

FOR SALE

8500 ANNAPOLIS RD, NEW CARROLLTON
MD | 20784

Reliant
Realty Advisors



NEW CARROLLTON TOWN CENTER



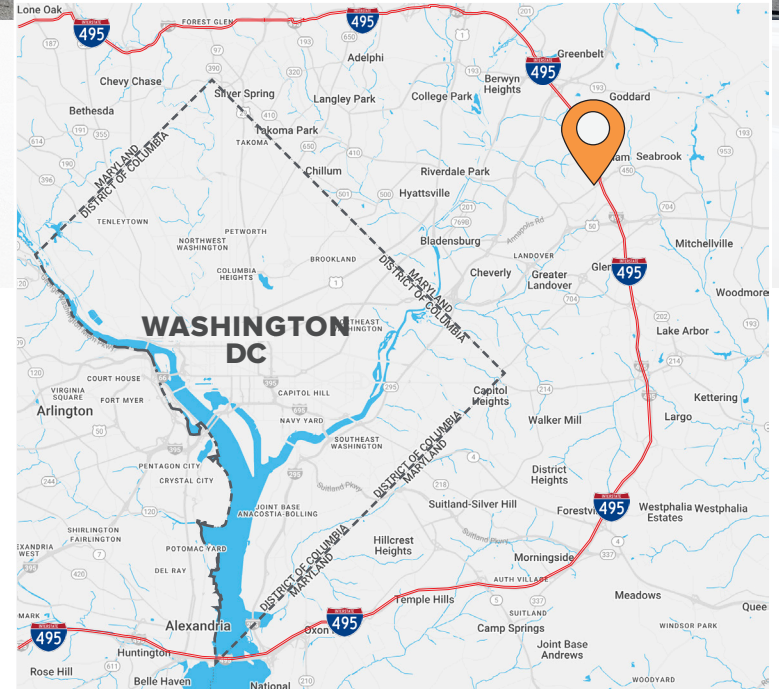
19,055 SF
STABILIZED
RETAIL CENTER



45,700 SF
MEDICAL
OFFICE CENTER

PROPERTY DETAILS

- + \$750K + NOI YEAR 1; APPROX. 8 YEARS WEIGHTED AVERAGE REMAINING LEASE TERM
- + MIXED-USE ASSET WITH STRONG, DIVERSIFIED CASH FLOW
- + ADJACENT TO I-495, 0.7 MILES TO NEW CARROLLTON PURPLE/ORANGE LINE METRO AND MARC/AMTRACK TRAIN STATIONS
- + OVER 42,000 CARS PER DAY AVERAGE DAILY TRAFFIC COUNT



PROPERTY OVERVIEW

ADDRESS:

8500 ANNAPOLIS ROAD, NEW CARROLLTON, MD 20784

TOWN CENTER SITE AREA:

APPROX 4.66 ACRES

YEAR BUILT:

2008

PARCEL:

CONDO, LAND UNIT 2

ZONING:

REGIONAL TRANSIT-ORIENTED, HIGH-INTENSITY EDGE (RTO-H-E)

AMENITIES:

COVERED LOADING DOCK

UTILITIES:

ELECTRIC, GAS AND WATER UTILITIES ON SITE

PARKING:

175 SURFACE SPACES

RETAIL TENANTS

(19,055 TOTAL OCCUPIED SPACE)

	UNIT NUMBER	SF
SAQOYAH'S BEAUTY BAR	8500-B	1,736
CRICKET COMMUNICATIONS	8500-C	2,284
LOS TREYS REYES	8500-D	2,200
WENDY'S EL SALVADOREAN RESTAURANT	8500-E	1,095
FATTY HAIR BRAIDING	8500-F	900
Q NAILS II	8500-G	1,630
IHOP	8500-I	5,301
CAJUN SEAFOOD RESTAURANT	8500-J	3,909

