

# TAKOMA LANGLEY CROSSROADS

## MONTGOMERY COUNTY



### LOCATION

Montgomery County  
1329 University Boulevard East,  
Takoma Park, MD 20912

### SPACE AVAILABLE

1,800 - 3,606 SF

### GROSS LEASABLE AREA

125,000 SF

### PROPERTY OVERVIEW

Takoma Langley Crossroads Shopping Center is prominently located at the heavily trafficked intersection of University Boulevard and New Hampshire Avenue in Montgomery County, Maryland. The property is adjacent to the Takoma Langley Crossroads Transit Center and the proposed Purple Line Metro Station.

### CURRENT RETAILERS

Aldi, Walgreens, Citibank, 7-Eleven, Taco Bell, USPS, Naz's Halal

### DEMOGRAPHICS

RADIUS	HH INCOME	POPULATION
1 mile:	\$57,512	41,723
3 mile:	\$64,394	252,141
5 mile:	\$68,336	578,894

### TRAFFIC COUNT

36,780 vehicles daily on University Boulevard

### CONTACT

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1/7689	7 - Eleven	2,400 SF	9/1317	Boost Mobile	1,200 SF	17/7657	Gold Design	986 SF	25/7637	Barriles Sports Pub	2,051 SF	33/7551	New Hampshire Avenue Car Wash	3,725 SF
2/7681	Dima Furniture	2,300 SF	10/1319	El Marinero Restaurant	1,300 SF	18/7655	Marked Salon and Barbershop	850 SF	26/7635	McDoris Fashion	2,033 SF	34/1325	USPS	5,262 SF
3/1305	Total by Verizon	1,500 SF	11/1321	JB Cash	1,300 SF	19/7653	Tobacco King	850 SF	27/7633	Citi Realty Services	3,384 SF	35/1331	Yasmin Insurance Agency	1,200 SF
4/7673	Discount Mart	12,250 SF	12/1323	Available	1,800 SF	20/7651	Envy Nails	1,750 SF	28/7609	Aldi	21,666 SF	36/1333	Emma Salon & Barbershop	1,200 SF
5/7671	Naz's Halal Food	1,044 SF	13/1325	G&G Pawnbroker	2,744 SF	21/7645	Red Apple Farmer's Market	8,424 SF	29/7603	J&K Imports	2,484 SF	37/1335	World Fashion	1,200 SF
6/7669	TJ Beer Wine & Liquor	1,680 SF	14/1327	My National Tax	1,189 SF	22/7643	Comedor San Alejo	1,000 SF	30/7601	Fiesta Coin Laundry	5,488 SF	38/1337	El Alazan Western Wear	1,200 SF
7/7665	Available	3,200 SF	15/1329	Walgreens	15,000 SF	23/7641	Towne Beauty Supply	2,254 SF	31/1300	Taco Bell	2,111 SF			
8/7663	Available (Can be Demised)	3,606 SF	16/7659	Wingstop	1,334 SF	24/7639	Baleadas Express	1,092 SF	32/7553	Langley Park Used Tires	2,250 SF			



# TAKOMA LANGLEY CROSSROADS / AERIAL





