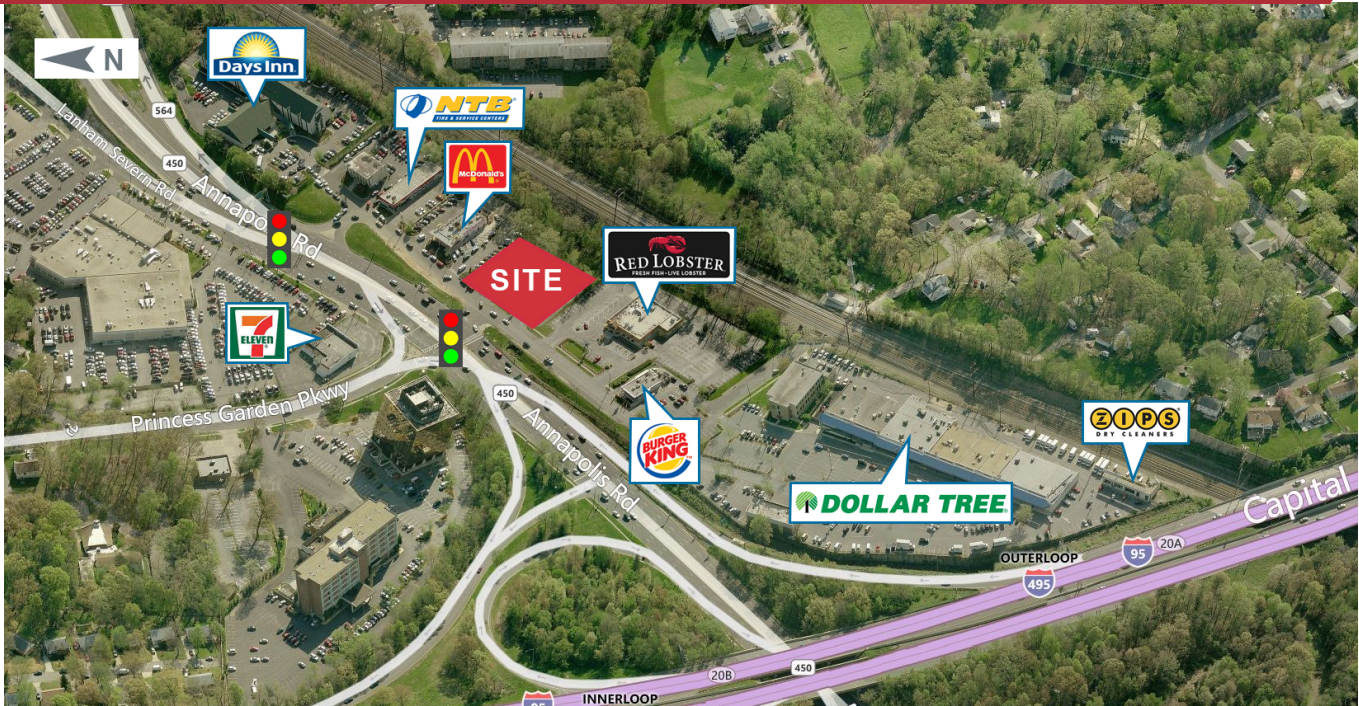


Sale or Lease

# Prominent Pad Site Opportunity Along Capital Beltway (I-495/I-95)



## 9001 Annapolis Road

Lanham, Maryland 20706

### Property Description

Excellent retail pad opportunity along the busy and established Route 450 corridor adjacent to the Capital Beltway (I-495/I-95).

The Prince George's County Dept. of Permitting Inspections & Enforcement has fully approved and stamped plans for a 3,000± SF quick-service restaurant building with 1,000± SF mezzanine. Plans are available upon request.

### Location Overview

- Pad site at a fully signalized intersection of Annapolis Road (Route 450) and the Capital Beltway (I-495/I-95)
- Adjacent to McDonald's, Burger King, Red Lobster, Days Inn, and Lanham Crossing Shopping Center
- Large pylon sign fronting Annapolis Road, with visibility from the Capital Beltway (I-495/I-95)
- Convenient ingress and egress to Annapolis Road and the Capital Beltway (both directions)
- Traffic on Annapolis Road is 65,231 vehicles and 200,936 vehicles on the Capital Beltway (MDSHA 2022)
- Close to New Carrollton Station (Metro, MARC, and Amtrak) plus served by Metro Bus and TheBus

### OFFERING SUMMARY

|              |                             |
|--------------|-----------------------------|
| Sale Price   | \$2,500,000                 |
| Available SF | 3,000± SF (+ mezz)          |
| Lease Rate   | \$135,000.00 per year (NNN) |
| Lot Size     | 0.57 Acres                  |

