

**KLNB**

# Lanham Crossing

8801 Annapolis Road, Lanham, MD 20706, Prince George's County



## Retail For Lease

### Property Highlights:

- Located at the interchange of Annapolis Road (Rt. 450) and the Capital Beltway (I-495) in Lanham, MD (Prince George's County).
- Prominent pylon and electronic reader board signage along both Annapolis Rd (Rt.450) and the Capital Beltway (I-495).
- Highly visible to the Capital Beltway (I-495)!

### Available Space:

**Pad Site:** (1,500 SF - 8,000 SF)

### Demographic Snapshot:

	1 Mile	3 Mile	5 Mile
Population	16,049	129,554	285,279
Daytime Population	7,092	72,371	165,134
Average HH Income	\$72,744	\$80,215	\$86,528

### Traffic Counts:

Capital Beltway (I-495)	234,731 ADT
Annapolis Rd. (Rt. 450)	63,240 ADT

### Join:



Owned By :  **FORTIFIED**  
Property Group

For More  
Information  
Please Contact:

Ryan Minnehan  
rminnehan@klnb.com  
443-632-2088

100 West Road, Suite 505  
Towson, MD 21204  
www.klnbretail.com

**KLNBretail**  
Commercial Real Estate Services



KLNB

# Lanham Crossing

8801 Annapolis Road, Lanham, MD 20706, Prince George's County

## New Carrollton

## Lanham



Market Aerial

For More  
Information  
Please Contact:

Ryan Minnehan  
rminnehan@klnb.com  
443-632-2088

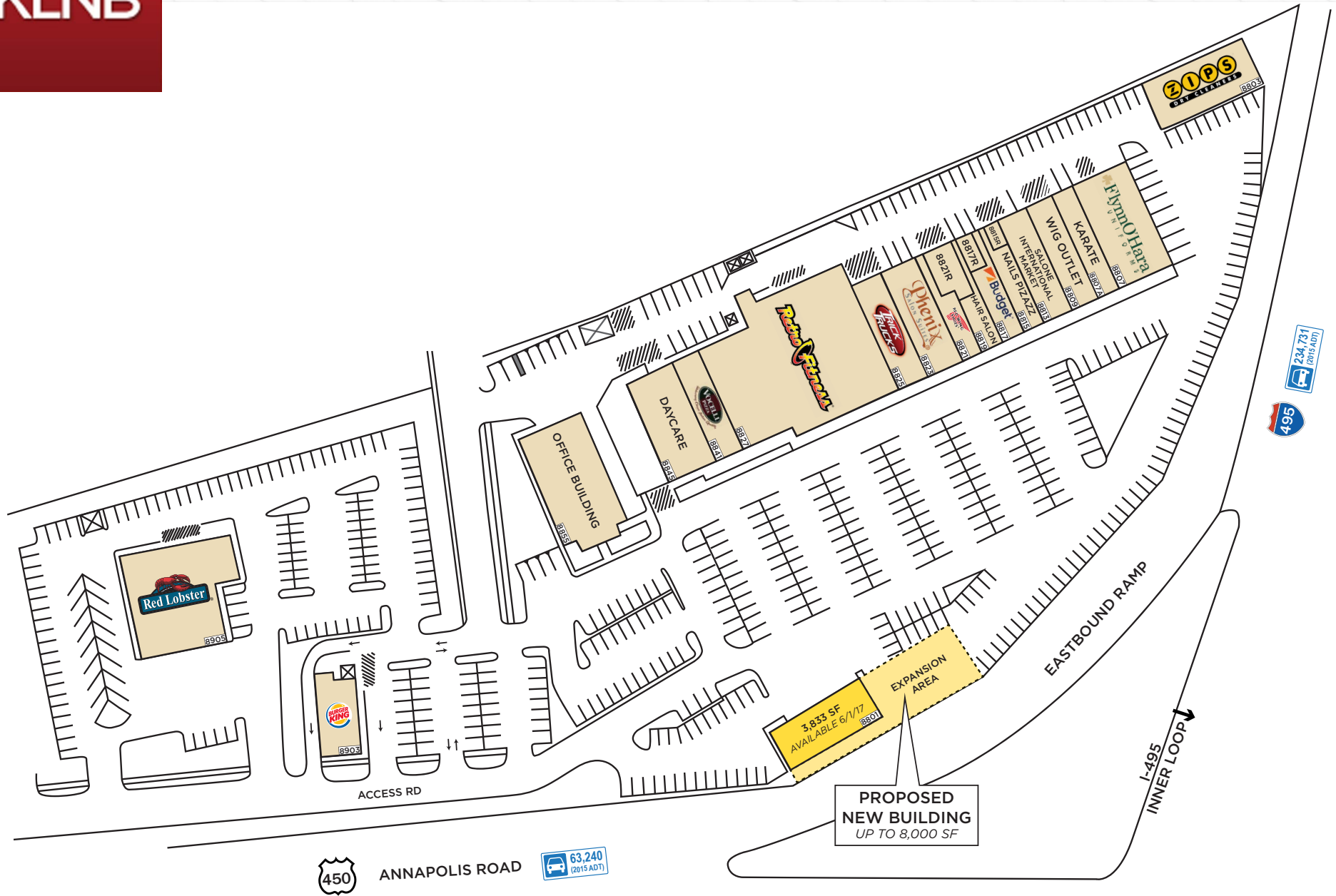
100 West Road, Suite 505  
Towson, MD 21204  
www.klnbretail.com

**KLNBretail**  
Commercial Real Estate Services



## Lanham Crossing

8801 Annapolis Road, Lanham, MD 20706, Prince George's County



## Site Plan

For More  
Information  
Please Contact:

Ryan Minnehan  
rminnehan@klnb.com  
443-632-2088

100 West Road, Suite 505  
Towson, MD 21204  
www.klnbretail.com

**KLNB**retail  
Commercial Real Estate Services

**KLNB**

# Lanham Crossing

8801 Annapolis Road, Lanham, MD 20706, Prince George's County



Visible to  
Capital Beltway  
I-495



Visible to  
Annapolis Road  
Rt. 450

Photos

For More  
Information  
Please Contact:

Ryan Minnehan  
rminnehan@klnb.com  
443-632-2088

100 West Road, Suite 505  
Towson, MD 21204  
www.klnbretail.com

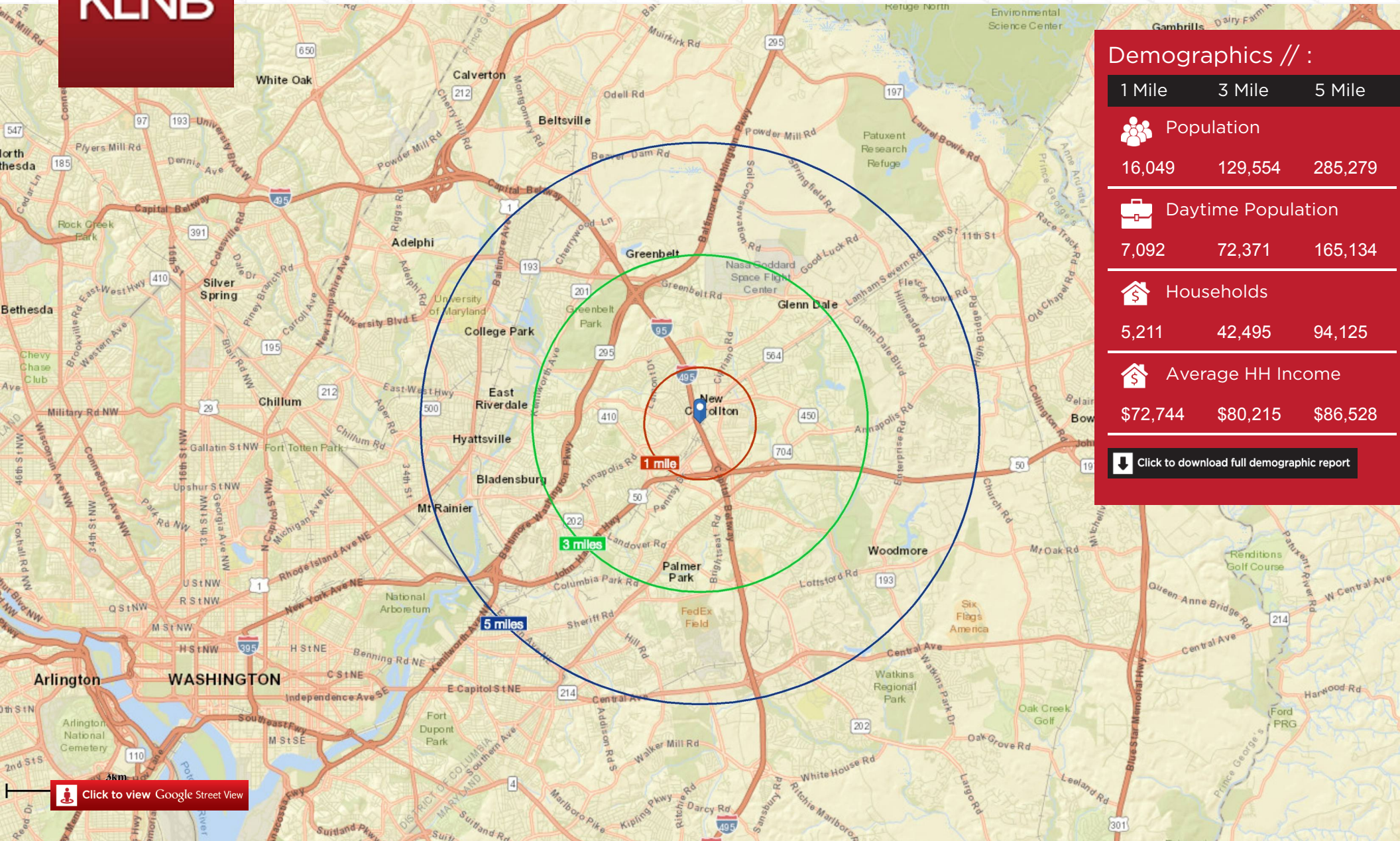
**KLNB**retail  
Commercial Real Estate Services



# KLNB

## Lanham Crossing

8801 Annapolis Road, Lanham, MD 20706, Prince George's County



### Demographics // :

1 Mile 3 Mile 5 Mile

 Population  
16,049 129,554 285,279

 Daytime Population  
7,092 72,371 165,134

 Households  
5,211 42,495 94,125

 Average HH Income  
\$72,744 \$80,215 \$86,528

 Click to download full demographic report

## Location & Demographics

For More  
Information  
Please Contact:

Ryan Minnehan  
rminnehan@klnb.com  
443-632-2088

100 West Road, Suite 505  
Towson, MD 21204  
www.klnbretail.com

**KLNB**retail  
Commercial Real Estate Services



# KLNB

## Lanham Crossing

8801 Annapolis Road, Lanham, MD 20706 Prince George's County



Click here to visit property website

For More Information, Please Contact:

Ryan Minnehan  
[rminnehan@klnb.com](mailto:rminnehan@klnb.com)  
443-632-2088



100 West Road, Suite 505 Towson, MD 21204  
Phone: 410.321.0100



[klnbretail.com](http://klnbretail.com)



[facebook.com/KLNBLLC](https://facebook.com/KLNBLLC)



[@KLNBLLC](https://twitter.com/KLNBLLC)



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

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.