



9001 ANNAPOLIS ROAD

LANHAM, MD 20706, PRINCE GEORGE'S COUNTY



JOIN THESE RETAILERS



PAD SITE AVAILABLE

- Available: 0.57 AC pad site
- Perfect for Fast Food Restaurants, Coffee, Urgent Cares, Auto Service/Repair, Car Wash Concepts, and more!
- Zoned CS (Link to Zoning Code)
- Direct visibility and access to Annapolis Road (63,140 ADT) and within close proximity to I-495

MASON BERNSTEIN

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ALEX SHEARER

ashearer@klnb.com | 443-632-2081

RYAN MINNEHAN

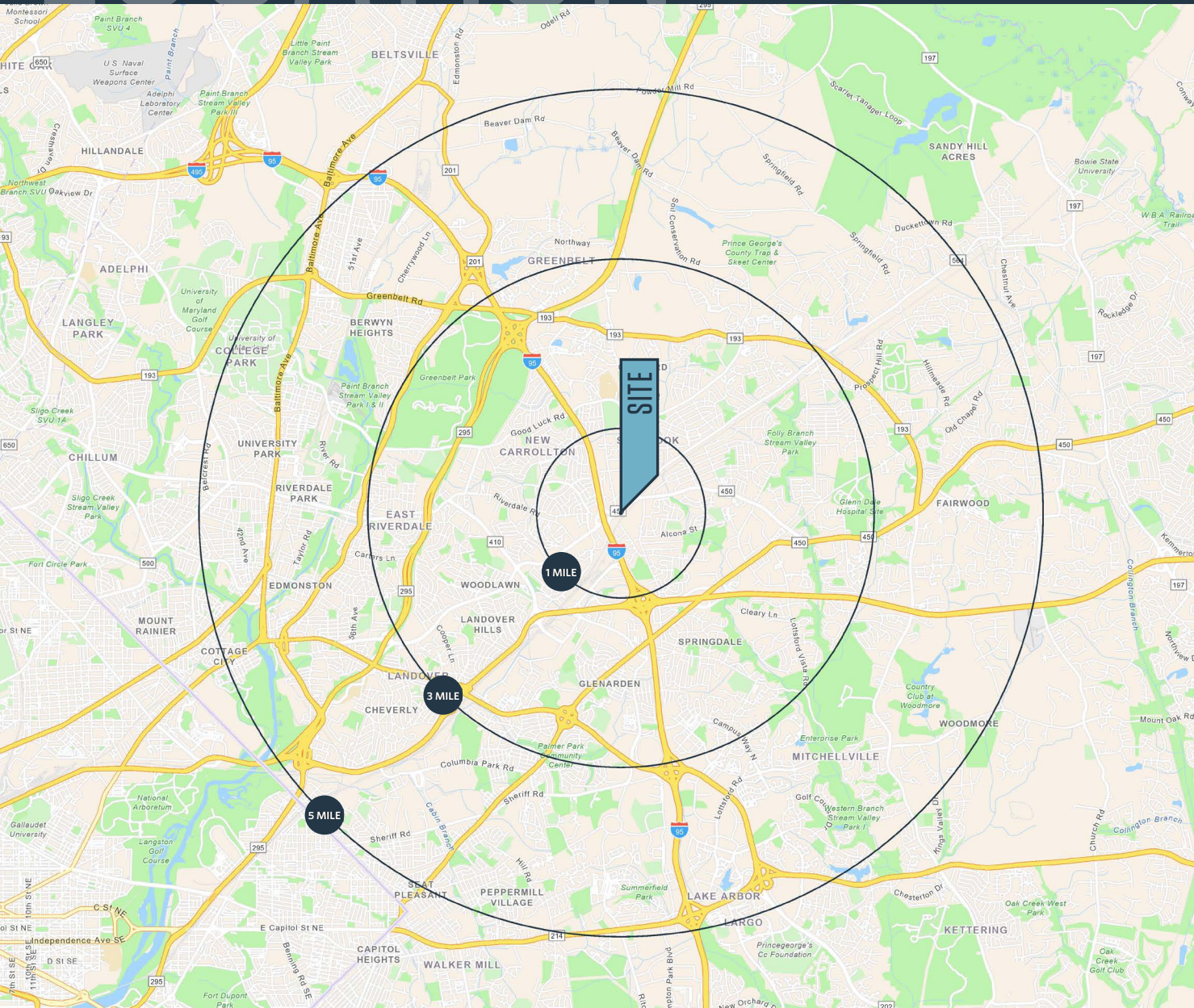
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LOCATION

