



JOIN THESE RETAILERS

verizon *Rainbow* **TJ-maxx**

DOLLAR TREE

America's Best
WINGS

**Advance
Auto Parts**

Wendy's



TRUIST

**WORKOUT
ANYTIME**
Your Fitness. Your Schedule.

**TACO
BELL**

JR. ANCHOR SPACE AVAILABLE!

- 190,000 square foot Regional Shopping Center anchored by **TJ-maxx** and 
- Signalized access from Annapolis Road's (25,121 ADT)
- Conveniently located 1 mile east of the Capital Beltway/I-495 (226,784 ADT)
- Strong residential and daytime demographics
- 1,800 sf. 2nd generation restaurant space available on 12/1/2026
- 10,702 sf. space available on 1/1/2027

MATT SKALET

mkalet@klnb.com | 202-420-7775

MASON BERNSTEIN

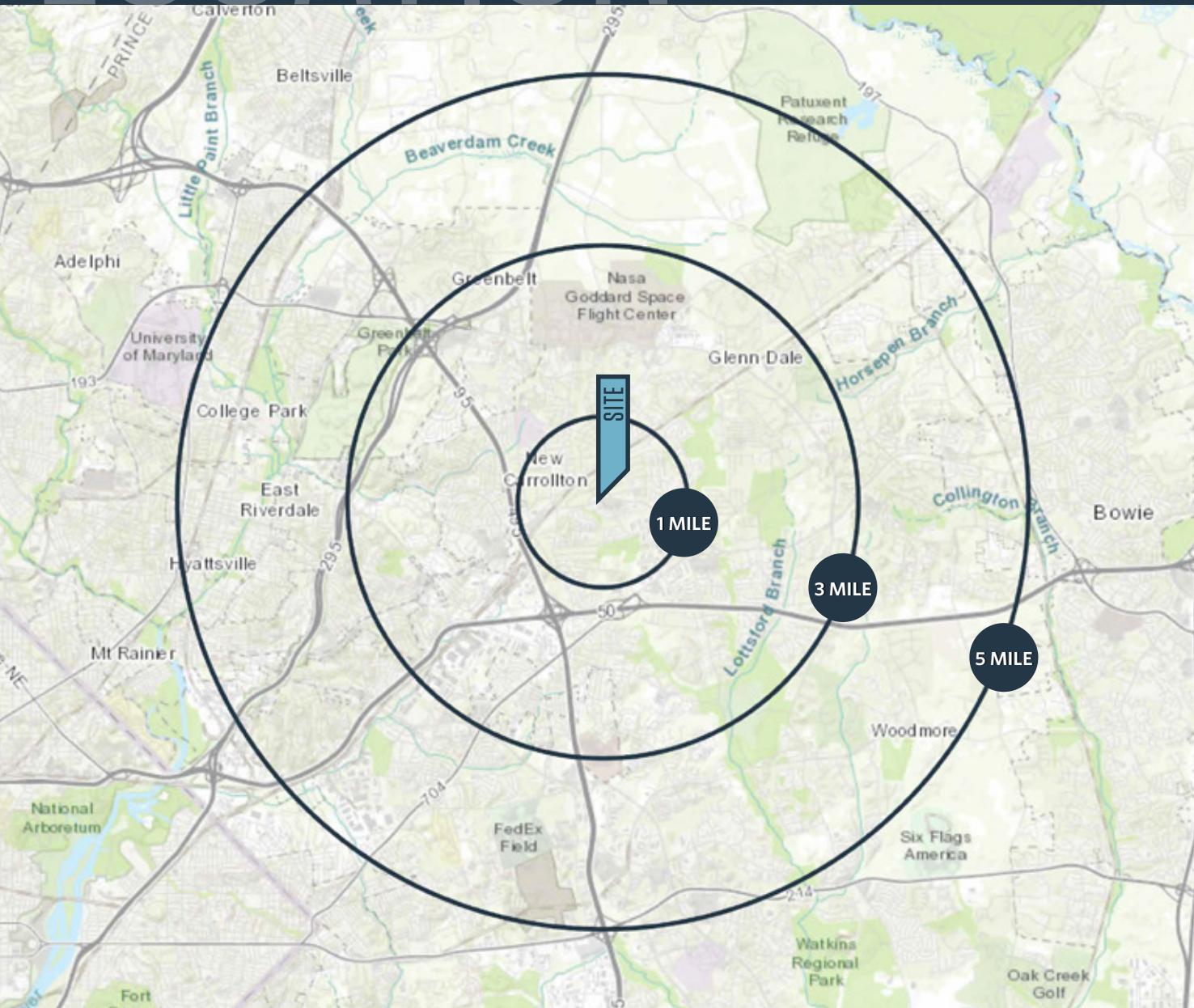
mbernstein@klnb.com | 443-632-2089

klnb.com

LOCATION

ENTERPRISE PLAZA

9321 - 9463 ANNAPOLIS ROAD, LANHAM, MARYLAND 20706



DEMOGRAPHICS | 2024:

1-MILE	3-MILE	5-MILE
Population 13,771	109,045	268,567
Daytime Population 14,963	117,217	250,605
Households 3,749	35,140	90,890
Average HH Income \$131,004	\$127,671	\$129,019

TRAFFIC COUNTS | 2024:

Annapolis Rd (MD Route 450)	25,121 ADT
Capital Beltway/495	226,784 ADT

MATT SKALET

mskalet@klnb.com | 202-420-7775

MASON BERNSTEIN

mbernstein@klnb.com | 443-632-2089

klnb



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	Coming Available 1/1/27	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	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	Coming Available 12/1/26 (2ND GEN RESTAURANT)	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			



AERIAL

ENTERPRISE PLAZA

9321 - 9463 ANNAPOLIS ROAD, LANHAM, MARYLAND 20706



MATT SKALET

m skalet@klnb.com | 202-420-7775

MASON BERNSTEIN

mbernstein@klnb.com | 443-632-2089

klnb



ENTERPRISE PLAZA

9321 - 9463 ANNAPOLIS ROAD, LANHAM, MARYLAND 20706

FOR MORE INFORMATION, PLEASE CONTACT:

MATT SKALET

mskalet@klnb.com

202-420-7775

MASON BERNSTEIN

mbernstein@klnb.com

443-632-2089

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

.....

klnb.com



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



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



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

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.