

# 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

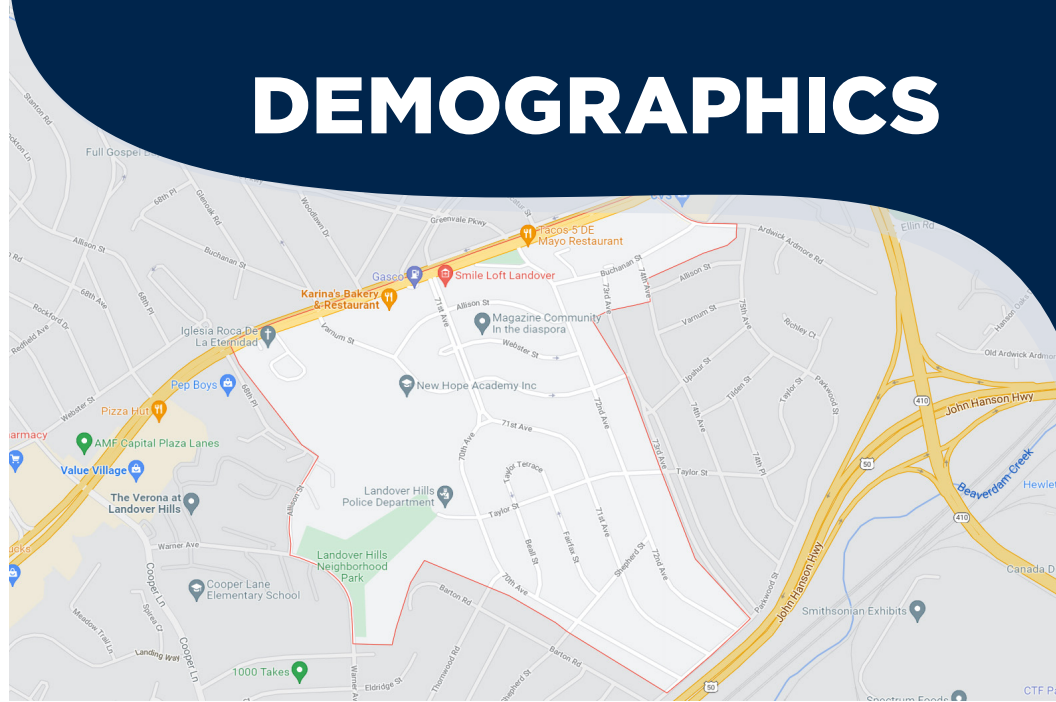
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## 2023 DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
<b>2023 POPULATION</b>	24,824	152,073	435,752
<b>AVERAGE HOUSEHOLD INCOME</b>	\$82,588	\$89,402	\$91,839
<b>MEDIAN AGE</b>	36.5	37.2	36.4
<b>DAYTIME EMPLOYEES</b>	4,601	43,435	168,901
<b>TOTAL CONSUMER SPENDING</b>	\$234M	\$1.4B	\$4.4B
<b>TRAFFIC COUNT</b>	Baltimore Washington PWKY Annapolis Rd VPD: 102,804		



# DEMOGRAPHICS



## 2023 POPULATION BY RACE

	1 MILE	3 MILES	5 MILES
<b>CAUCASIAN</b>	9K	53K	130K
<b>AFRICAN AMERICAN</b>	14K	87K	270K
<b>AM. INDIAN &amp; ALASKAN</b>	541	3K	6K
<b>ASIAN</b>	389	3K	16K
<b>HAWAIIAN &amp; PACIFIC ISLAND</b>	63	344	944
<b>OTHER</b>	591	3K	11K
<b>HISPANIC ORIGIN</b>	9K	53K	107K