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PROPERTY HIGHLIGHTS:

0.57 Acres

DEMOGRAPHICS | 2026:

1-MILE	3-MILE	5-MILE
Population		
18,805	134,722	308,962
Daytime Population		
16,651	135,372	314,148
Households		
5,994	43,332	103,915
Average HH Income		
\$108,721	\$120,802	\$124,856

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2024:

Annapolis Road	63,140 ADT
Capital Beltway [495]	216,681 ADT

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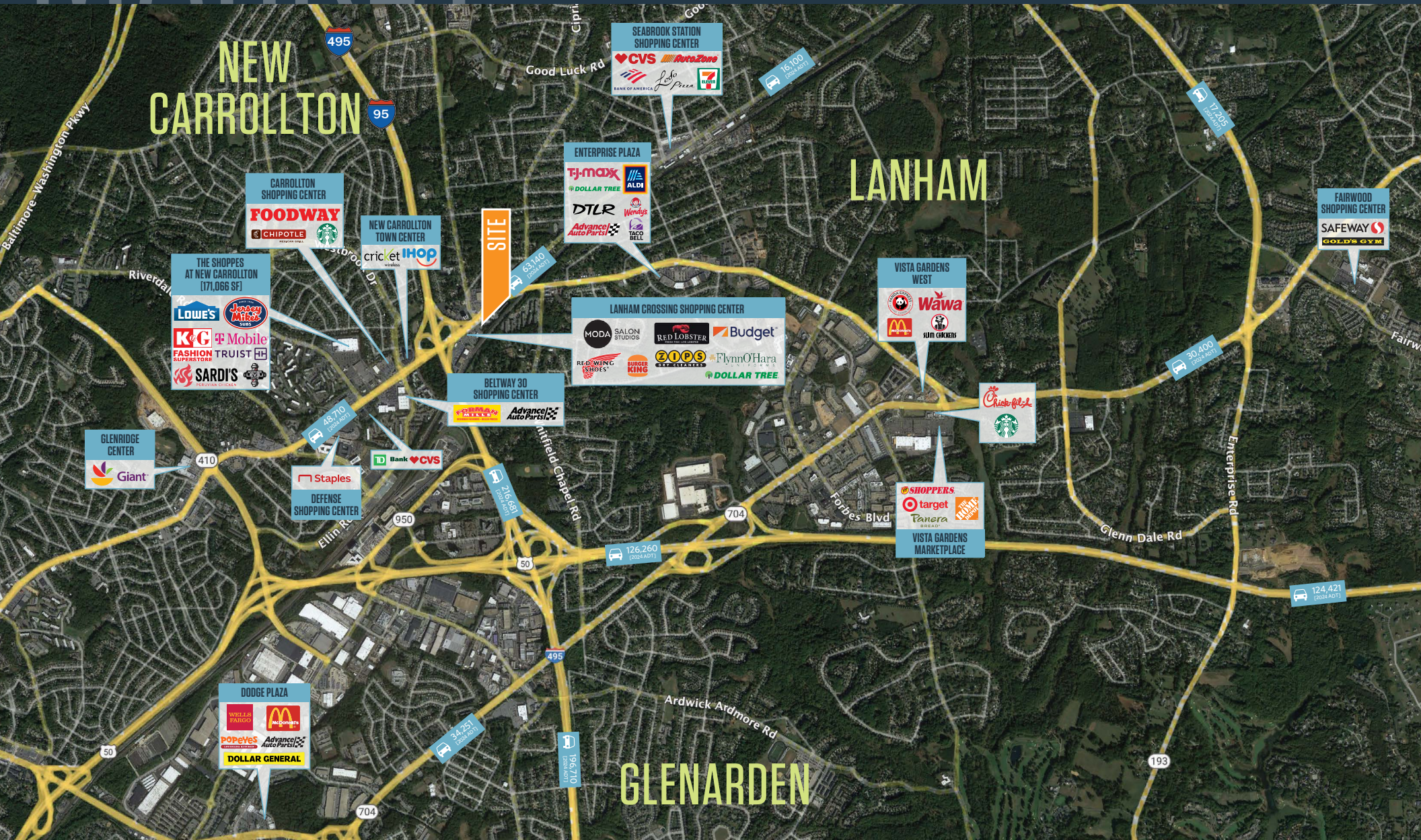