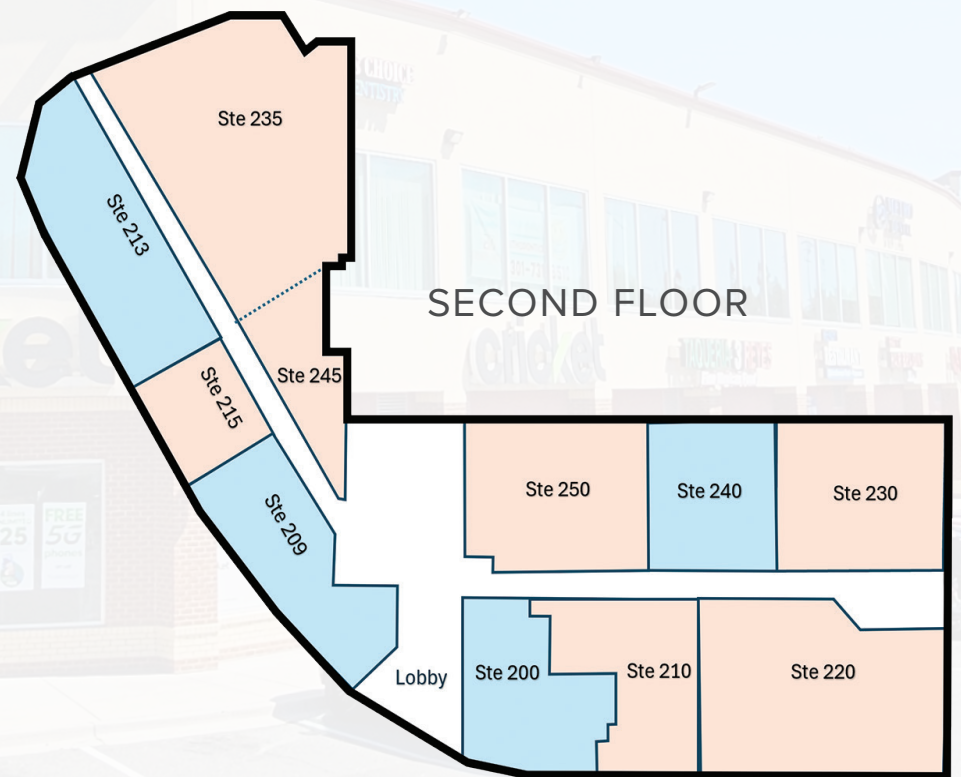
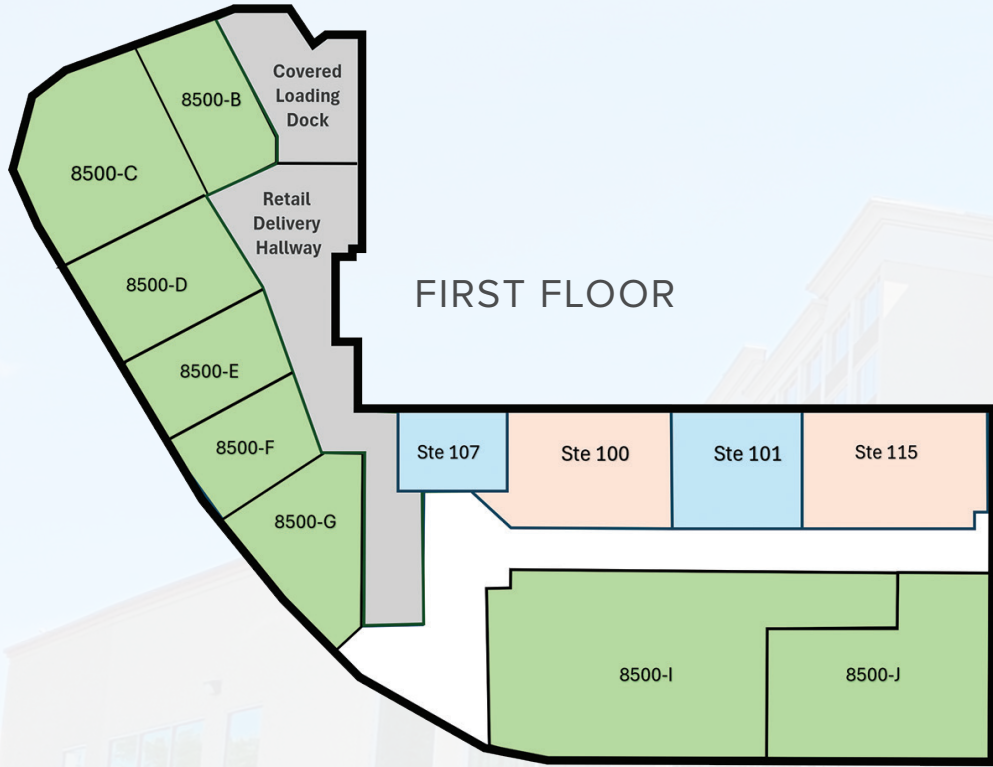
MEDICAL OFFICE TENANTS

(16,017 TOTAL OCCUPIED SPACE)

	UNIT NUMBER	SF
ASPIRE BEHAVIORAL HEALTH	STE. 101	1,011
MARYLAND HEALTHCARE CLINICS	STE. 102	2,253
MY CARE URGENT CARE	STE. 107	880
MED-PED HEALTHCARE	STE. 200	3,375
METRO DENTAL	STE. 209	3,156
CHILDRENS CHOICE PEDIATRIC	STE. 213	2,624
SHAY FIERCE DANCE ACADEMY	STE. 240	2,718



FLOOR PLANS



DEMOGRAPHICS

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2024 POPULATION	18,040	145,377	318,999
MEDIAN AGE	37.5	37.5	36.5
2024 HOUSEHOLDS	5,995	46,370	106,439
AVG HOUSEHOLD SIZE	2.9	3	2.8
AVG HOUSEHOLD INCOME	\$93,101	\$98,888	\$105,034
MEDIAN HOME VALUE	\$340,531	\$347,990	\$375,857



Confidentiality Agreement and Disclaimer: This Confidential Offering Memorandum ("Memorandum") is solely for the use of the prospective purchaser in its evaluation of 8500 Annapolis Road located in New Carrollton, MD ("Property"). Reliant Realty Advisors, exclusive agent for the Property's owner ("Owner"), prepared this Memorandum and while the information contained in this analysis is deemed to be reliable, neither Reliant Realty Advisors nor its representatives make any representations or warranties as to the accuracy or completeness of the information contained in this analysis.

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