### DEMOGRAPHICS

| Stats   | Population | Avg. HH Income |
|---------|------------|----------------|
| 1 Mile  | 16,736     | \$88,180       |
| 3 Miles | 123,143    | \$90,656       |
| 5 Miles | 277,533    | \$97,109       |

Michael Isen

O: 301 918 2908  
misen@naimichael.com

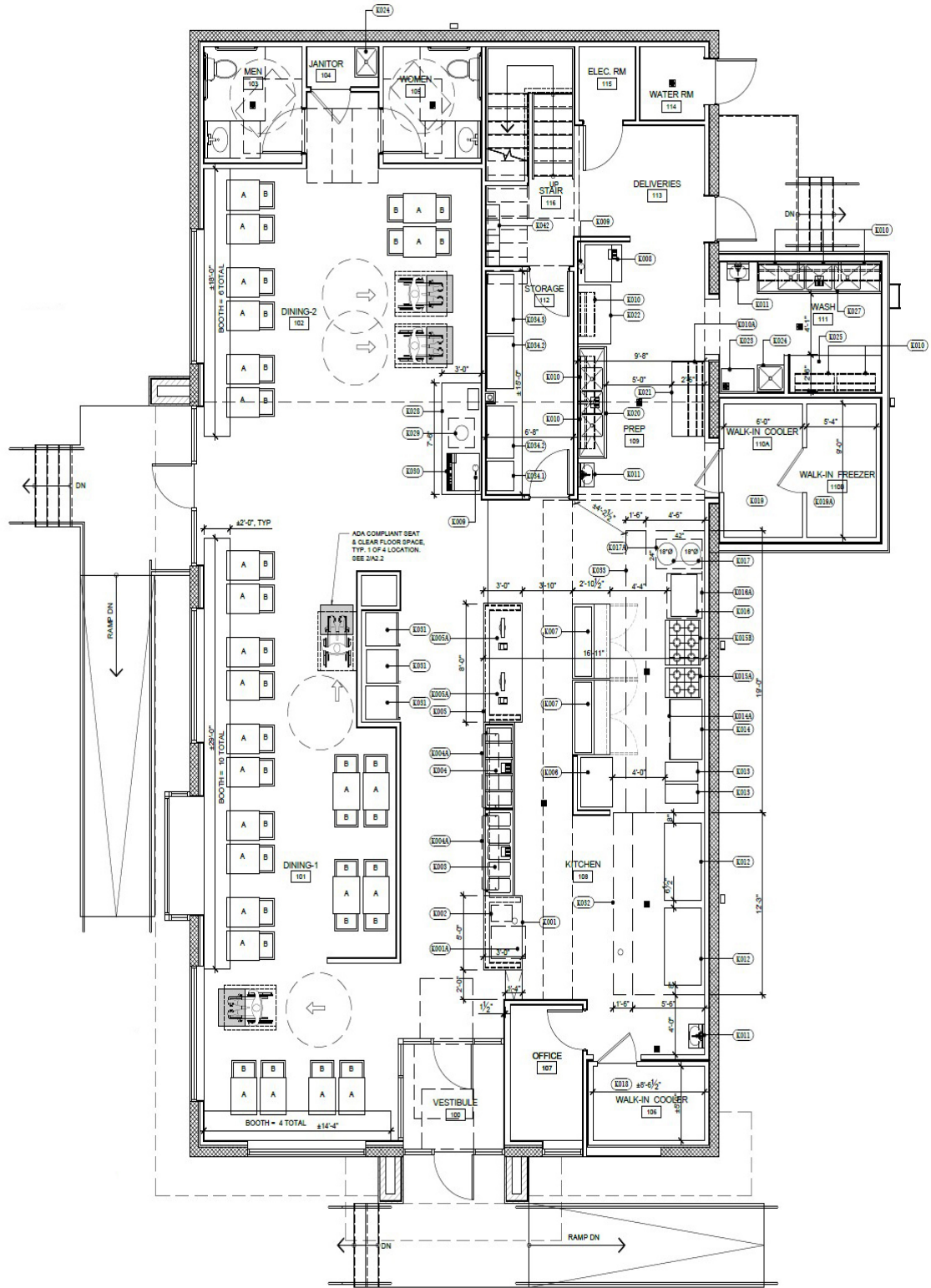
Michael DiMeglio

O: 301 918 2949  
mdimeglio@naimichael.com

For Sale & Lease  
Prominent Pad Site Opportunity

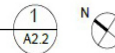


THIS SIDE FRONTS ANNAPOLIS RD



FIRST FLOOR EQUIPMENT & FIXTURE PLAN

SCALE: 1/4" = 1'-0"



For Sale & Lease  
Prominent Pad Site Opportunity



Map data ©2023 Google