



FOR LEASE

4,000 square feet coming available
 Asking rent is \$22.00 per square foot
 Triple nets are estimated at \$5.50 per square foot

6551 Annapolis Road
 Landover, MD 20784



Demographics:

| Demographics 2019 | 1 Mile | 3 Miles | 5 Miles |
|--------------------------|----------|----------|----------|
| Average Household Income | \$78,212 | \$79,006 | \$78,574 |
| Population | 22,300 | 149,539 | 440,093 |

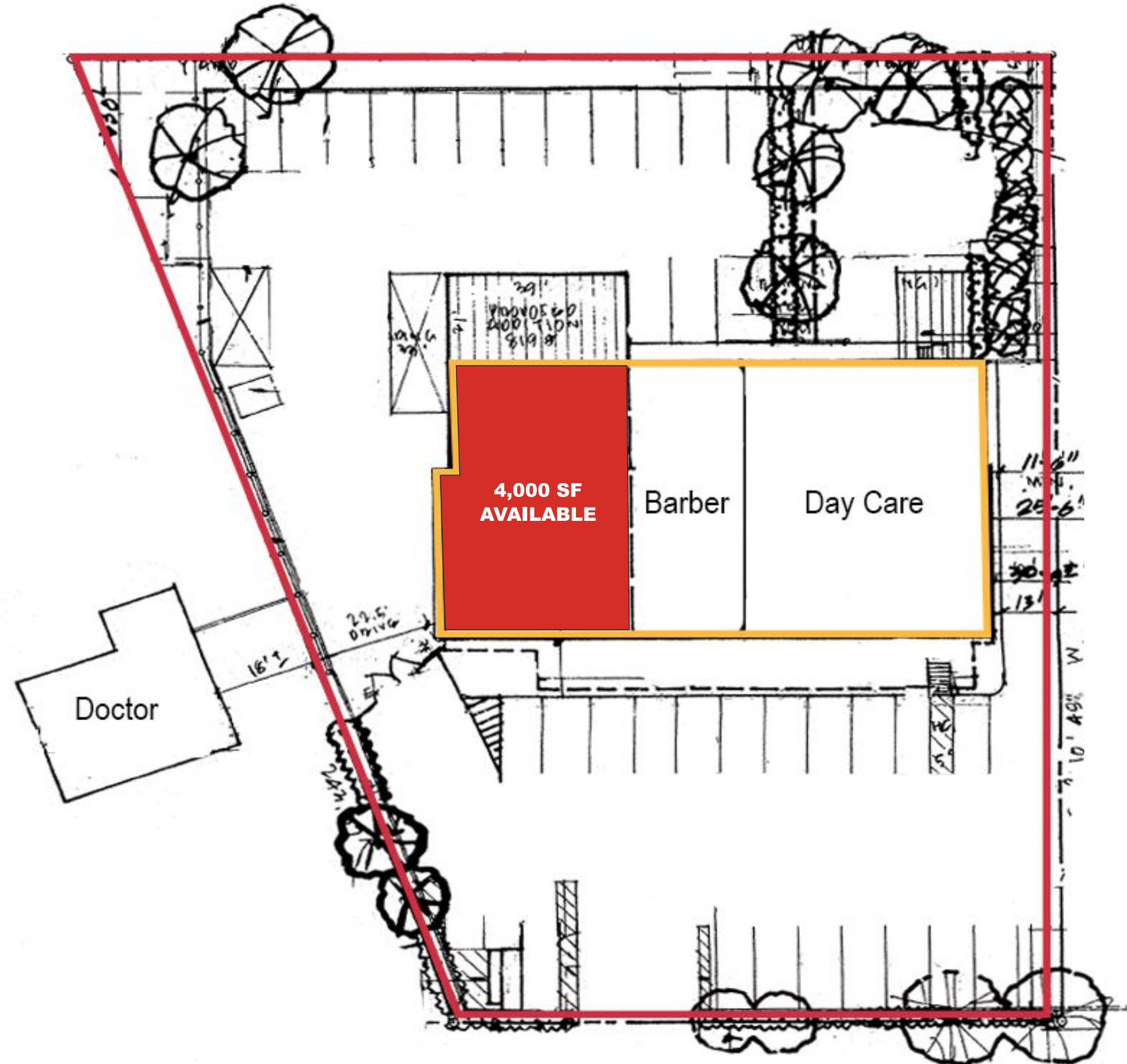
Traffic Count on Annapolis Road - 34,386 per day

Property Highlights:

- Easy access to Baltimore Washington Parkway (I-295)
- Directly across from Wal-Mart - Capital Plaza
- Other retailers in the area include: Family Dollar, Dollar Tree, Panda Express, Burger King, 7-Eleven, Pizza Hut, Advanced Auto, and Save-A-Lot

For more information, please contact: **Jeff Gelberman** jeff@nreb.net **301-770-8587**

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