

# CRESTVIEW SQUARE

LANDOVER HILLS, MD | 6611-6674 ANNAPOLIS ROAD

BROAD STREET



**3,250 SF 2nd Generation Church Space**  
Forthcoming Availability - 09/01/2024



2023 DEMOGRAPHICS

2023  
POPULATION

AVERAGE  
HOUSEHOLD INCOME

MEDIAN  
AGE

DAYTIME  
EMPLOYEES

TOTAL  
CONSUMER SPENDING

TRAFFIC  
COUNT

1 MILE

3 MILES

5 MILES

24,824

152,073

435,752

\$82,588

\$89,402

\$91,839

36.5

37.2

36.4

4,601

43,435

168,901

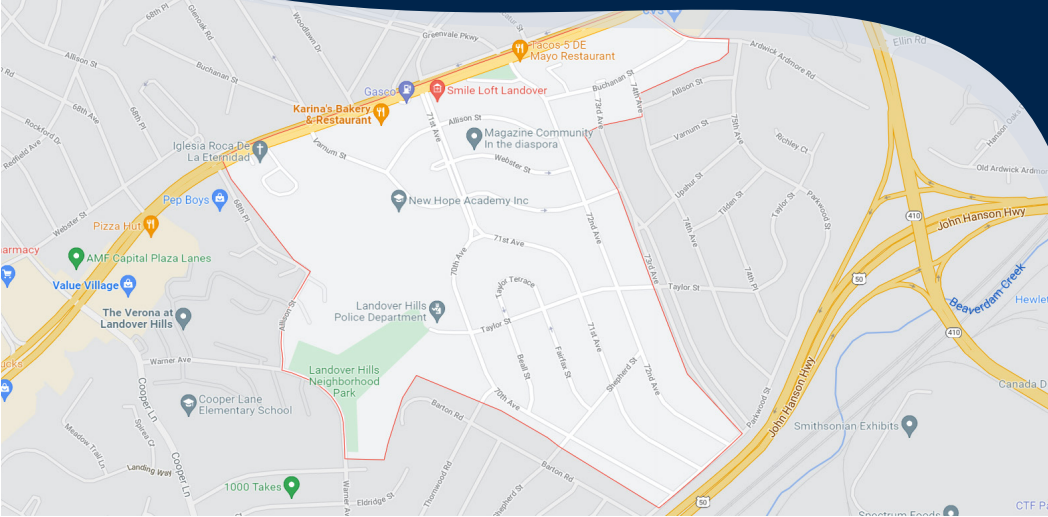
\$234M

\$1.4B

\$4.4B

Baltimore Washington PWKY  
Annapolis Rd  
VPD: 102,804

DEMOGRAPHICS



2023 POPULATION BY RACE

1 MILE

3 MILES

5 MILES

CAUCASIAN

9K

53K

130K

AFRICAN  
AMERICAN

14K

87K

270K

AM. INDIAN  
& ALASKAN

541

3K

6K

ASIAN

389

3K

16K

HAWAIIAN  
& PACIFIC ISLAND

63

344

944

OTHER

591

3K

11K

HISPANIC  
ORIGIN

9K

53K

107K

Note: Numbers are rounded up



## CRESTVIEW SQUARE SHOPPING CENTER

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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



