

# CRESTVIEW SQUARE

LANDOVER HILLS, MD | 6611-6674 ANNAPOLIS ROAD

BROAD STREET





# CRESTVIEW SQUARE SHOPPING CENTER

LANDOVER HILLS, MD | 6611-6674 ANNAPOLIS ROAD

## 2022 DEMOGRAPHICS

### 2022 POPULATION

1 MILE	3 MILES	5 MILES
23,365	142,168	425,560

### AVERAGE HOUSEHOLD INCOME

\$82,757	\$87,599	\$88,927
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### MEDIAN AGE

36	36.7	35.9
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### DAYTIME EMPLOYEES

5,220	43,329	199,183
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### TOTAL CONSUMER SPENDING

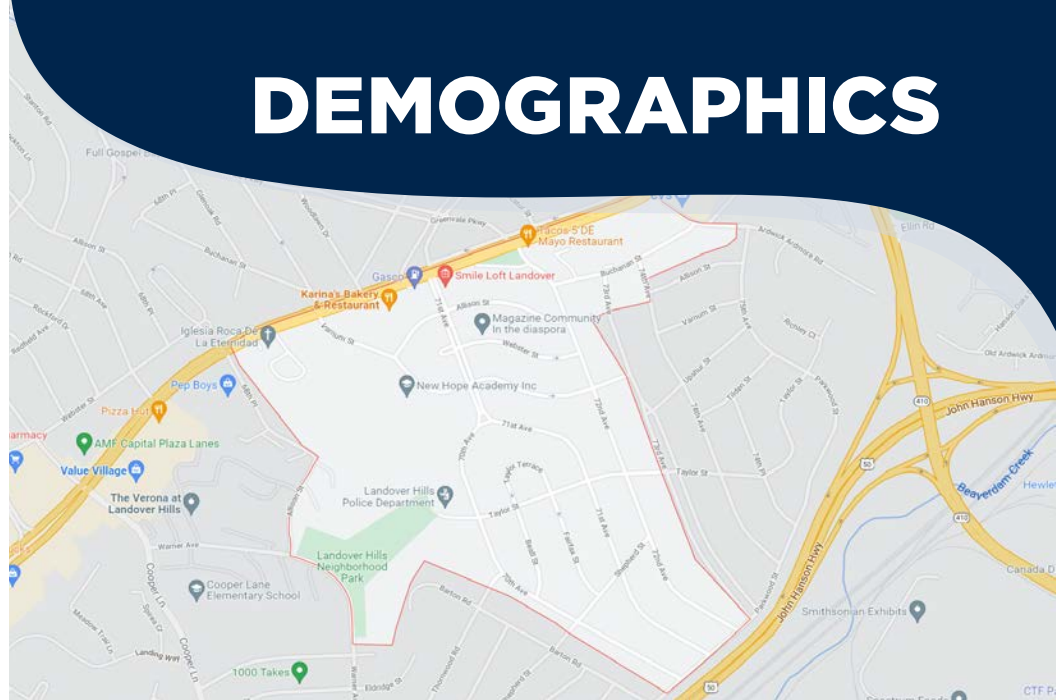
\$223M	\$1.3B	\$4.2B
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### TRAFFIC COUNT

Baltimore Washington PWKY  
Annapolis Rd  
VPD: 104,967



# DEMOGRAPHICS



## 2022 POPULATION BY RACE

### CAUCASIAN

1 MILE	3 MILES	5 MILES
8K	49K	120K

### AFRICAN AMERICAN

13K	82K	267K
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### AM. INDIAN & ALASKAN

503	2K	5K
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### ASIAN

376	3K	15K
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### HAWAIIAN & PACIFIC ISLAND

59	310	866
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### OTHER

567	3K	11K
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### HISPANIC ORIGIN

9K	48K	98K
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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



