

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

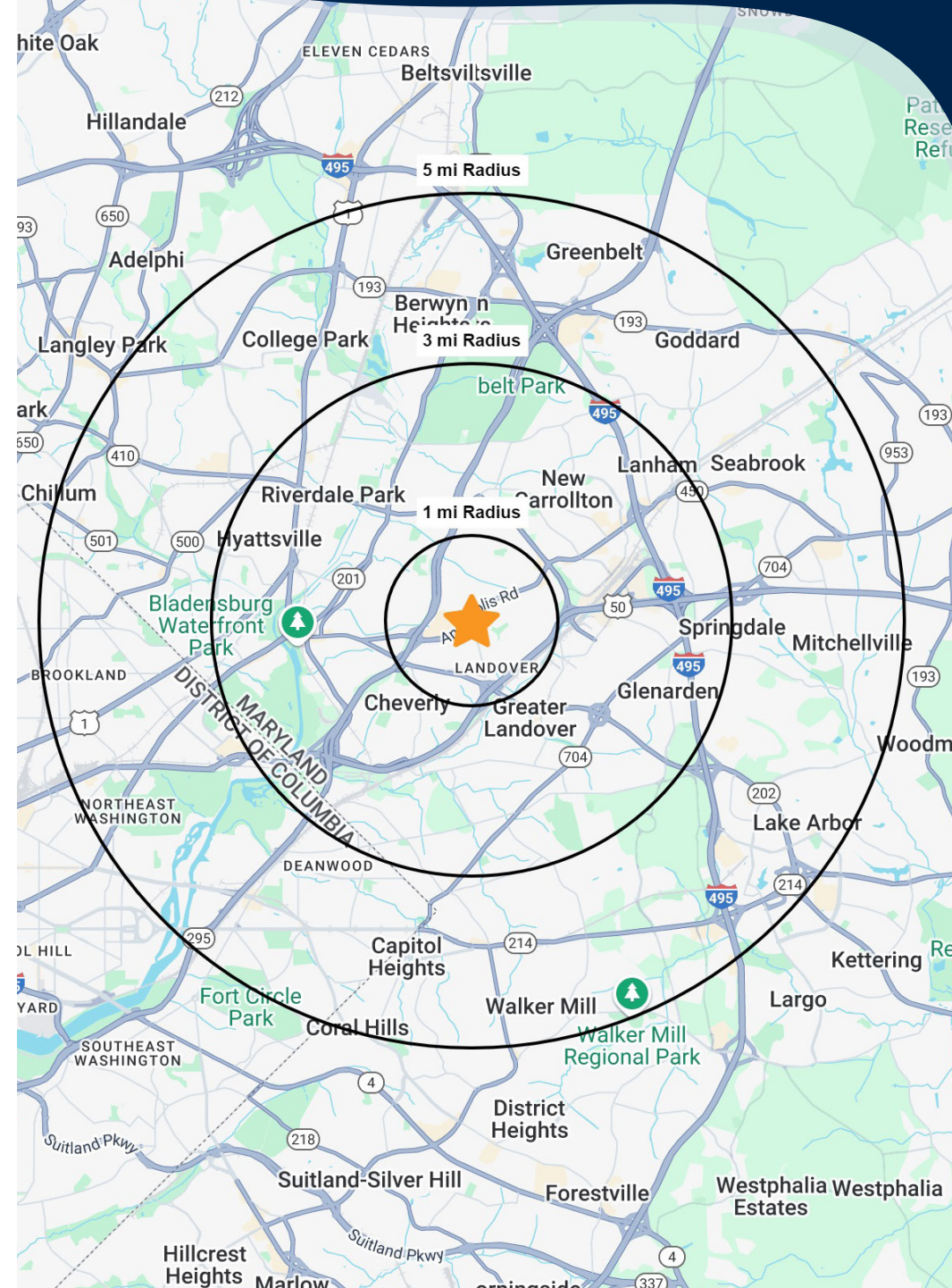
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DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2024 POPULATION	24,210	148,511	430,167
AVERAGE HOUSEHOLD INCOME	\$90,951	\$95,038	\$94,308
MEDIAN AGE	36.8	37.2	36.5
DAYTIME EMPLOYEES	5,278	43,376	174,524
TOTAL CONSUMER SPENDING	\$228M	\$1.4B	\$4.4B
TRAFFIC COUNT	Baltimore Washington PWKY Annapolis Rd VPD: 102,804		



