

LANHAM CROSSING

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



RETAIL FOR LEASE

JOIN:



- Available: 2,400 SF; 2,600 SF; 7,487 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
mbernstein@klnb.com
443-632-2089

Alex Shearer
ashearer@klnb.com
443-632-2081

Ryan Minnehan
rminnehan@klnb.com
443-632-2088

100 West Road, Suite 505
Towson, MD 21204
klnb.com

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SITE PLAN

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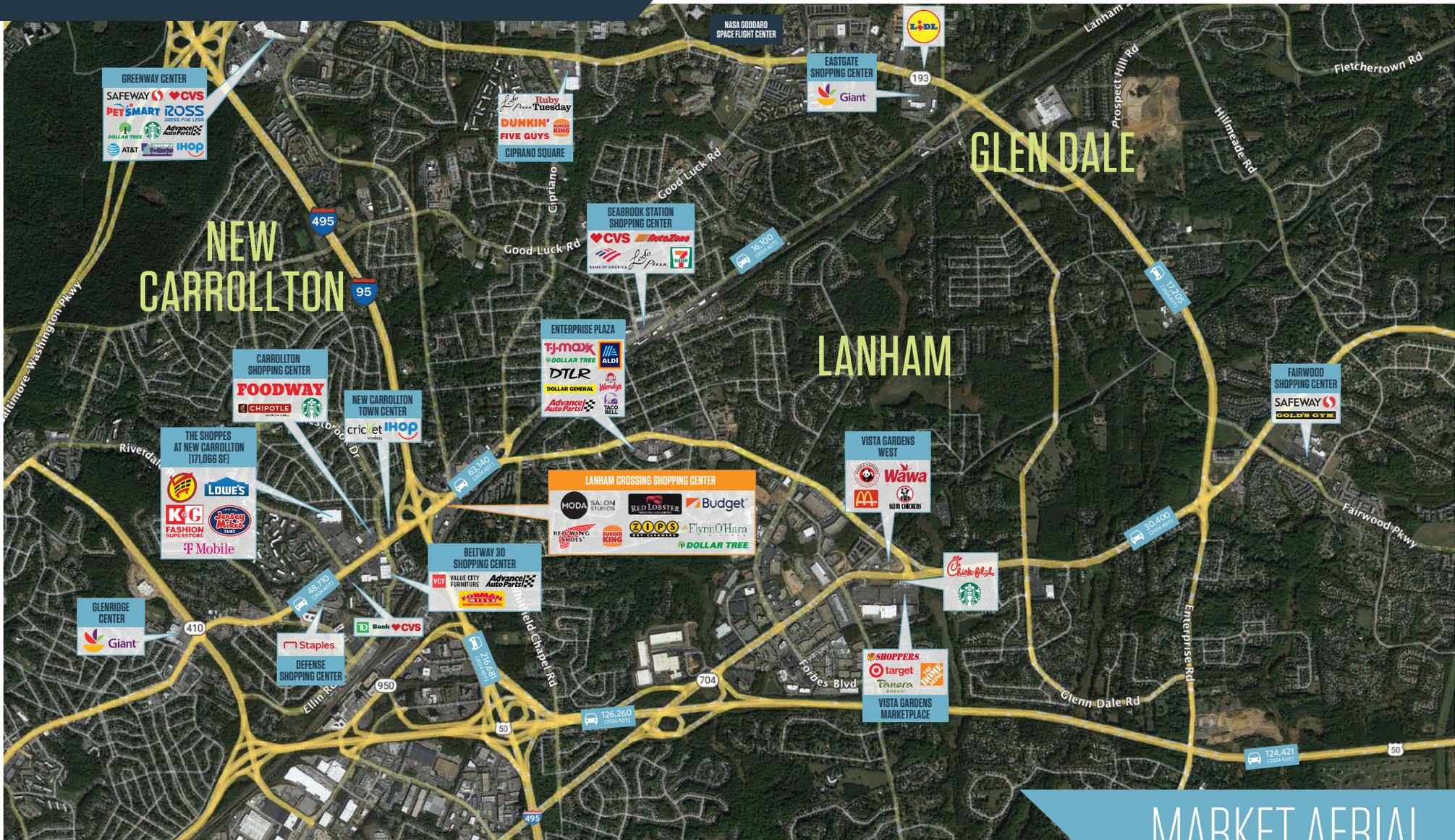
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MARKET AERIAL

