

CRESTVIEW SQUARE

LANDOVER HILLS, MD | 6611-6674 ANNAPOLIS ROAD

BROAD STREET



3,250 SF 2nd Generation Church Space
Forthcoming Availability - 09/01/2024

CRESTVIEW SQUARE SHOPPING CENTER

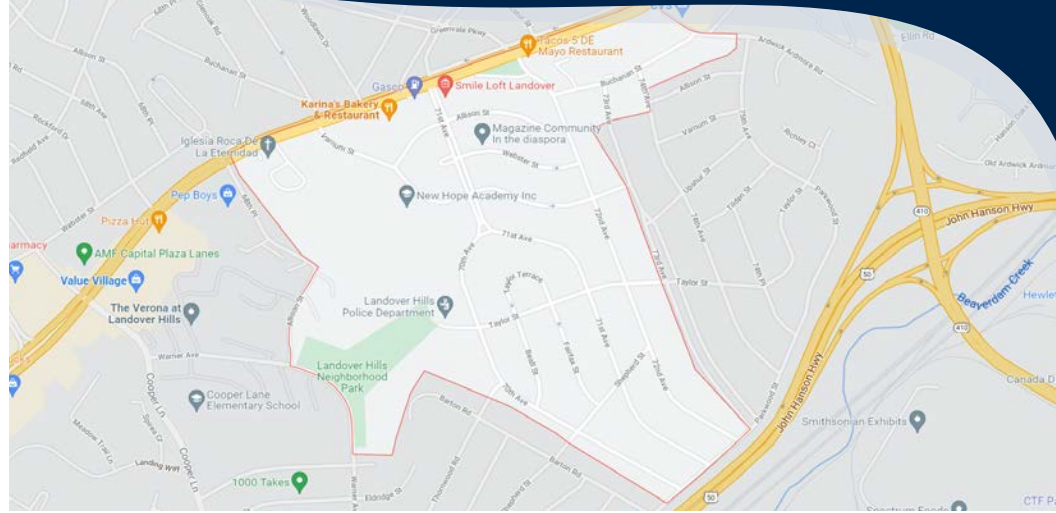
LANDOVER HILLS, MD | 6611-6674 ANNAPOLIS ROAD

2023 DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2023 POPULATION	24,824	152,073	435,752
AVERAGE HOUSEHOLD INCOME	\$82,588	\$89,402	\$91,839
MEDIAN AGE	36.5	37.2	36.4
DAYTIME EMPLOYEES	4,601	43,435	168,901
TOTAL CONSUMER SPENDING	\$234M	\$1.4B	\$4.4B
TRAFFIC COUNT	Baltimore Washington PWKY Annapolis Rd VPD: 102,804		



DEMOGRAPHICS



2023 POPULATION BY RACE

	1 MILE	3 MILES	5 MILES
CAUCASIAN	9K	53K	130K
AFRICAN AMERICAN	14K	87K	270K
AM. INDIAN & ALASKAN	541	3K	6K
ASIAN	389	3K	16K
HAWAIIAN & PACIFIC ISLAND	63	344	944
OTHER	591	3K	11K
HISPANIC ORIGIN	9K	53K	107K

Note: Numbers are rounded up

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CRESTVIEW SQUARE



Prominent pylon sign,
visible from signalized
intersection

Densely populated,
residential, suburban
neighborhood

Near Hyattsville Arts
District, College Park, and
numerous other growing
communities

