

# CRESTVIEW SQUARE

LANDOVER HILLS, MD | 6611-6674 ANNAPOLIS ROAD

BROAD STREET



**Future Opportunity - Space for Lease**

2nd Gen Restaurant - 1,681 SF

# CRESTVIEW SQUARE SHOPPING CENTER

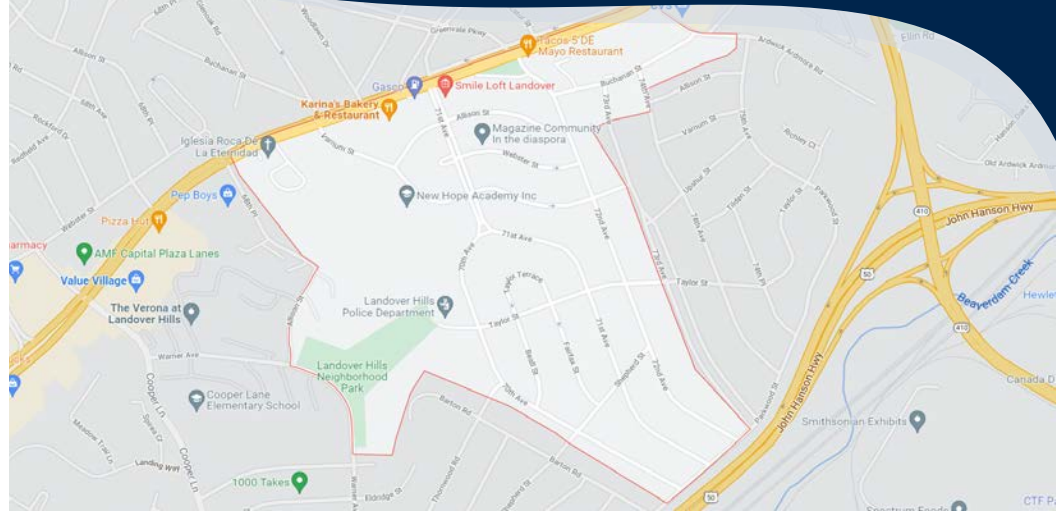
LANDOVER HILLS, MD | 6611-6674 ANNAPOLIS ROAD

## 2022 DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
<b>2022 POPULATION</b>	23,365	142,168	425,560
<b>AVERAGE HOUSEHOLD INCOME</b>	\$82,757	\$87,599	\$88,927
<b>MEDIAN AGE</b>	36	36.7	35.9
<b>DAYTIME EMPLOYEES</b>	5,220	43,329	199,183
<b>TOTAL CONSUMER SPENDING</b>	\$223M	\$1.3B	\$4.2B
<b>TRAFFIC COUNT</b>	Baltimore Washington PWKY Annapolis Rd VPD: 104,967		



# DEMOGRAPHICS



## 2022 POPULATION BY RACE

	1 MILE	3 MILES	5 MILES
<b>CAUCASIAN</b>	8K	49K	120K
<b>AFRICAN AMERICAN</b>	13K	82K	267K
<b>AM. INDIAN &amp; ALASKAN</b>	503	2K	5K
<b>ASIAN</b>	376	3K	15K
<b>HAWAIIAN &amp; PACIFIC ISLAND</b>	59	310	866
<b>OTHER</b>	567	3K	11K
<b>HISPANIC ORIGIN</b>	9K	48K	98K

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

Walmart+

CRESTVIEW SQUARE  
Value Village  
SUBWAY  
T-Mobile  
7-ELEVEN  
FAMILY DOLLAR  
RBC

TOYOTA

McDonald's  
Starbucks

New Grand mart  
PANDA EXPRESS CHINESE KITCHEN

AMF CAPITAL PLAZA LANES

Patient First

ROYAL FARMS

BURGER KING

DOLLAR TREE  
BOJI'S

enterprise

Exxon

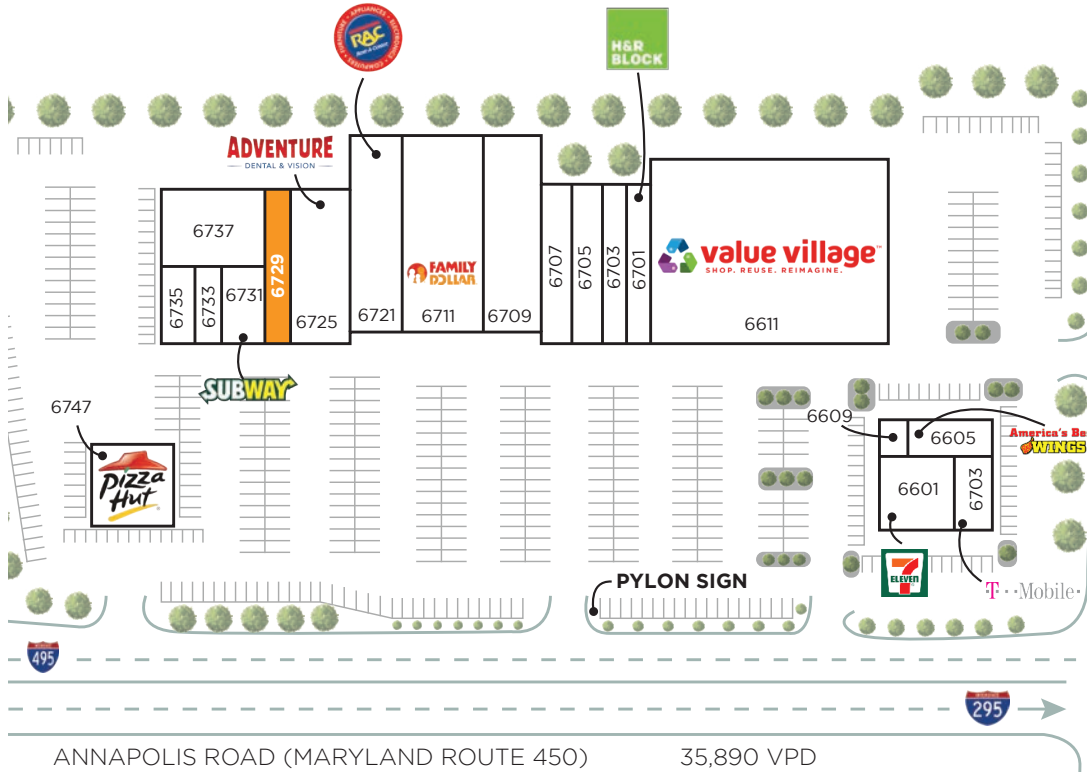
Holiday Inn Express

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
<b>Unit 6729</b>	<b>1,681</b>	<b>AVAILABLE</b>
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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