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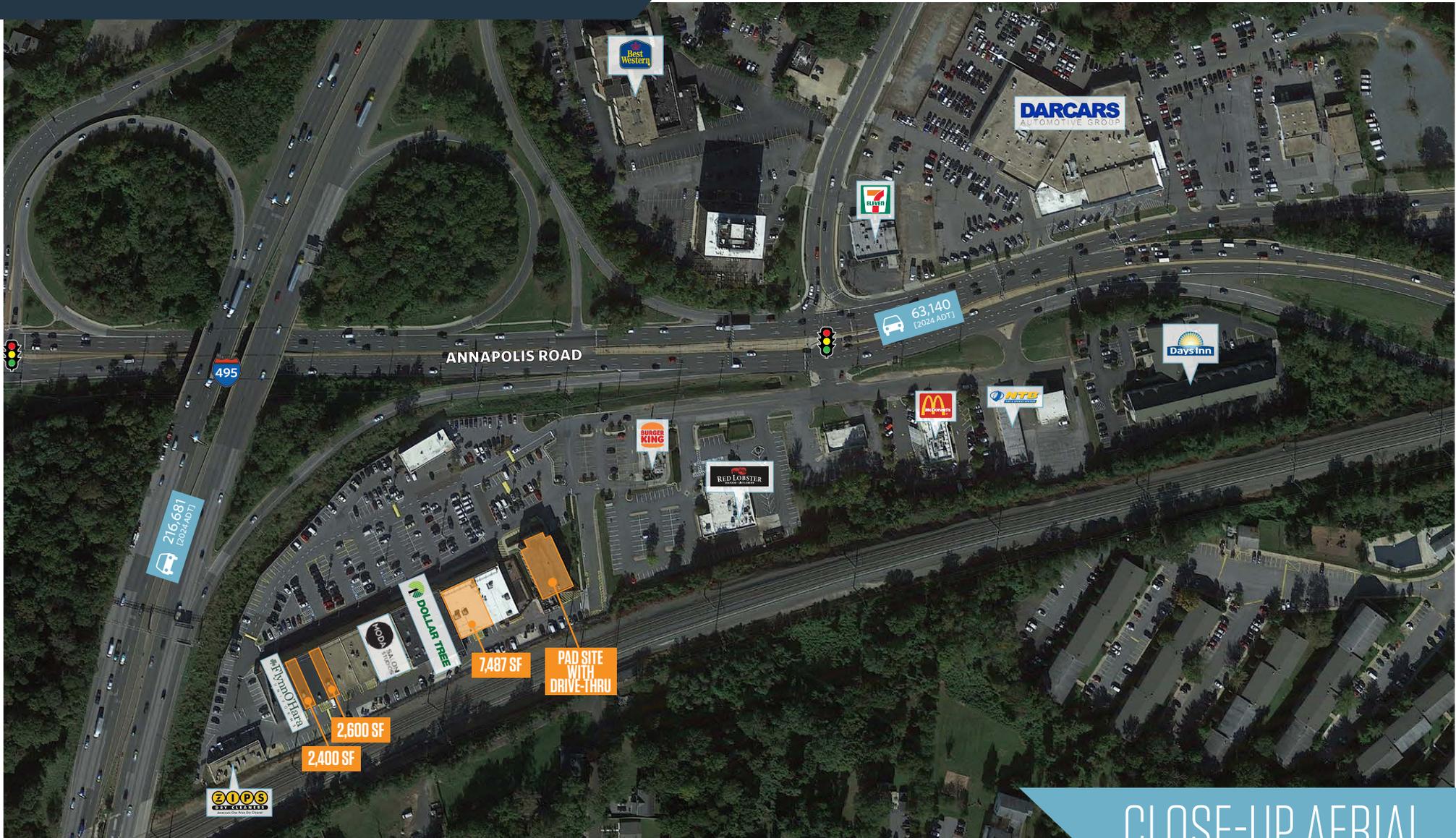
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PYLON SIGNS