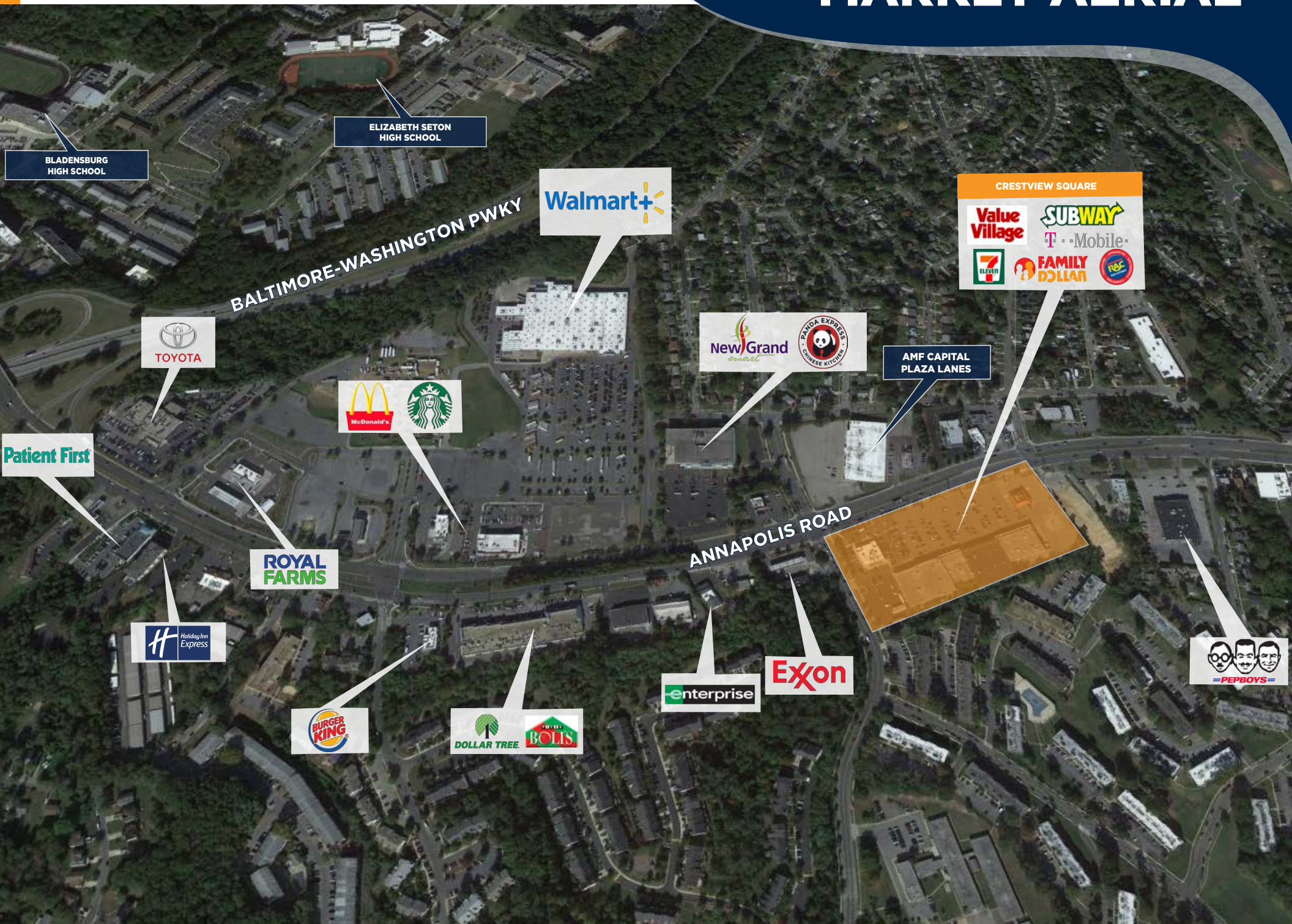
Located adjacent to
strong national, well
performing retailers,
including Walmart Super
Center



