

CARROLLTON SHOPPING CENTER

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



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
8474	2,000 SF	"MARKET"	"AS-IS" (VANILLA SHELL)	WITHIN 60 DAYS OF EXECUTED LEASE
*Est. NNN: \$9.79 PSF				

Mai Vo
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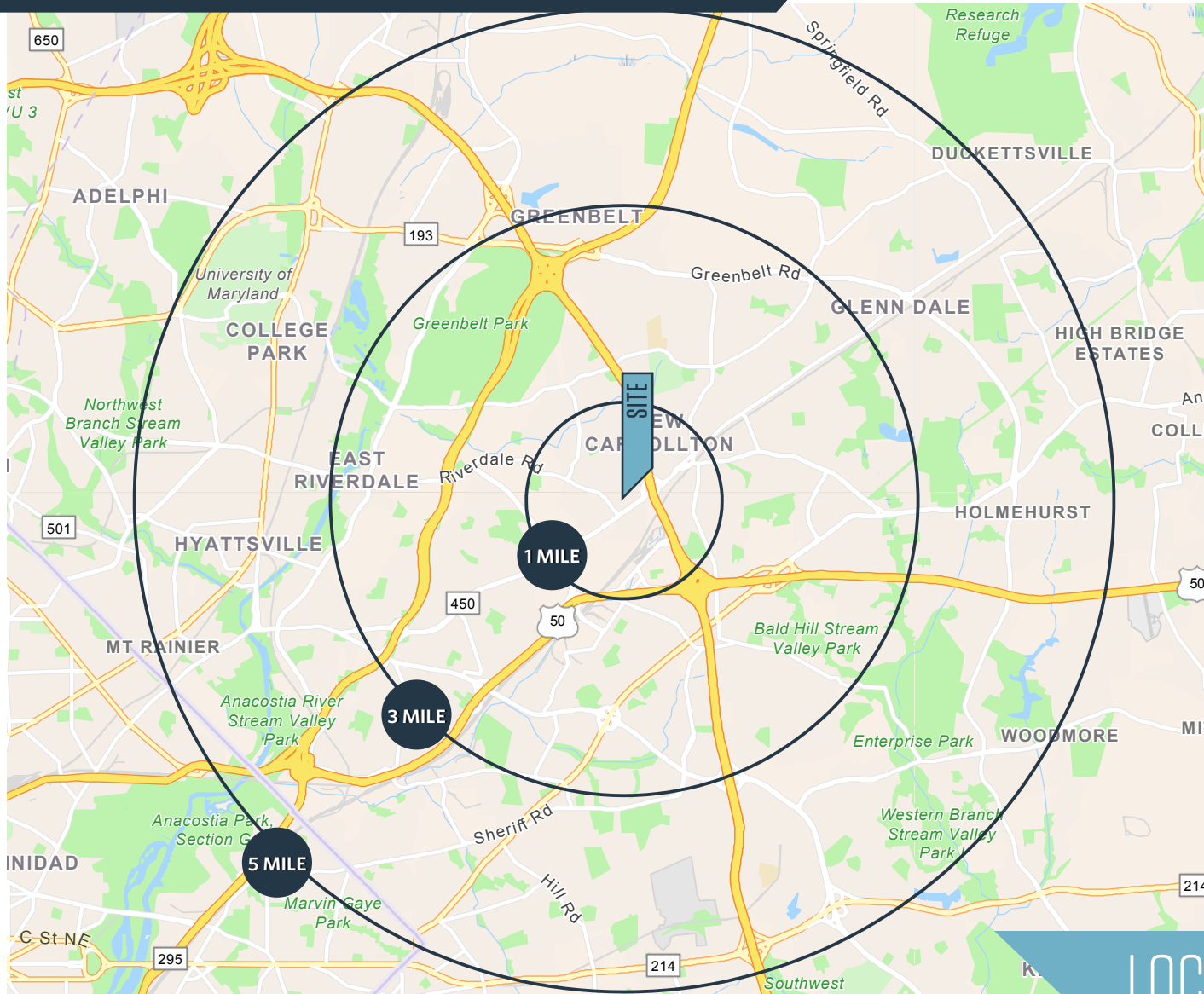
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klnb

