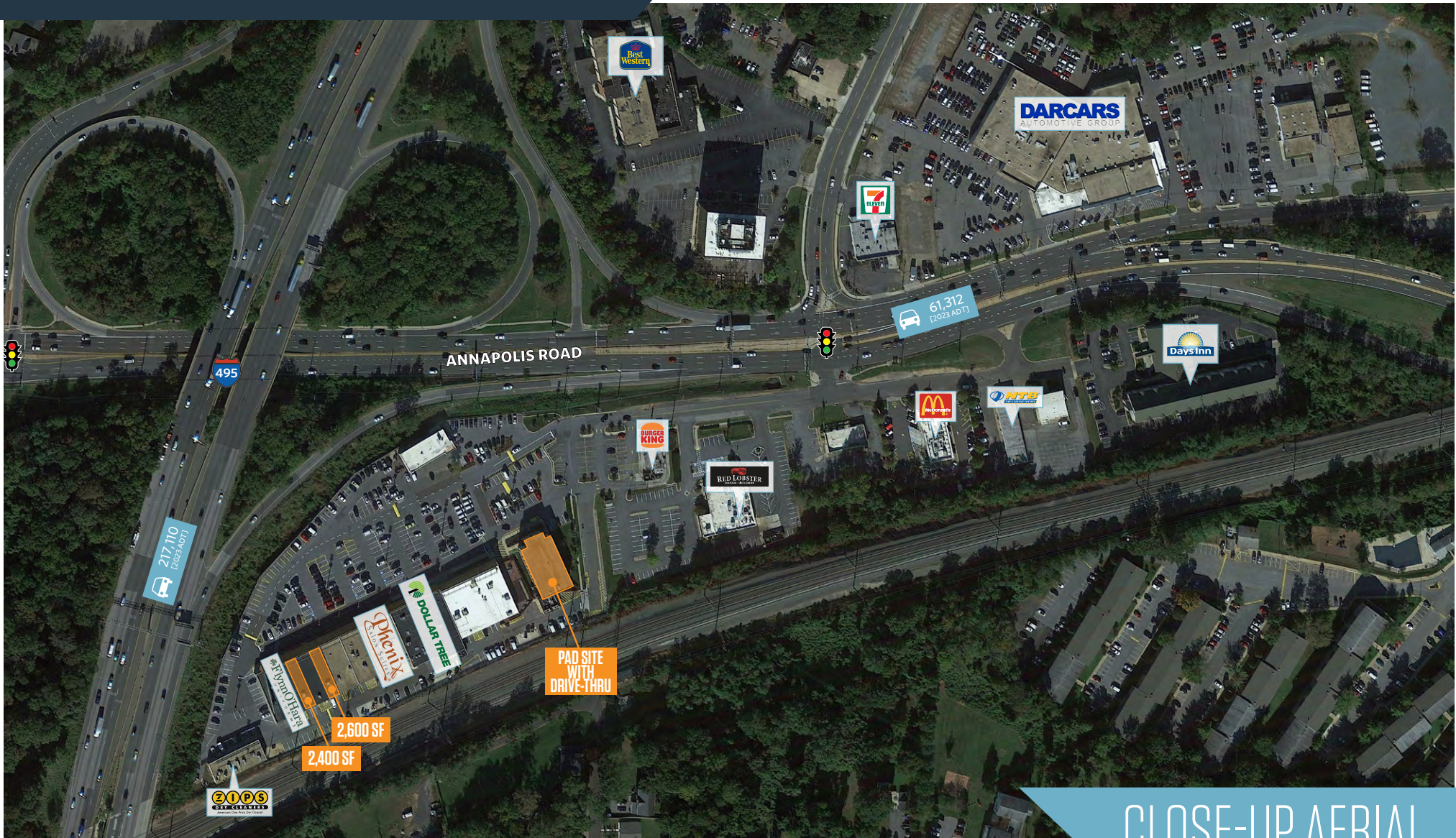
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PYLON SIGNS