BLADENBURG  
HIGH SCHOOL

ELIZABETH SETON  
HIGH SCHOOL

BALTIMORE-WASHINGTON PWKY

Walmart+

TOYOTA

McDonald's

Starbucks

Patient First

ROYAL  
FARMS

Holiday Inn  
Express

BURGER  
KING

DOLLAR TREE

POPEYE  
BOLIS

ANNAPOLIS ROAD

New Grand  
small

PANDA EXPRESS  
CHINESE KITCHEN

AMF CAPITAL  
PLAZA LANES

CRESTVIEW SQUARE

Value  
Village

SUBWAY

T-Mobile

7  
ELEVEN

FAMILY  
DOLLAR

RFC

Exxon

enterprise

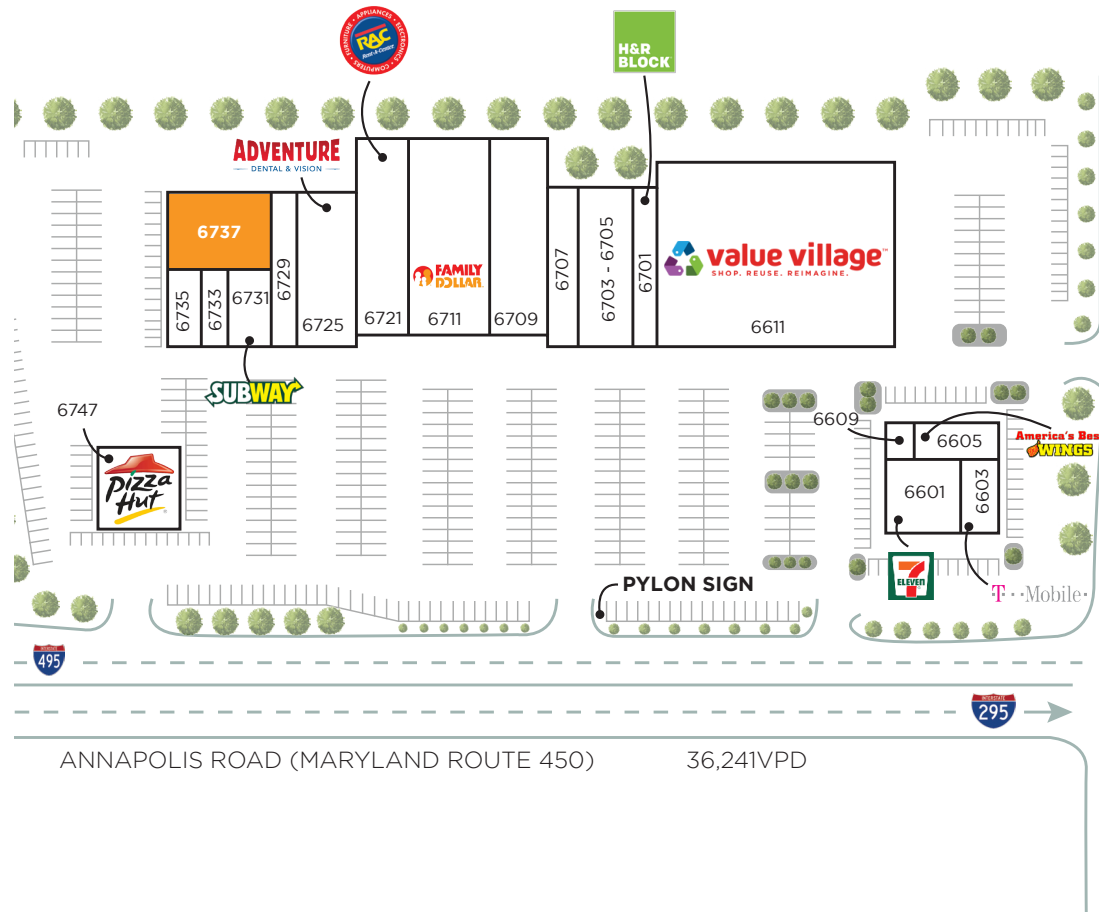
PEPBOYS



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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	3,873	La Estancia Restaurante
6705		
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
<b>Unit 6737</b>	<b>3,250</b>	<b>FORTHCOMING AVAILABILITY</b>
		<b>09/01/2024</b>
Unit 6747	3,225	Pizza Hut



## CRESTVIEW SQUARE SHOPPING CENTER

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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