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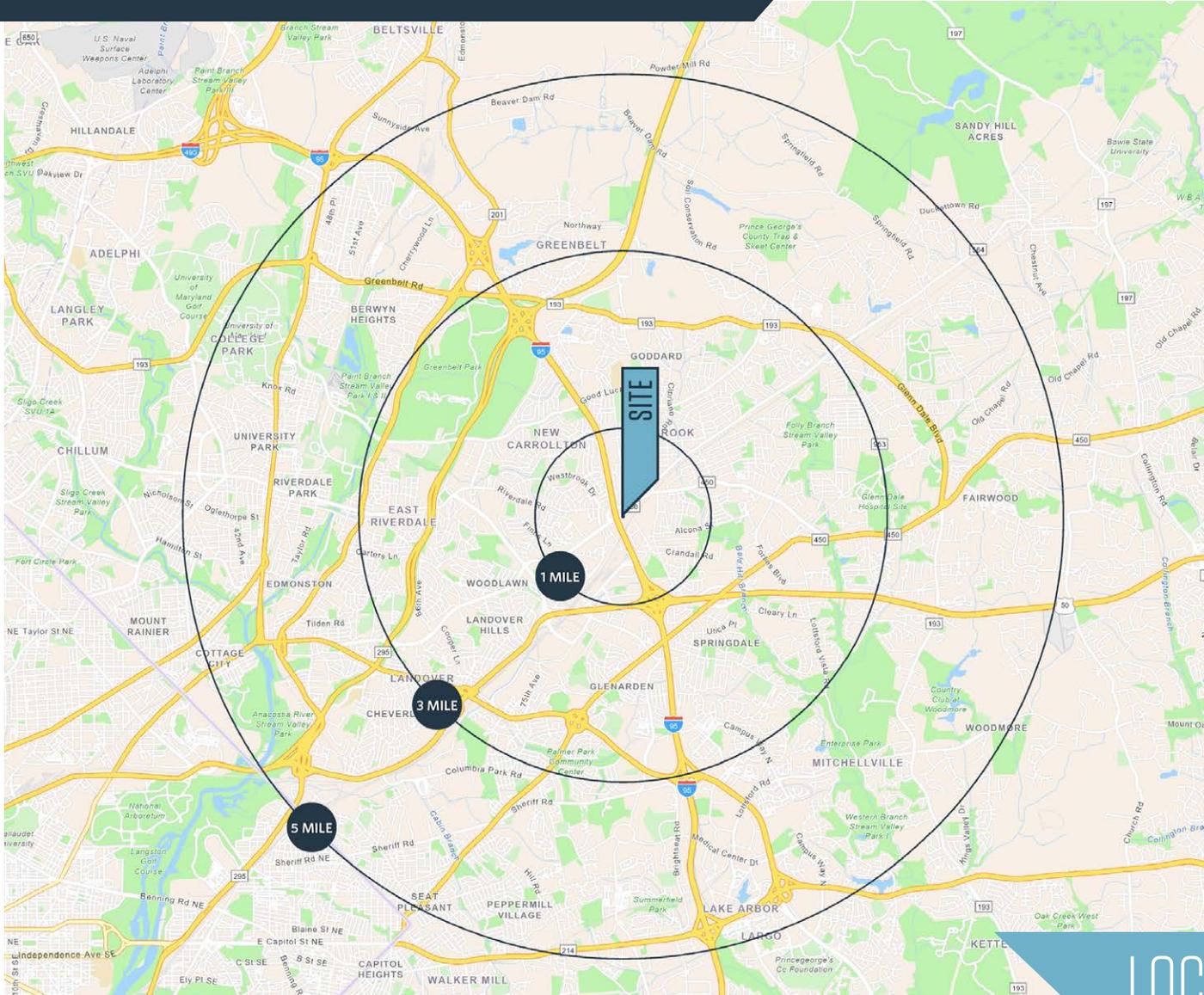
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DEMOGRAPHICS | 2025:

	1-MILE	3-MILE	5-MILE
Population	18,986	137,651	310,881
Daytime Population	16,723	137,108	320,676
Households	6,210	44,308	104,453
Average HH Income	\$103,700	\$115,011	\$122,604

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2024:

Capital Beltway (I-495)	216,681 ADT
Annapolis Road (Rt. 450)	63,140 ADT

LOCATION & DEMOGRAPHICS

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CLICK TO VIEW PROPERTY WEBSITE

For More Information, Please Contact:

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