

LANDOVER, MD

THE SHOPS AT DAKOTA CROSSING
 COSTCO WHOLESALE, DICK'S, LOWE'S, Marshalls, PETSMART

KING SHOPPING CENTER
 SHOPPERS, Rainbow

WOODMORE TOWNE CENTRE
 Wegmans, COSTCO WHOLESALE, OLD NAVY, BEST BUY, Rack, at home, La-Z-Boy, LA FITNESS

LANDOVER CROSSING
 planet fitness, LIDL

CARRILLON (FUTURE DEVELOPMENT)
 amc

HAMPTON PARK (PROPOSED)
 Hotel: 120 rooms
 Office: 115,000 SF (Health & Human Services and Veteran Affairs HQ)
 Retail: 80,000 SF+
 Residential: 400+ units
 DOLLAR GENERAL

STEEPLECHASE 95 INTERNATIONAL BUSINESS PARK

RITCHIE STATION MARKETPLACE
 B.J.'s, AVE, DOLLAR TREE, DSW, ULTA, ROSS, HOBBY LOBBY, ASHLEY, TJ-MAXX, REGENCY, FLOOR DECOR

THE SHOPS AT PENN BRANCH
 planet fitness

CORAL HILLS S/C
 SHOPPERS

BENCO S/C

EAST RIVER PARK S/C
 SAFEWAY, CVS

SENATOR SQUARE
 Rainbow

ADDISON PLAZA
 CVS, planet fitness

save a lot, FAMILY DOLLAR

DOLLAR TREE

MARYLAND 50 INDUSTRIAL PARK

Transit Stations (July 2026):
 Deanwood 1,326 AWP
 Benning Rd 2,049 AWP
 Capitol Heights 1,590 AWP
 Addison Road 1,514 AWP
 Morgan Boulevard 1,182 AWP
 Downtown Largo 3,144 AWP

Major Roads and AADT:
 I-95: 63,592 AADT
 I-495: 59,600 AADT
 BLADENBURG RD, NE: 70,102 AADT
 SOUTH DAKOTA AVE, NE: 93,722 AADT
 SHERRIFF RD, NE: 119,708 AADT
 BENNING RD, NE: 18,968 AADT
 MINNESOTA AVE, SE: 18,130 AADT
 E. CAPITOL ST, SE: 33,204 AADT
 CENTRAL AVE: 12,055 AADT
 MARTIN LUTHER KING, JR. HWY: 12,860 AADT
 SHERRIFF RD: 12,860 AADT
 ROLLINS AVE: 12,860 AADT
 WALKER MILL RD: 34,980 AADT
 LANDOVER RD: 50,170 AADT

Other Landmarks:
 NATIONAL ARBORETUM
 RFK STADIUM
 NW NORTHWEST STADIUM
 ANACOSTIA RIVER

Scale: 0.75, 1.5 MILES

HR RETAIL
 A MEMBER OF CHAINLINKS RETAIL ADVISORS