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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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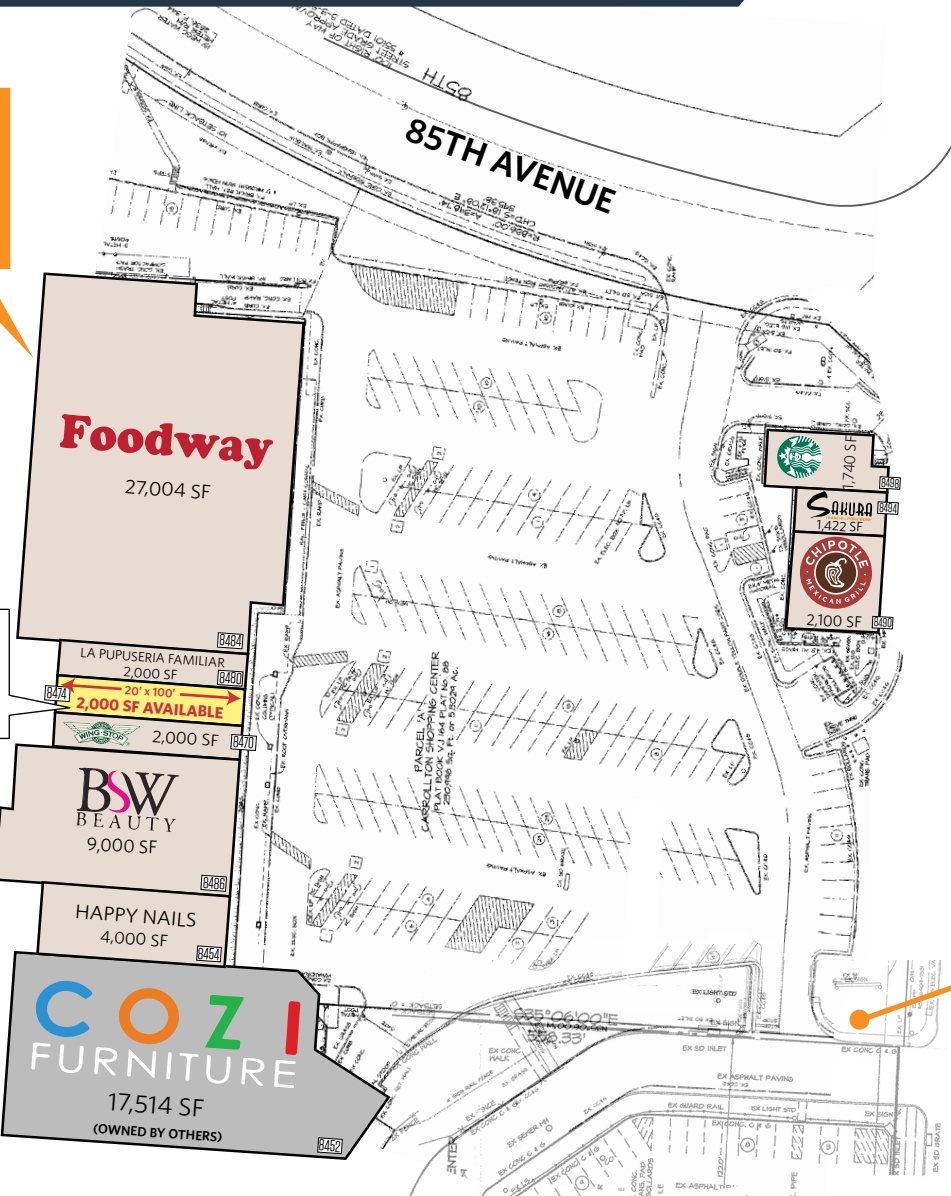


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Carrollton
Shopping
Center
(51,000)

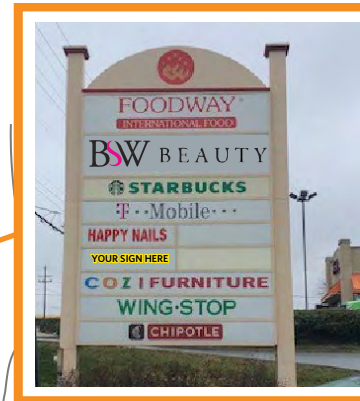


DISCREET LISTING
CURRENTLY OCCUPIED BY
PHONE CITY
(THIS TENANT IS OPEN
AND OPERATING; PLEASE
DO NOT DISTURB.)

