

CARROLLTON SHOPPING CENTER

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



JOIN:

Foodway

COZI FURNITURE | **SAKURA** HIBACHI • POKE BOWL | **BSW** BEAUTY



- 100% LEASED.
- 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.

SIZE	RATE	CONDITION	DELIVERY
FULLY LEASED			
*Est. NNN: \$12.38 PSF			
**Est. NNN: \$17.44 PSF (includes trash for outparcel building)			

OWNED BY:  CARROLLTON ENTERPRISES

Mai Vo
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Matt Copeland
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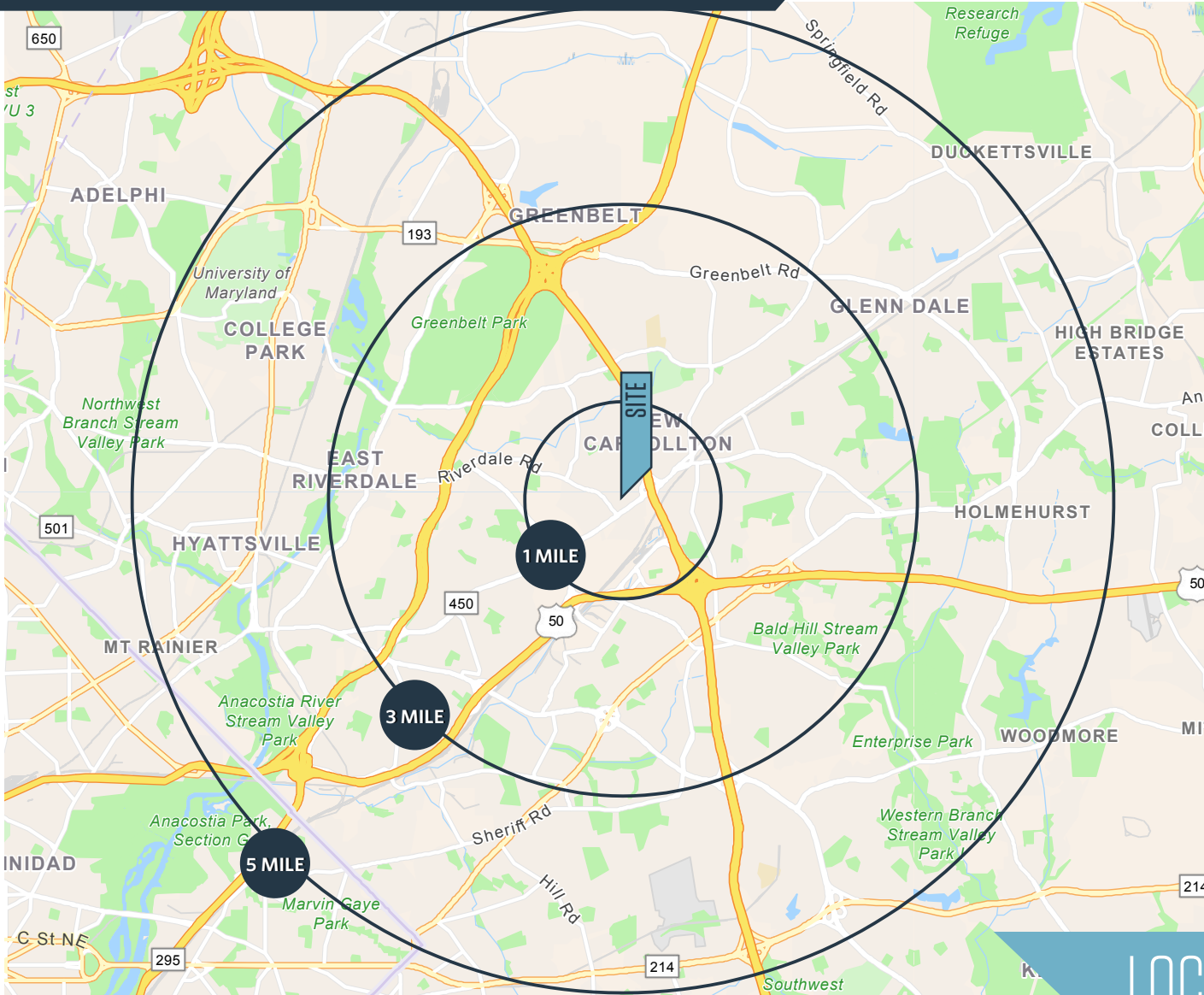
Michael Ginsburg
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100 West Rd, Suite 505
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DEMOGRAPHICS | 2025:

	1-MILE	3-MILE	5-MILE
Population	19,109	148,642	329,422
Daytime Population	16,819	123,788	336,785
Households	6,354	47,535	111,725
Average HH Income	\$102,494	\$112,955	\$118,408

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2024:

Annapolis Road (Rt. 450)	48,710 ADT
Riverdale Road	12,620 ADT

LOCATION & DEMOGRAPHICS

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Carrollton Shopping Center
(51,000)

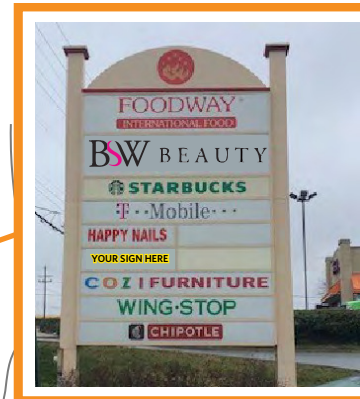


ANNAPOLIS ROAD

SIZE	RATE	CONDITION	DELIVERY
FULLY LEASED			
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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



PYLON SIGN

SITE PLAN

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MARKET AERIAL

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[CLICK TO VIEW PROPERTY WEBSITE](#)

For More Information, Please Contact:

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