




## JOIN THESE RETAILERS



## RETAIL SPACE FOR LEASE

- 190,000 square foot Regional Shopping Center anchored by **T.J. Maxx** and 
- Signalized access from Annapolis Road's (20,000 ADT)
- Conveniently located 1 mile east of the Capital Beltway/I-495 (218,760 ADT)
- Strong residential and daytime demographics

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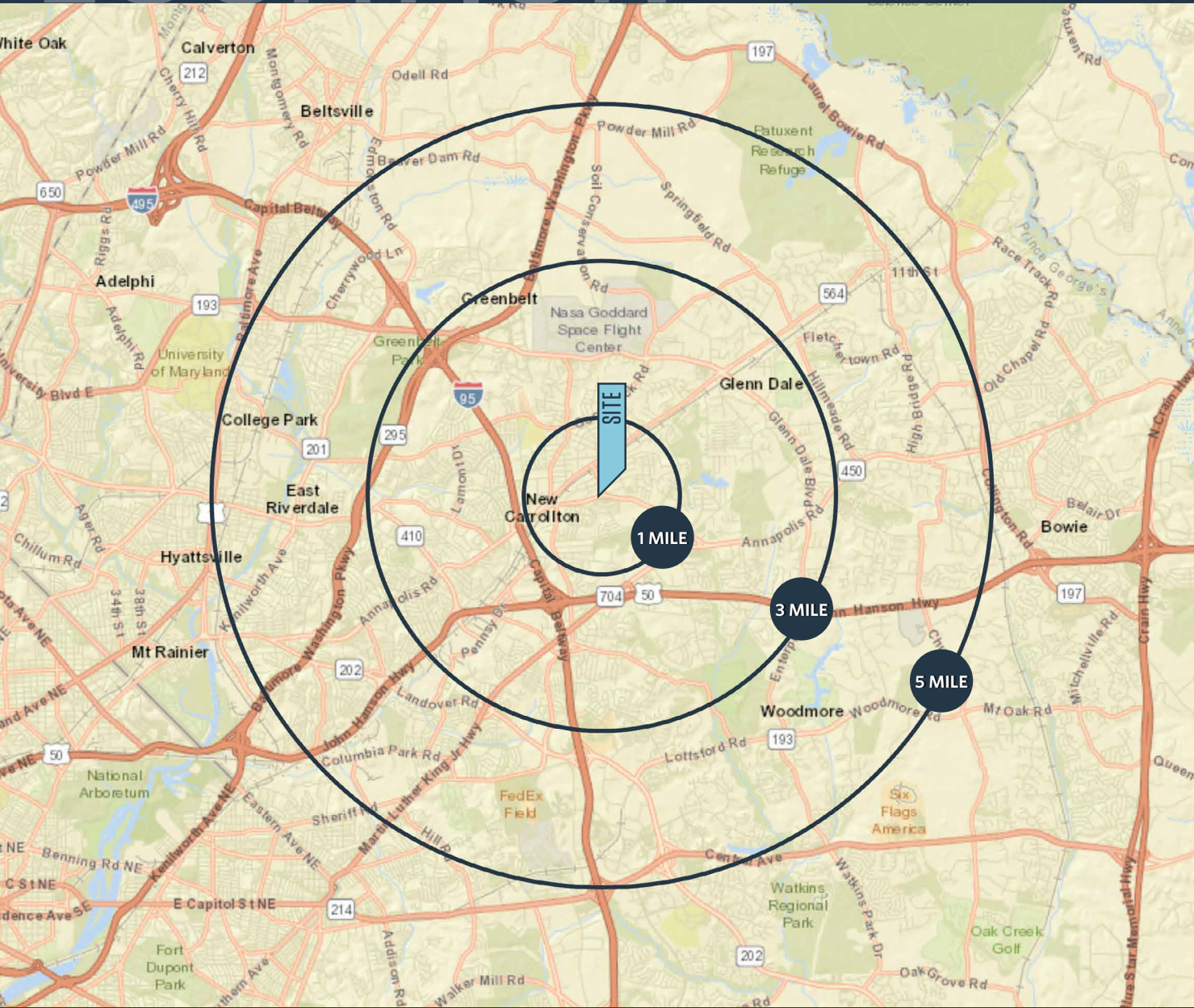
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# LOCATION

# ENTERPRISE PLAZA

9321 - 9463 ANNAPOLIS ROAD, LANHAM, MARYLAND 20706



## PROPERTY HIGHLIGHTS:

26,482 SF (divisible) highly visible anchor space at the main entrance of the shopping center.