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





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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
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
Unit 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 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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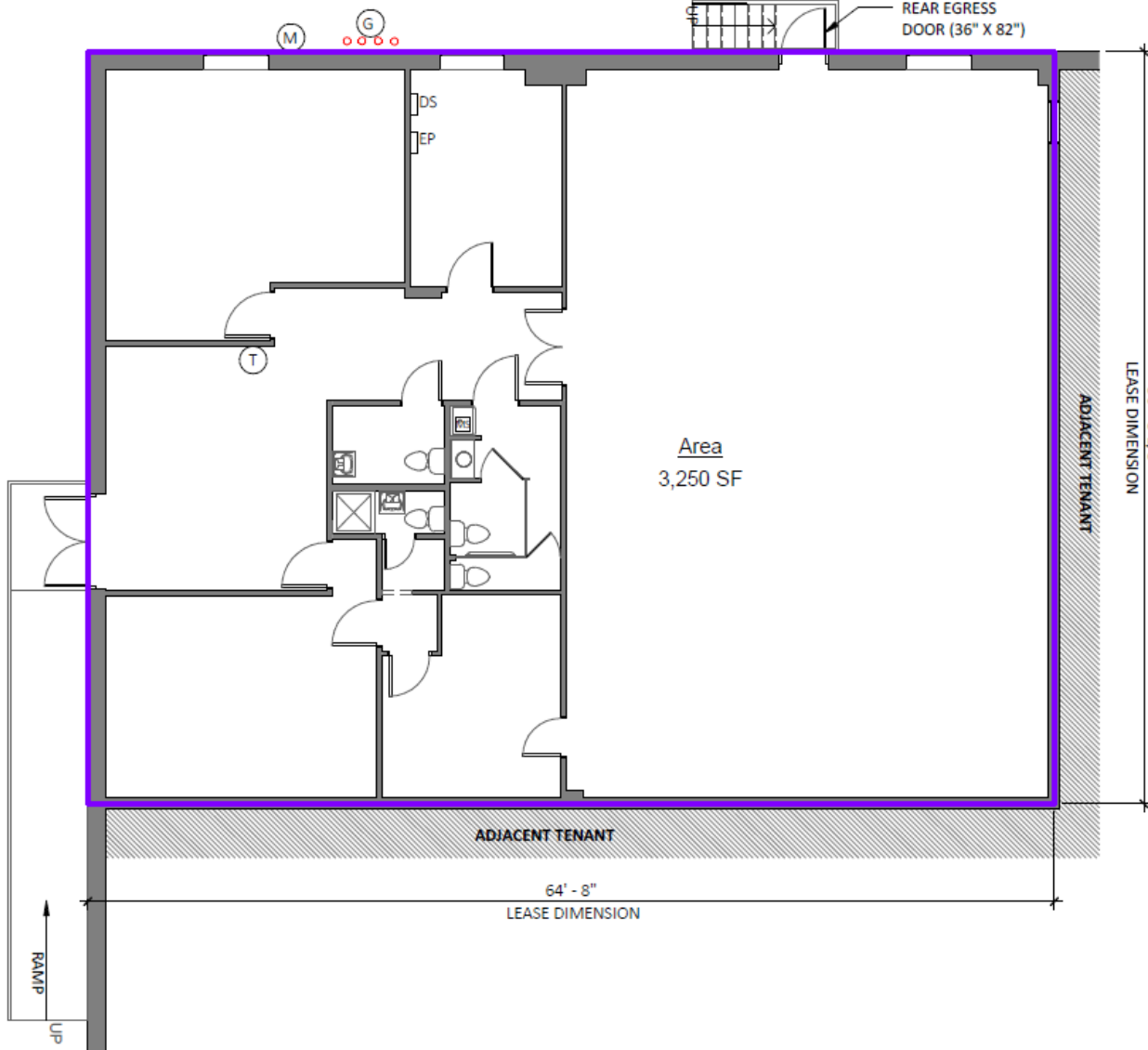
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# SPACE AVAILABLE INTERIOR PHOTOS



**UNIT 6737**  
3,250 SF  
2nd Generation Church Space





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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