**Value  
Village**



**FAMILY  
DOLLAR**

**SUBWAY**



**T-Mobile**





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## MARKET AERIAL



BLADENSBURG  
HIGH SCHOOL

ELIZABETH SETON  
HIGH SCHOOL

Walmart+

CRESTVIEW SQUARE

Value  
Village

SUBWAY

T-Mobile

7  
ELEVEN

FAMILY  
DOLLAR

RBC

TOYOTA

McDonald's

Starbucks

New Grand  
smart

PANDA EXPRESS  
CHINESE KITCHEN

AMF CAPITAL  
PLAZA LANES

Patient First

ROYAL  
FARMS

Holiday Inn  
Express

BURGER  
KING

DOLLAR TREE

BOJI'S

enterprise

Exxon

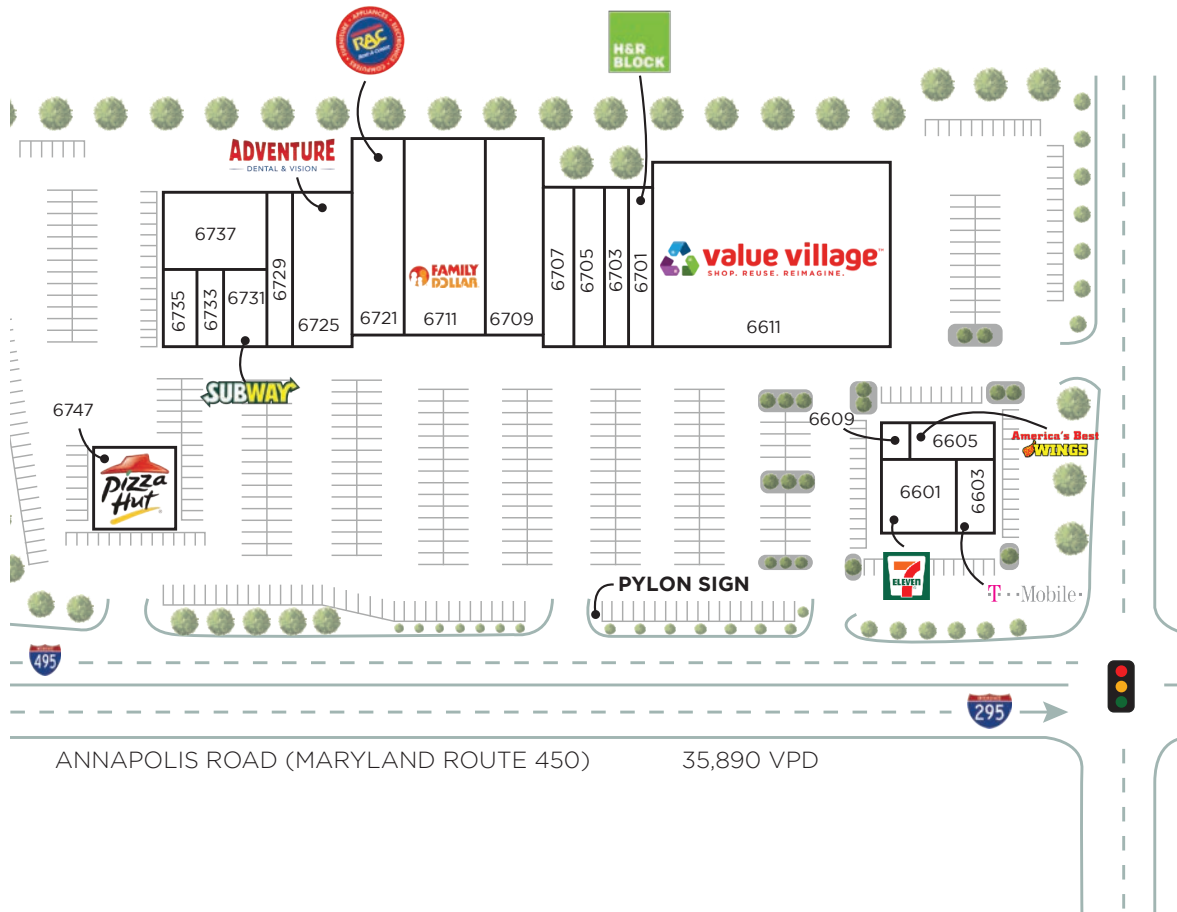
PEPBOYS



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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	1,662	Alisha's Hair Braiding
Unit 6705	2,211	La Estancia Restaurante
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	New Solid Rock Church
Unit 6747	3,225	Pizza Hut

## 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 18 shopping centers and 2.1 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, Maryland, Virginia and Colorado.



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