



JOIN THESE RETAILERS

verizon *Rainbow* **TJ-maxx**

DOLLAR TREE

America's Best
WINGS

Advance
Auto Parts

Wendy's

TACO BELL



TRUIST

WORKOUT ANYTIME
Your Fitness. Your Schedule.

RETAIL SPACE FOR LEASE

- 1,604 SF space coming available
- 190,000 square foot Regional Shopping Center anchored by **TJ-maxx** and 
- Signalized access from Annapolis Road's (28,974 ADT)
- Conveniently located 1 mile east of the Capital Beltway/I-495 (228,246 ADT)
- Strong residential and daytime demographics

MATT SKALET

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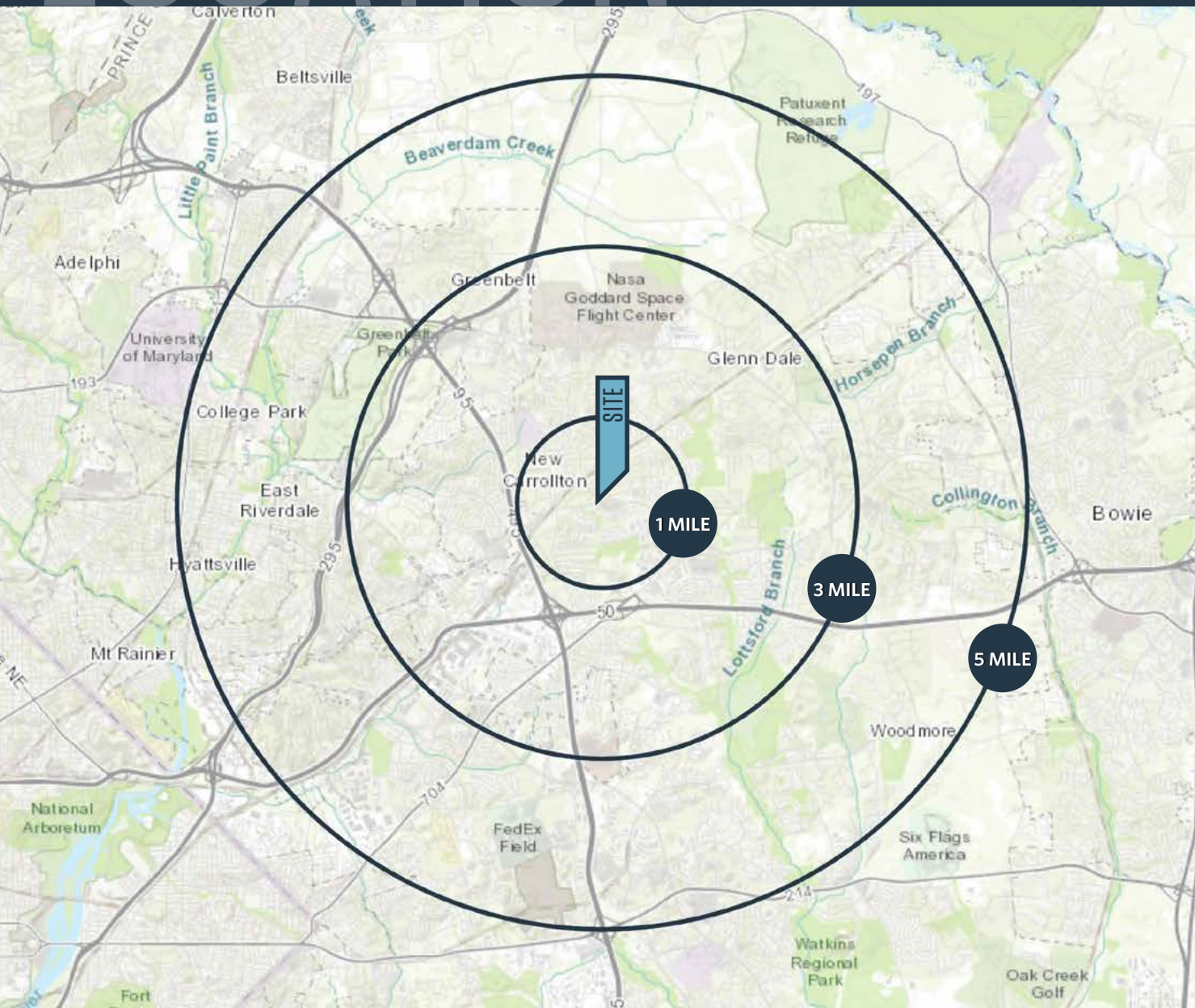
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LOCATION

ENTERPRISE PLAZA

9321 - 9463 ANNAPOLIS ROAD, LANHAM, MARYLAND 20706



PROPERTY HIGHLIGHTS:

- 1,604 SF spaces coming available

NNN Est: \$7.50 PSF

DEMOGRAPHICS | 2024:

1-MILE	3-MILE	5-MILE
Population		
13,810	110,282	269,713
Daytime Population		
14,963	117,667	253,617
Households		
3,764	35,622	91,234
Average HH Income		
\$128,445	\$126,019	\$129,141

TRAFFIC COUNTS | 2022:

Annapolis Rd (MD Route 450)	32,564 ADT
Capital Beltway/495	206,211 ADT

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TENANT ROSTER:

TOTAL SF: 190,211 SF

SUITE	TENANT	SIZE	SUITE	TENANT	SIZE
1A	Norbrook Medical Equipment	3,164 SF	30	Beauty Zone	6,610 SF
1B	T.J. Maxx	25,000 SF	36A	Dollar General	10,702 SF
2A	Verizon Wireless	10,921 SF	36B	Teppanyaki Grill	15,174 SF
2B	Dollar Tree	15,235 SF	36C	Aldi	20,040 SF
2C	Advance Auto Parts	7,775 SF	39	Sally Beauty Supply	1,500 SF
3	Gem Liquors	4,010 SF	40	GNC	1,500 SF
5	Fresh Cut - Available 2/1/2026	1,604 SF	41	America's Best Optical	2,860 SF
15	Rose Nails	1,586 SF	43	Salon Plaza	5,400 SF
9	Phone Spot	1,800 SF	44	Nash & Smash	2,011 SF
8	America's Best Wings	1,800 SF	101	American Red Cross	6,500 SF
18	Orthodontist	4,451 SF	24FS	Wendy's	3,645 SF
12-13	Rainbow	3,600 SF	23FS	Taco Bell	2,500 SF
23	Little Caesars	1,600 SF	14FS	SunTrust Bank	2,795 SF
21A	Workout Anytime and VIP Bubbles	13,078 SF	54FS	Shell	Ground Lease
21B	DTLR	13,350 SF			



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- Google Earth Pro -
2018 Aerial Photograph

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy.

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FOR MORE INFORMATION, PLEASE CONTACT:

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