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MARKET AERIAL



BLADENBURG HIGH SCHOOL

ELIZABETH SETON HIGH SCHOOL

BALTIMORE-WASHINGTON PWKY

Walmart+

CRESTVIEW SQUARE

- Value Village
- SUBWAY
- T-Mobile
- 7 ELEVEN
- FAMILY DOLLAR
- RBC

TOYOTA

New Grand PANDA EXPRESS CHINESE KITCHEN

AMF CAPITAL PLAZA LANES

McDonald's Starbucks

Patient First

ROYAL FARMS

ANNAPOLIS ROAD

Holiday Inn Express

BURGER KING

DOLLAR TREE FRESH BOLLS

enterprise

Exxon

PEPBOYS

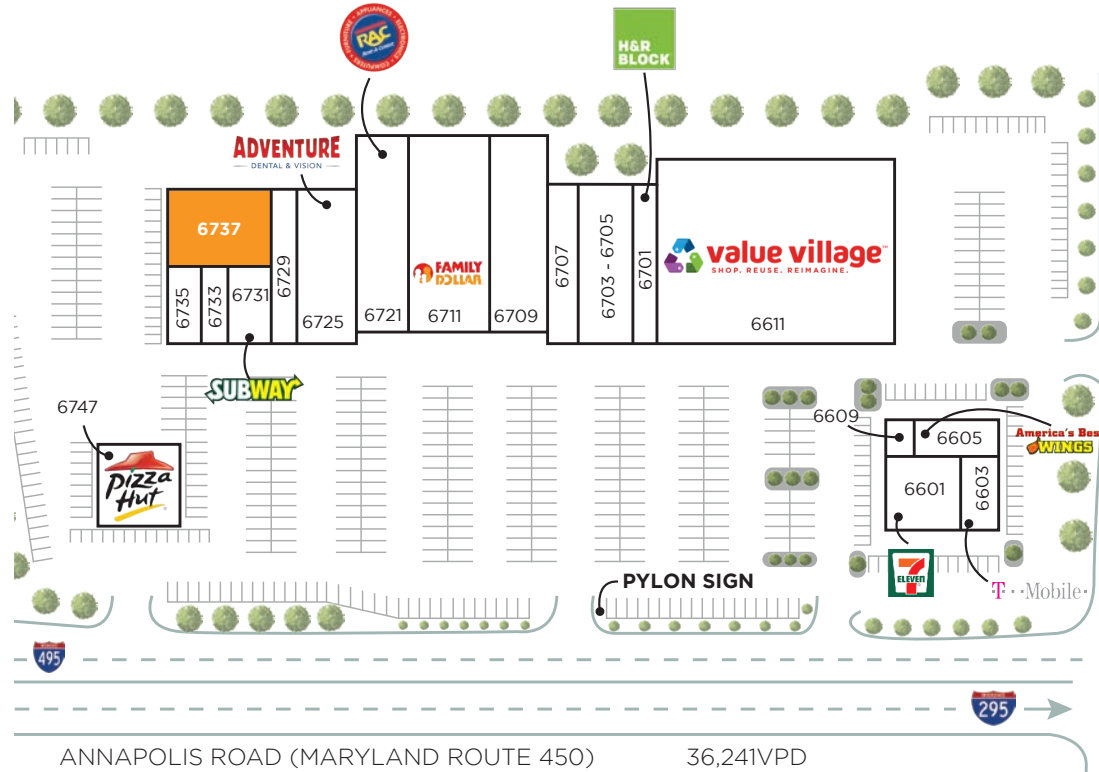
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SITE PLAN

UNIT SF TENANT

Unit 6601	2,942	7-11
Unit 6603	1,478	T-Mobile
Unit 6605	1,465	America's Best Wings
Unit 6609	415	Landover Hills Police Office
Unit 6611	23,400	Value Village
Unit 6701	1,908	H&R Block
Unit 6703	3,873	La Estancia Restaurante
Unit 6705		
Unit 6707	2,212	Crestview Wine & Spirits
Unit 6709	6,191	New Star Beauty
Unit 6711	8,500	Family Dollar
Unit 6721	5,444	Rent-A-Center
Unit 6725	5,454	Adventure Dental
Unit 6729	1,681	Asian Cafe
Unit 6731	1,514	Subway
Unit 6733	774	Luna Nails
Unit 6735	968	Salon Y Barberia
Unit 6737	3,250	FORTHCOMING AVAILABILITY
		09/01/2024
Unit 6747	3,225	Pizza Hut



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**SPACE AVAILABLE
EXTERIOR PHOTOS**



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SPACE AVAILABLE INTERIOR PHOTOS