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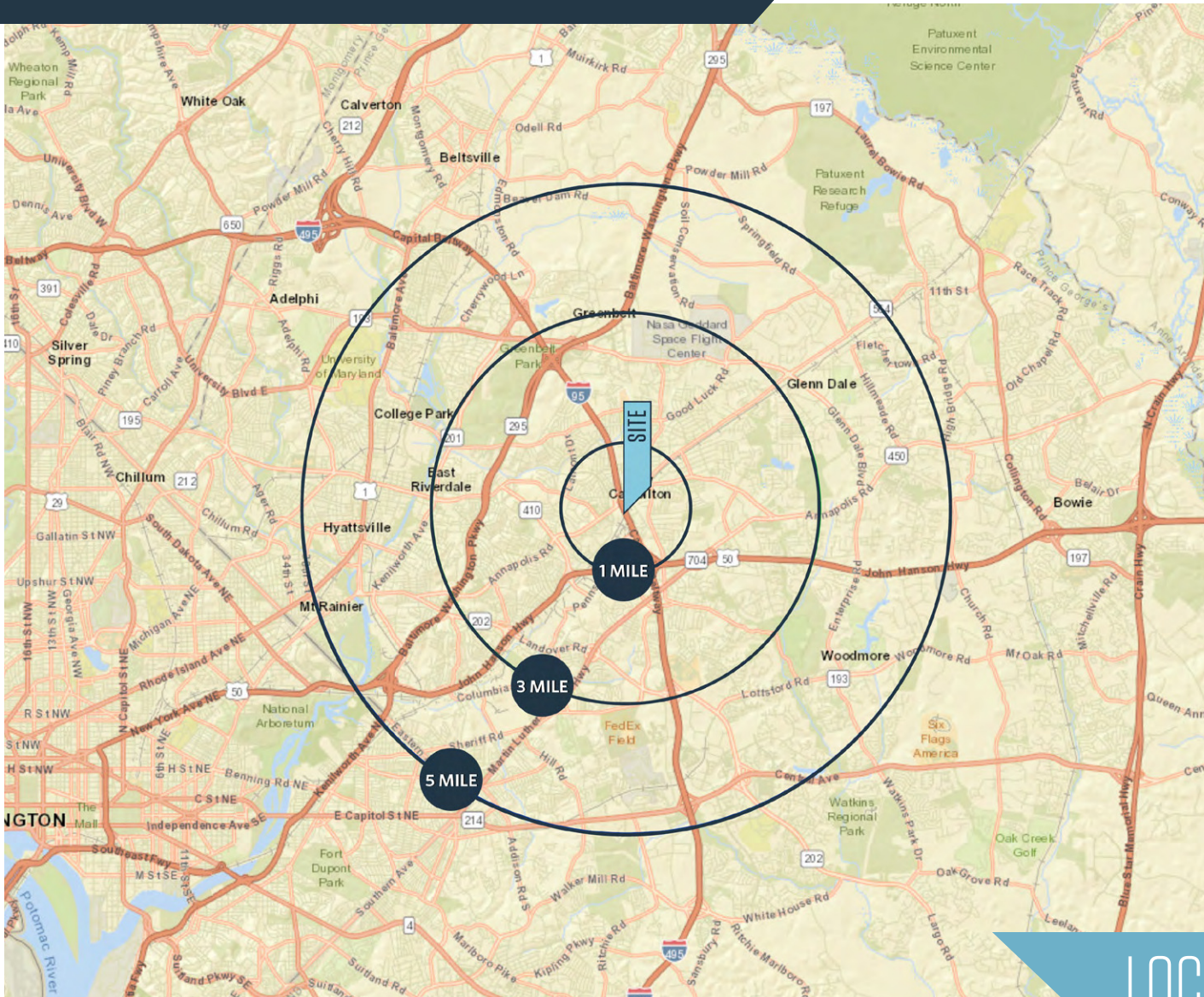
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## DEMOGRAPHICS | 2024:

	1-MILE	3-MILE	5-MILE
Population	19,691	139,485	310,578
Daytime Population	17,333	137,485	320,449
Households	6,445	44,951	104,271
Average HH Income	\$102,861	\$112,650	\$122,820

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

## TRAFFIC COUNTS | 2023:

Capital Beltway (I-495)	217,110 ADT
Annapolis Road (Rt. 450)	61,312 ADT

## LOCATION & DEMOGRAPHICS

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CLICK TO VIEW PROPERTY WEBSITE

For More Information, Please Contact:

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