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

ANNAPOLIS ROAD



PYLON SIGN

SITE PLAN

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MID-VIEW AERIAL

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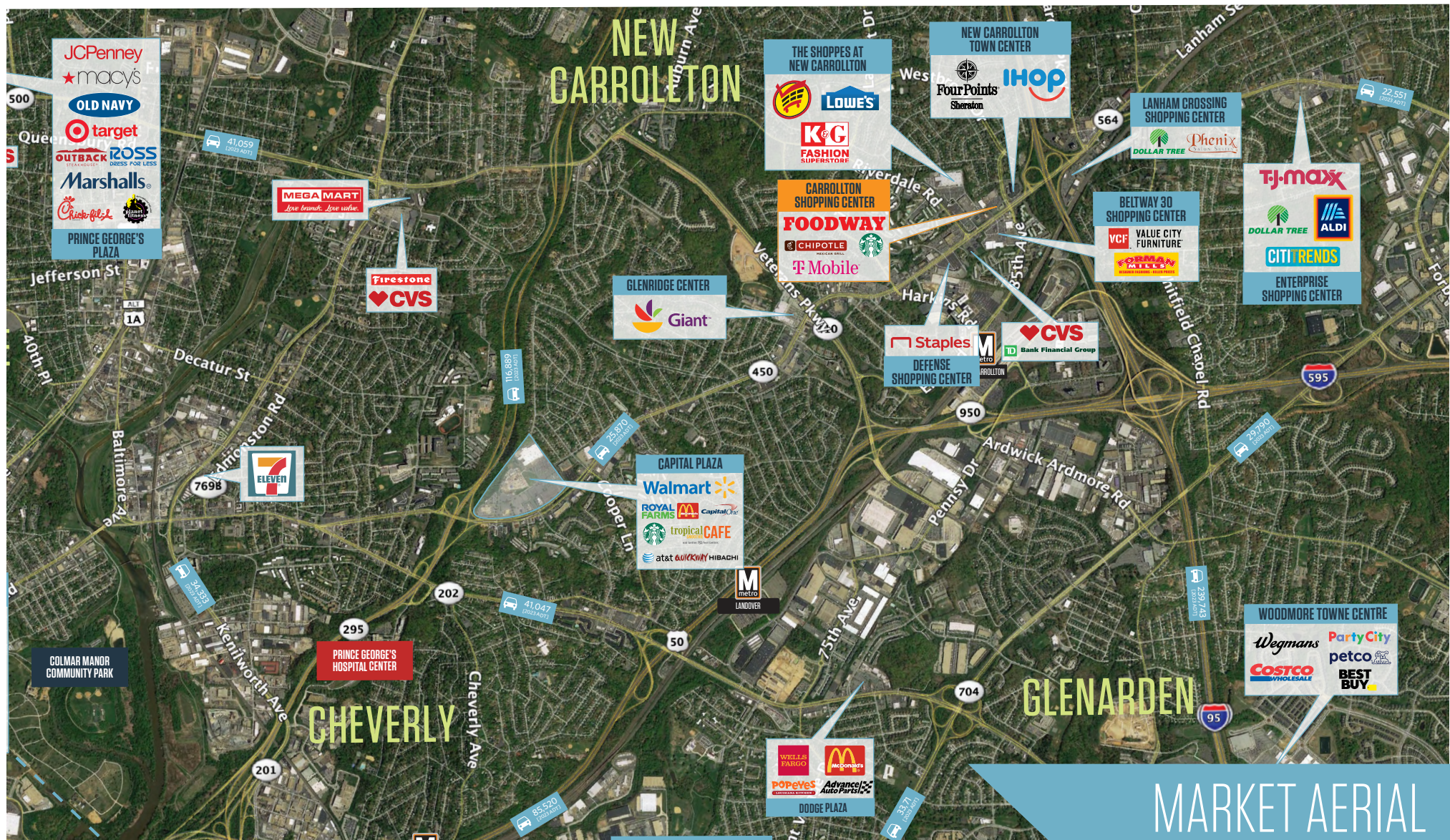
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PHOTOS

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CLICK TO VIEW PROPERTY WEBSITE

For More Information, Please Contact:

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