UNIT 6737

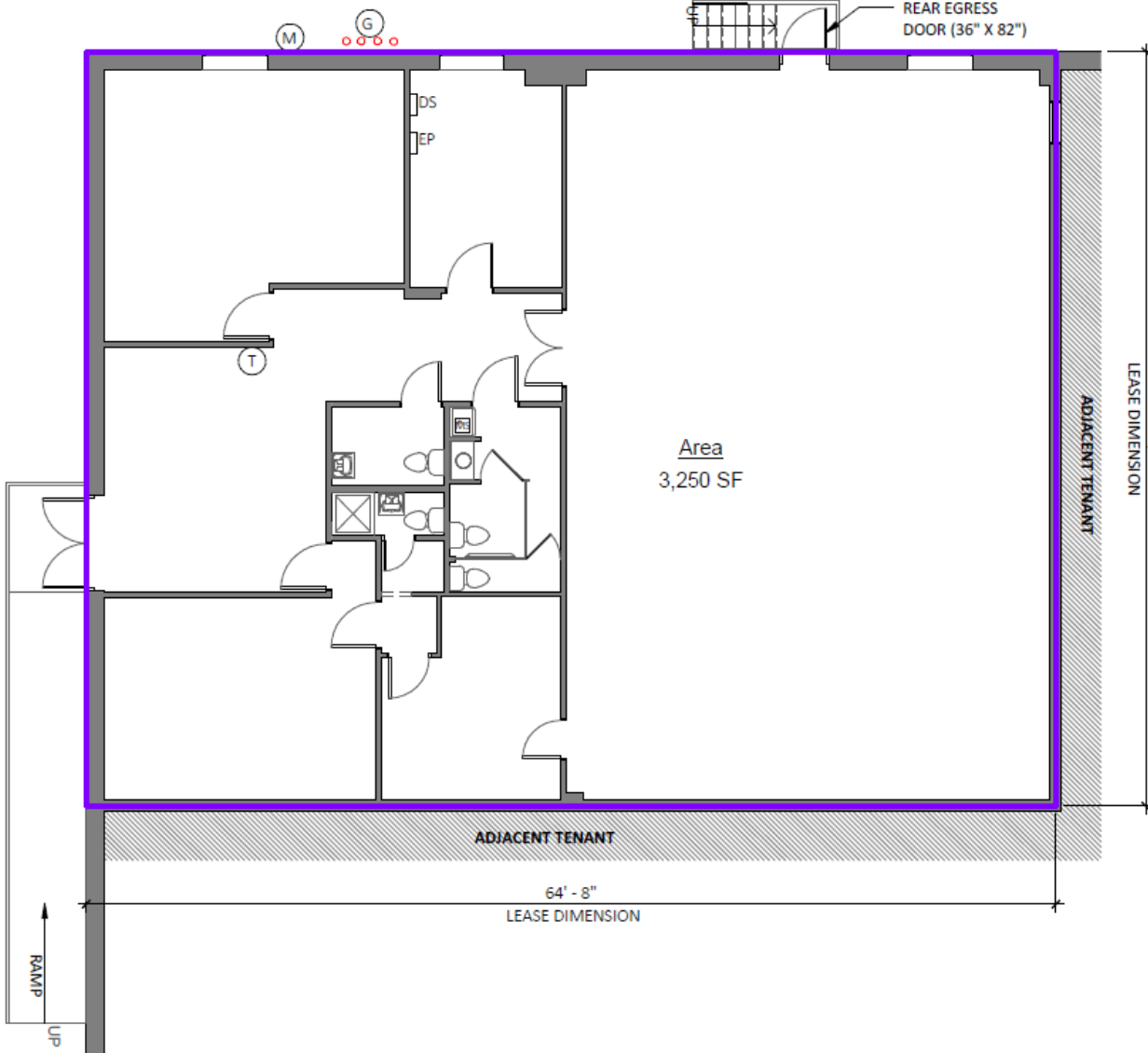
3,250 SF

2nd Generation Church Space

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SPACE AVAILABLE



LEASABLE AREA	3,231 SF
SPRINKLERED	NO
FIRE ALARM	YES
NO. OF EXITS	2
EXISTING USE	A
FL TO U/S STRUCT HT	+/- 10'
RESTROOMS	3
CEILING	
FRONT RESTROOMS	8' AFF, ACT
BACK RESTROOMS	8'-0" AFF, ACT/ GYPSUM
STOREFRONT	NO

LEGEND

(W)	WATER METER	DF	DRINKING FOUNTAIN
EP	ELECTRIC PANEL	MS	MOP SINK
E	FIRE ALARM	WH	WATER HEATER
T	THERMOSTAT	FD	FLOOR DRAIN
(M)	ELECTRIC METER	CO	CLEAN OUT
DS	DISCONNECT SWITCH	G	GAS SERVICE

About Broad Street Realty

Broad Street Realty, Inc., is a vertically integrated and self-managed publicly owned real estate company that has grown their owned portfolio to 15 shopping centers and 2 Million square feet of retail in the Mid-Atlantic Region and the Denver Urban Corridor. The company has extensive experience in real estate development, property management, asset management, and both landlord and tenant representation. Broad Street Realty maintains offices in Washington DC, Virginia, Maryland and Colorado.



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