DEMOGRAPHICS



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CRESTVIEW SQUARE



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

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



Prominent pylon sign, visible from signalized intersection

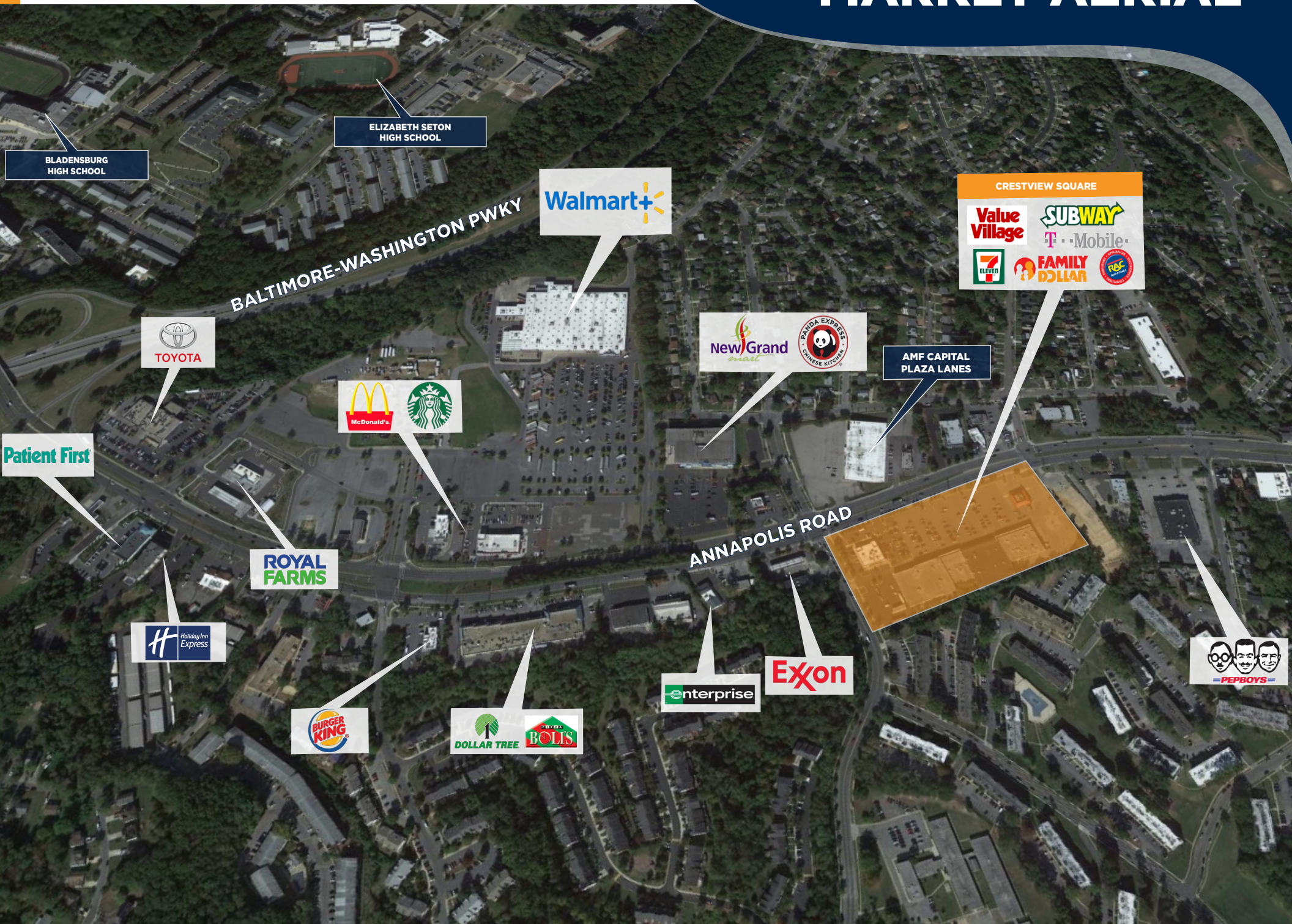
Densely populated, residential, suburban neighborhood