NNN Est: \$6.35 PSF

## DEMOGRAPHICS | 2018:

1-MILE	3-MILE	5-MILE
Population 12,095	97,072	242,122
Daytime Population 5,440	67,372	120,716
Households 3,416	31,913	81,307
Average HH Income \$91,222	\$90,091	\$91,981

## TRAFFIC COUNTS | 2018:

Annapolis Rd (MD Route 450)	20,000 ADT
Capital Beltway/495	218,760 ADT

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**TENANT ROSTER:**

**TOTAL SF: 190,211 SF**

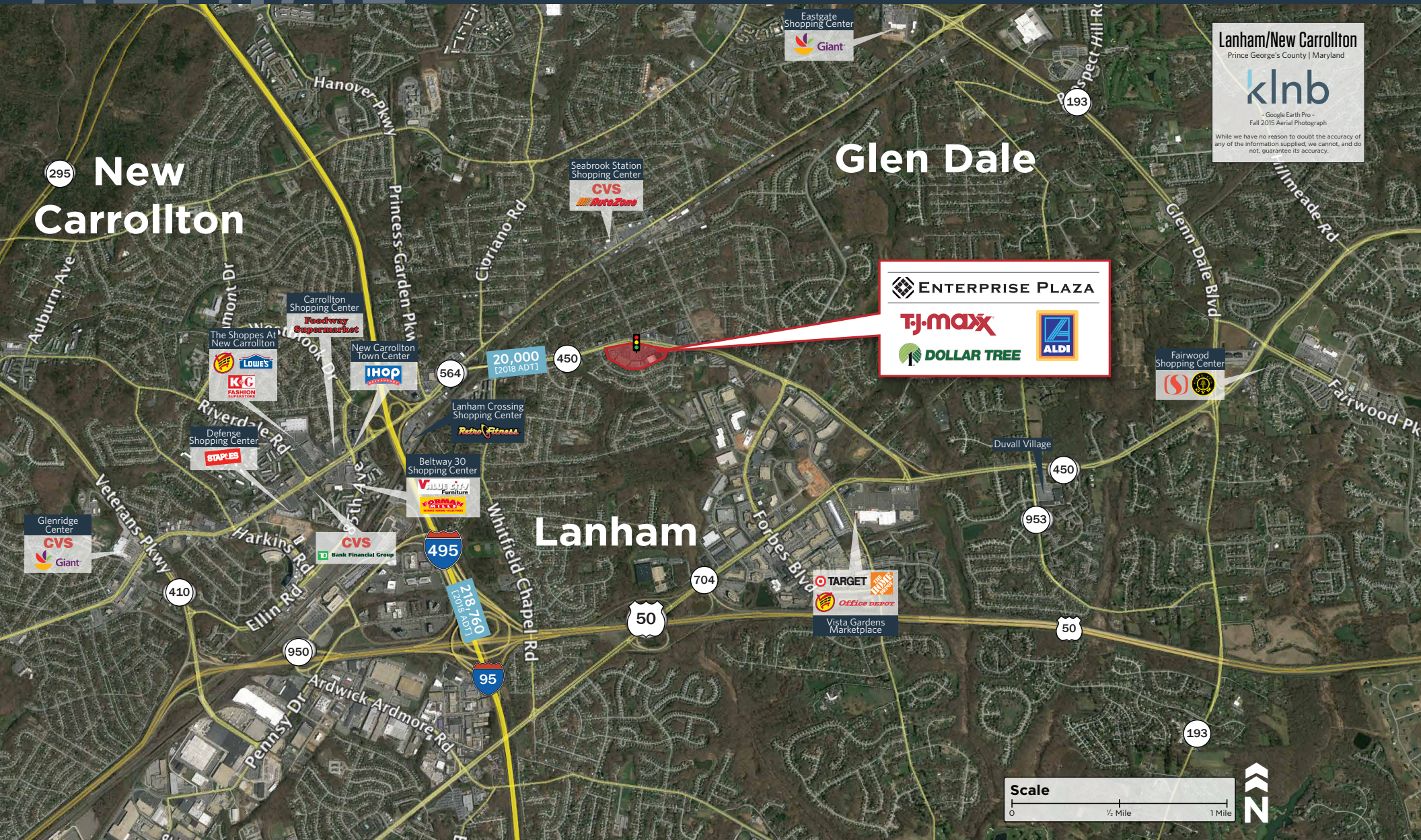
SUITE	TENANT	SIZE	SUITE	TENANT	SIZE
1A	Norbrook Medical Equipment	3,164 SF	30	Beauty Zone	6,610 SF
1B	T.J. Maxx	25,000 SF	36A	Dollar General	10,702 SF
2A	Verizon Wireless	10,921 SF	36B	Teppanyaki Grill	15,174 SF
2B	Dollar Tree	15,235 SF	36C	Aldi	20,040 SF
2C	Advance Auto Parts	7,775 SF	39	Sally Beauty 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	Johnny's Carryout	2,011 SF
8	America's Best Wings	1,800 SF	101	Aaron's <sup>ST</sup>	6,500 SF
18	Payless Shoes	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
21	Available	26,428 SF	54FS	Shell	Ground Lease

1. Lease under negotiation to replace Aaron's with Shoe City at a higher rent



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Lanham/New Carrollton  
Prince George's County | Maryland  
**klnb**  
- Google Earth Pro -  
Fall 2015 Aerial Photograph  
While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy.

**ENTERPRISE PLAZA**  
**TJ-maxx**  
**DOLLAR TREE**  
**ALDI**

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Scale  
0 1/2 Mile 1 Mile

**klnb**

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