

AVAILABLE SPACE:
- 5,605 SF ENDCAP



RETAIL SPACE AVAILABLE IN BUSY DAILY NEEDS CENTER

- 5,605 SF endcap available.
- Excellent frontage and visibility on Annapolis Road (Route 450 - ADT: 29,900).
- Well-positioned center on a major artery between Washington DC and Prince George's County.
- Great population density: Over 150,000 people within 3 miles.

BEN BECKER

bbecker@klnb.com | 202-420-7773

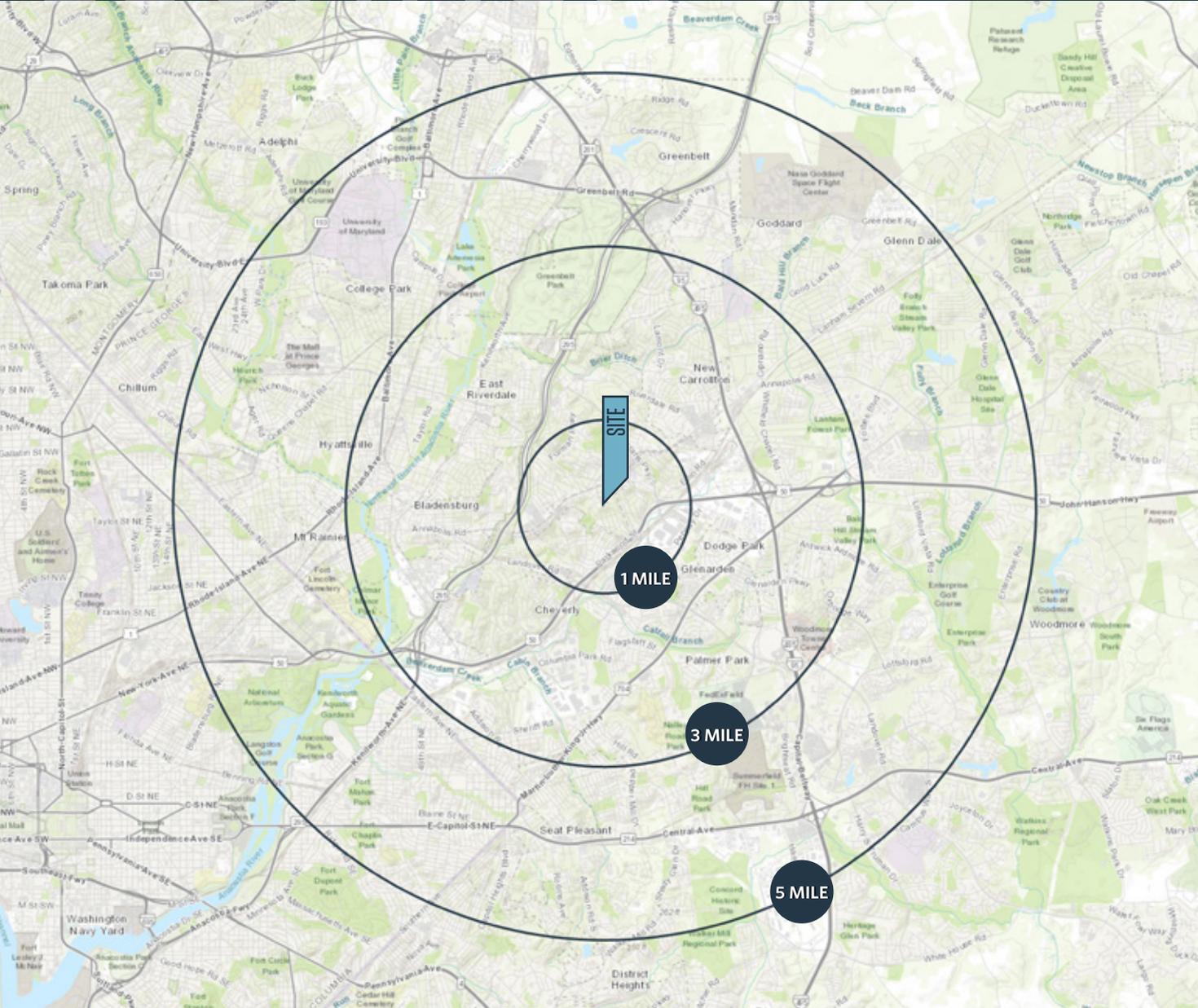
RYAN SCHMITZ

rschmitz@klnb.com | 202-602-1743

LOCATION

LANDOVER HILLS SHOPPING CENTER

ANNAPOLIS ROAD AND 71ST AVENUE, LANDOVER HILLS, MARYLAND 20784



AVAILABLE SPACE

SIZE	RATE	CONDITION
5,605 SF	Negotiable	2nd Generation

DEMOGRAPHICS | 2024:

1-MILE	3-MILE	5-MILE
Population		
21,374	146,331	392,958
Daytime Population		
16,440	130,758	387,573
Households		
6,960	46,614	136,717
Average HH Income		
\$94,757	\$108,602	\$111,576

TRAFFIC COUNTS | 2023:

Annapolis Rd (Rt. 450)	25,400 ADT
------------------------	------------

BEN BECKER

bbecker@klnb.com | 202-420-7773

RYAN SCHMITZ

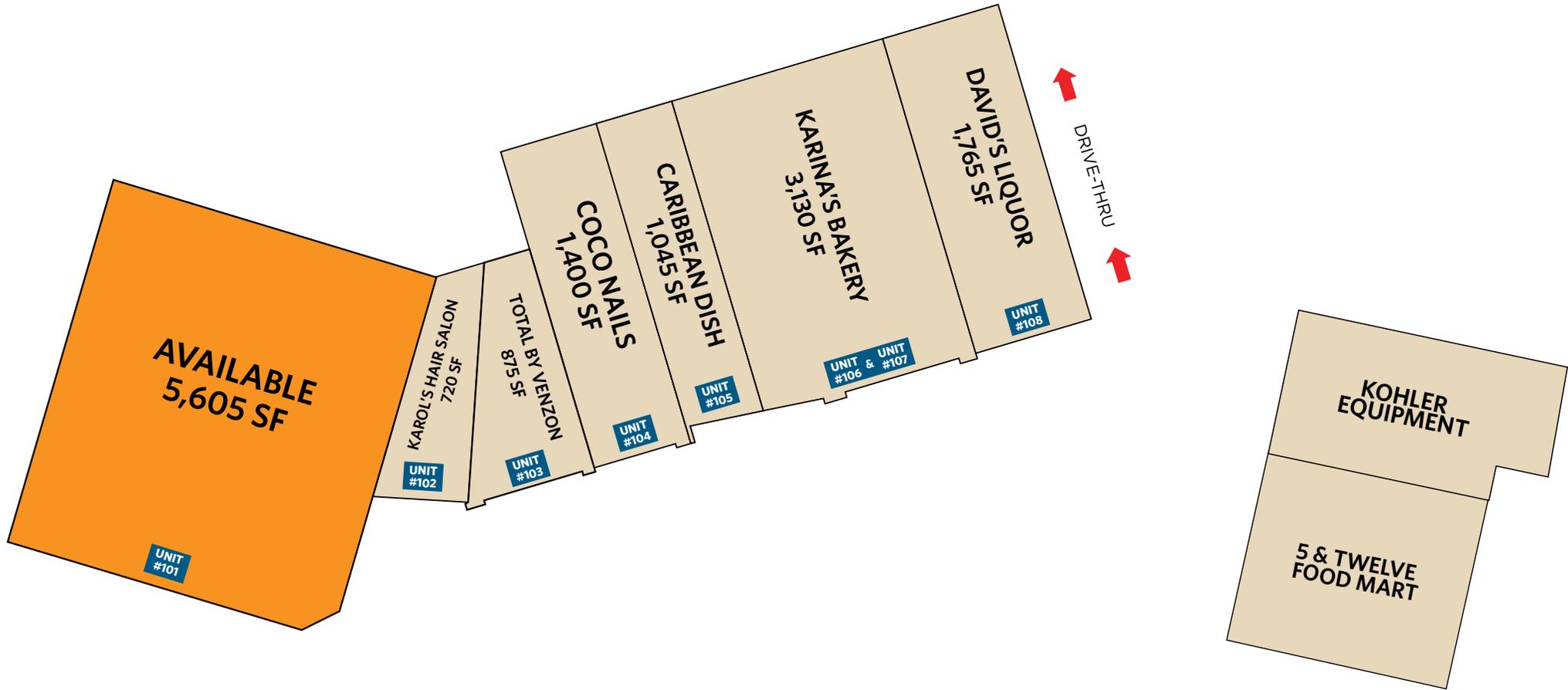
rschmitz@klnb.com | 202-602-1743



SITE PLAN

LANDOVER HILLS SHOPPING CENTER

ANNAPOLIS ROAD AND 71ST AVENUE, LANDOVER HILLS, MARYLAND 20784



ANNAPOLIS ROAD - 29,900 ADT

BEN BECKER

bbecker@klnb.com | 202-420-7773

RYAN SCHMITZ

rschmitz@klnb.com | 202-602-1743



LANDOVER HILLS SHOPPING CENTER

ANNAPOLIS ROAD AND 71ST AVENUE, LANDOVER HILLS, MARYLAND 20784



BEN BECKER

bbecker@klnb.com | 202-420-7773

RYAN SCHMITZ

rschmitz@klnb.com | 202-602-1743



LANDOVER HILLS SHOPPING CENTER

7023-7041 ANNAPOLIS ROAD LANDOVER HILLS, MARYLAND 20784

FOR MORE INFORMATION, PLEASE CONTACT:

BEN BECKER

bbecker@klnb.com

202-420-7773

RYAN SCHMITZ

rschmitz@klnb.com

202-602-1743

1130 Connecticut Avenue, Suite 600, Washington, D.C. 20036

.....

klnb.com



[instagram.com/klnbllc](https://www.instagram.com/klnbllc)



[linkedin.com/company/klnb](https://www.linkedin.com/company/klnb)



[facebook.com/KLNB](https://www.facebook.com/KLNB)

CLICK TO VIEW PROPERTY WEBSITE

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.