

CRESTVIEW SQUARE

LANDOVER HILLS, MD | 6611-6674 ANNAPOLIS ROAD

BROAD STREET



CRESTVIEW SQUARE SHOPPING CENTER

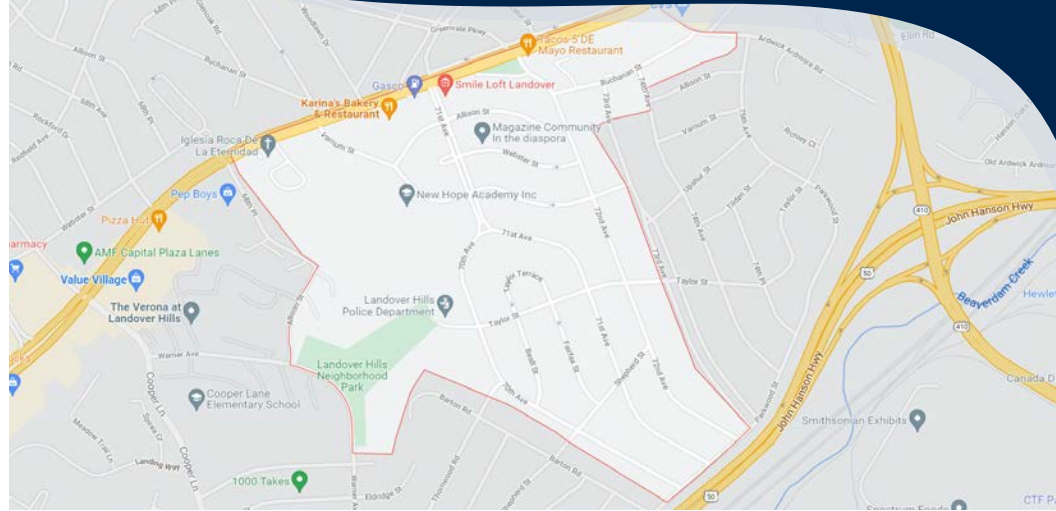
LANDOVER HILLS, MD | 6611-6674 ANNAPOLIS ROAD

2022 DEMOGRAPHICS

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



DEMOGRAPHICS



2022 POPULATION BY RACE

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

Note: Numbers are rounded up

CRESTVIEW SQUARE SHOPPING CENTER

LANDOVER HILLS, MD | 6611-6674 ANNAPOLIS ROAD

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



CRESTVIEW SQUARE SHOPPING CENTER

LANDOVER HILLS, MD | 6611-6674 ANNAPOLIS ROAD

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

PANDA EXPRESS CHINESE KITCHEN

AMF CAPITAL PLAZA LANES

Patient First

ROYAL FARMS

enterprise

Exxon

PEPBOYS

Holiday Inn Express

BURGER KING

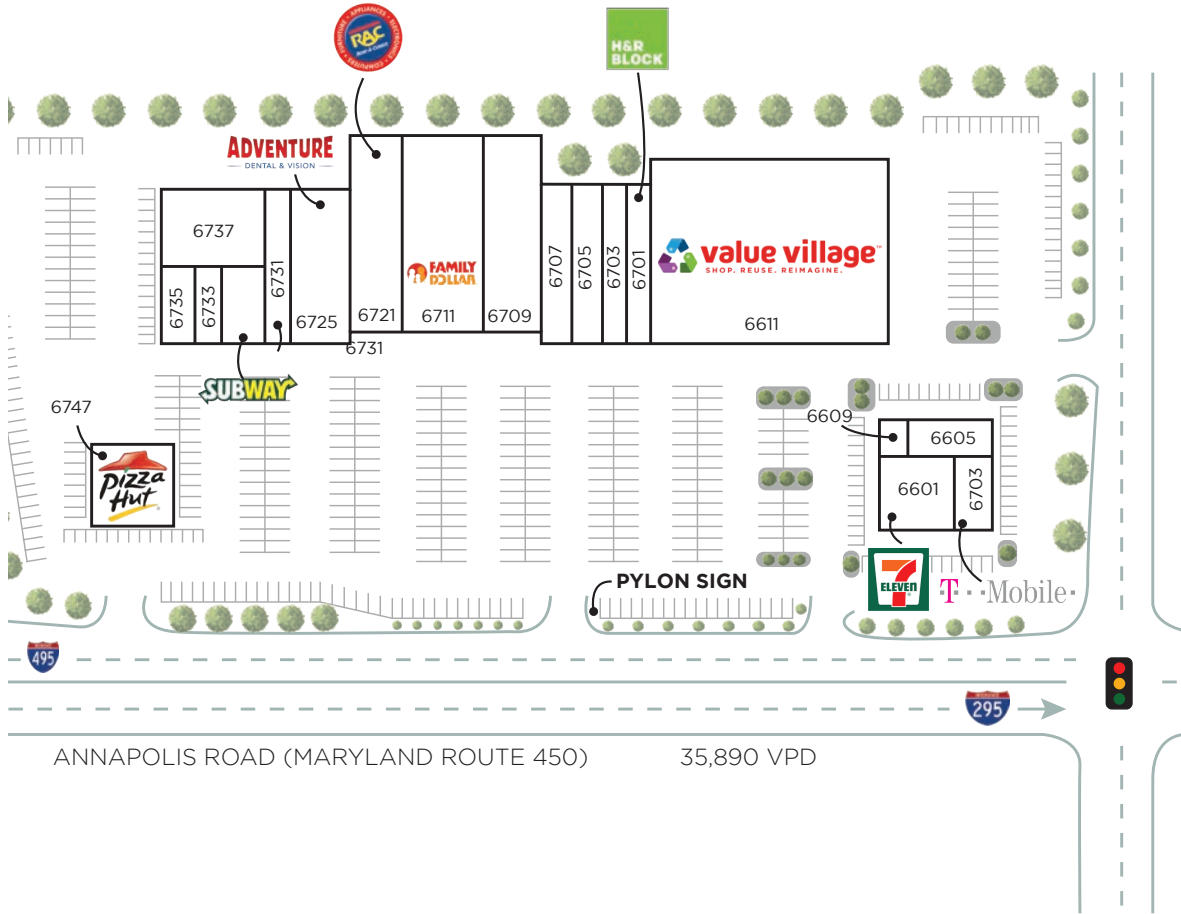
DOLLAR TREE

BOB'S

CRESTVIEW SQUARE SHOPPING CENTER

LANDOVER HILLS, MD | 6611-6674 ANNAPOLIS ROAD

SITE PLAN



UNIT	SF	TENANT
Unit 6601	1,478	7-11
Unit 6603	2,942	T-Mobile
Unit 6605	1,465	America's Best Wings
Unit 6609	414	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	6191	New Star Beauty
Unit 6711	8,500	Family Dollar
Unit 6721	5,444	Rent-A-Center
Unit 6725	3,454	Adventure Dental
Unit 6729	1,681	Asian Cafe
Unit 6737	3,250	New Solid Rock Church
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.



MARISA MICHNICK

Vice President of Retail Leasing
D: 301.828.1213 | C: 301.503.2214
mmichnick@broadstreetrealty.com



DANE TEKIN

Vice President of Retail Leasing
D: 301.828.1230 | C: 202.744.3940
dtekin@broadstreetrealty.com

Broad Street Realty, Inc.
7250 Woodmont Ave | Bethesda, MD 20814
www.broadstreetrealty.com
Washington DC | Maryland | Virginia | Colorado