**UNIT 6737**

3,250 SF

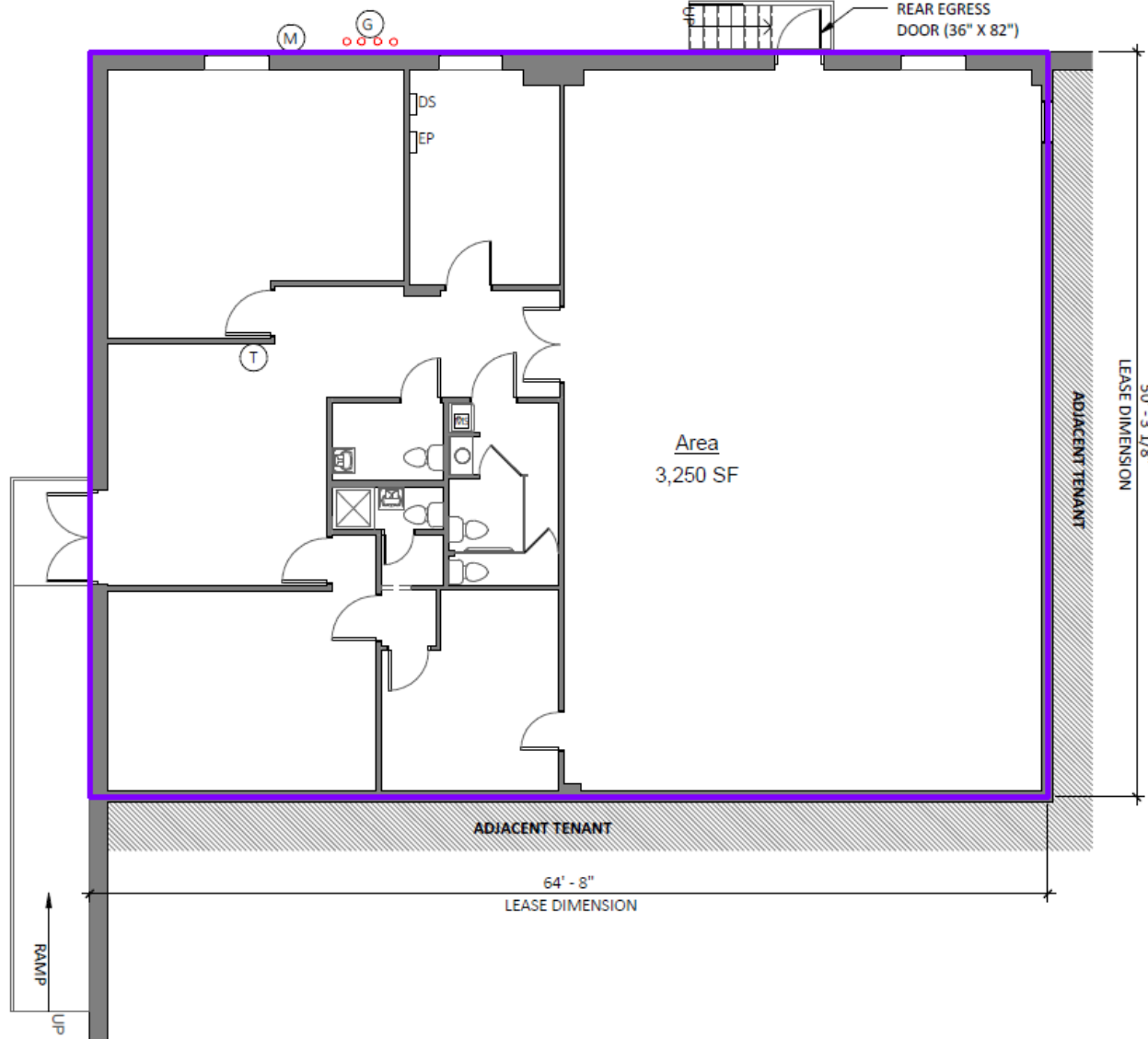
2nd Generation Church Space



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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
CEILINGS	
FRONT	8' AFF, ACT
RESTROOMS	8'-0" AFF, ACT/ GYPSUM
BACK	8' AFF, ACT
STOREFRONT	NO

## LEGEND

(W) WATER METER	DF DRINKING FOUNTAIN
EP ELECTRIC PANEL	MS MOP SINK
F FIRE ALARM	WH WATER HEATER
T THERMOSTAT	FD FLOOR DRAIN
(M) ELECTRIC METER	CO CLEAN OUT
DS DISCONNECT SWITCH	G GAS SERVICE



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 BROAD STREET

## 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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