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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
PETAL BOLLS

enterprise

Exxon

PEPBOYS

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SITE PLAN



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

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**SPACE AVAILABLE
EXTERIOR PHOTOS**



UNIT 6737
3,250 SF
2nd Generation Church Space

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SPACE AVAILABLE INTERIOR PHOTOS

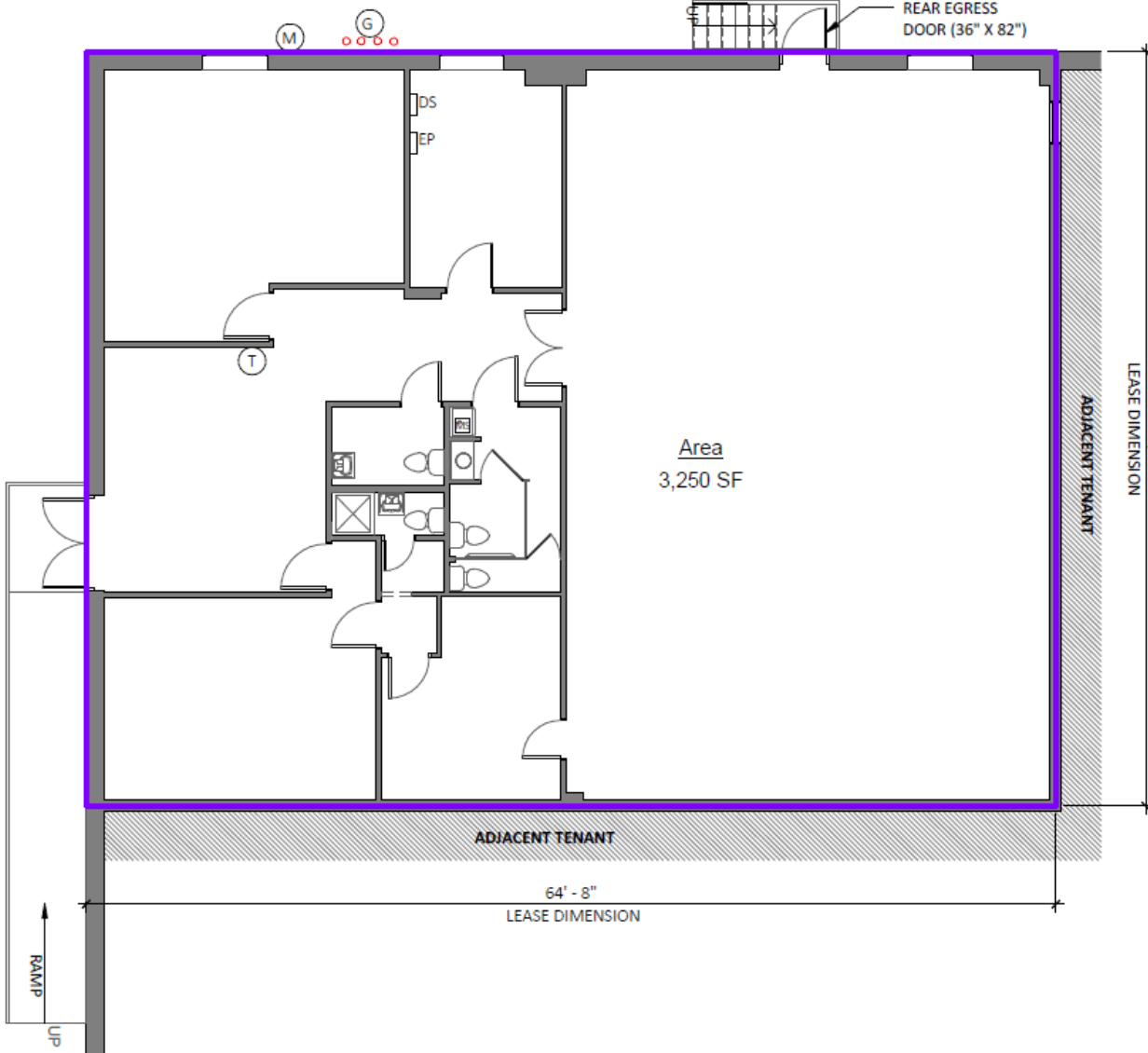


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SPACE AVAILABLE



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
BACK RESTROOMS	8' AFF, ACT
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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