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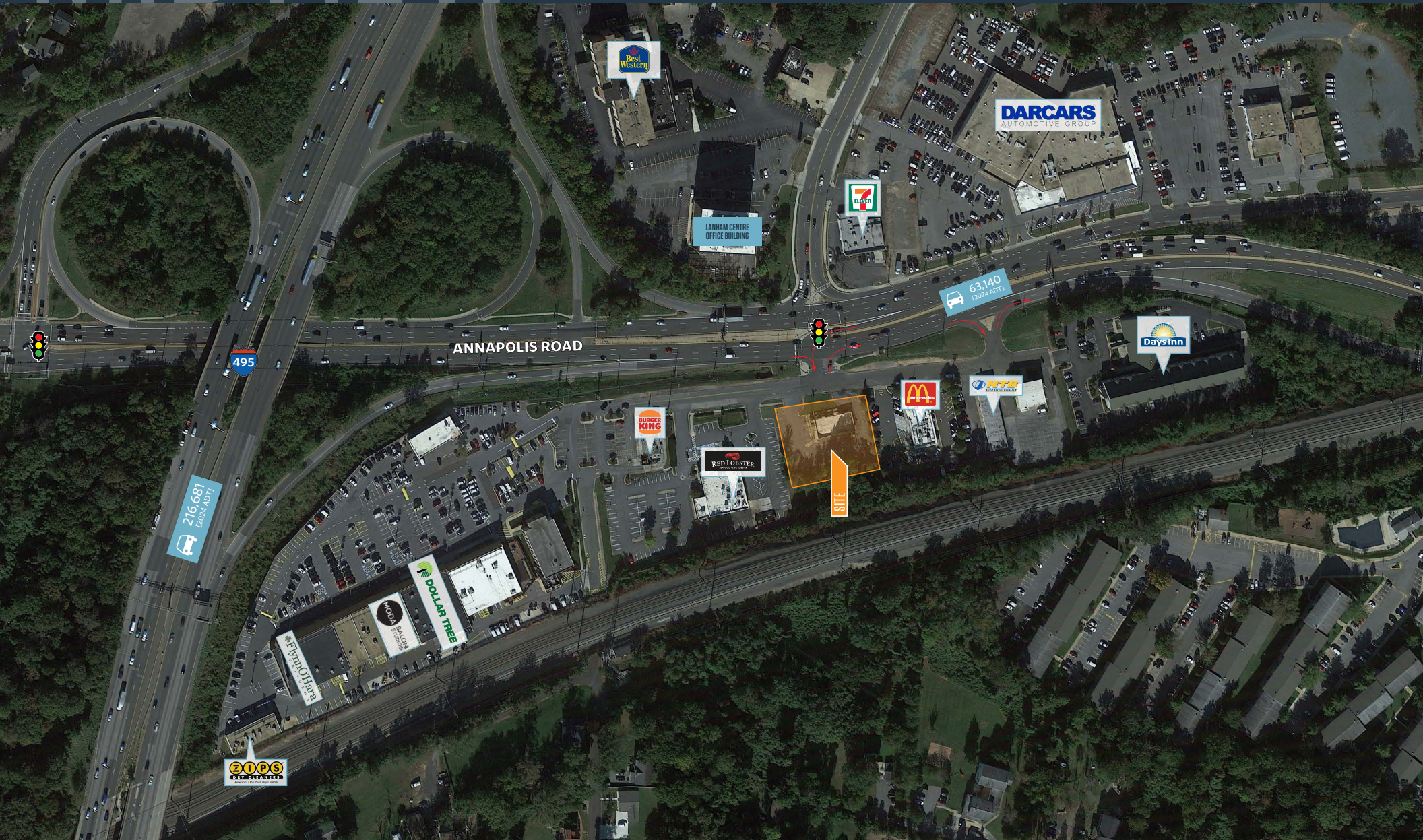
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MIDVIEW

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CLOSE UP

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FOR MORE INFORMATION, PLEASE CONTACT:

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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.