



7731 ANNAPOLIS ROAD

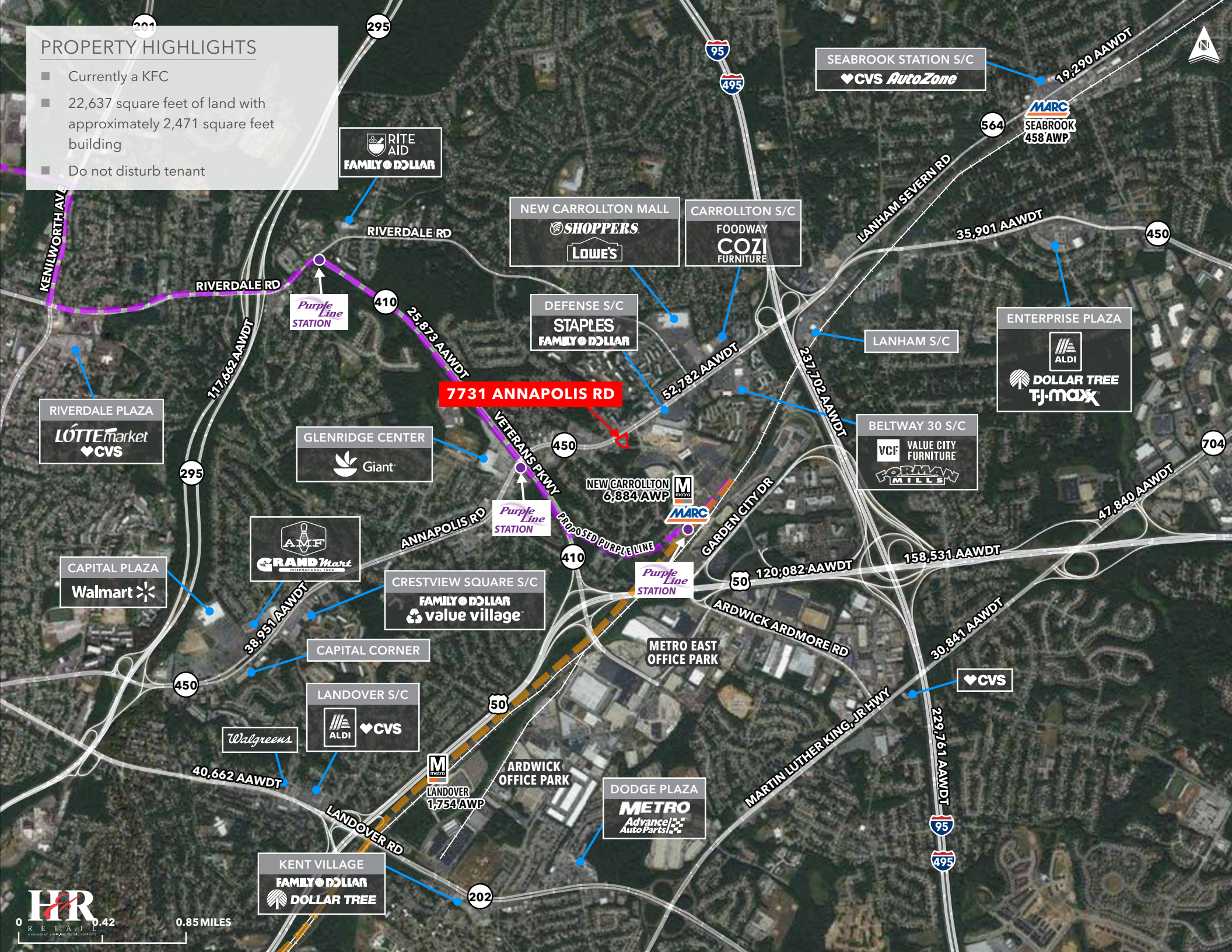
LANHAM, MD 20706



ANNAPOLIS ROAD

PROPERTY HIGHLIGHTS

- Currently a KFC
- 22,637 square feet of land with approximately 2,471 square feet building
- Do not disturb tenant



7731 ANNAPOLIS RD

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RITE AID
FAMILY DOLLAR

NEW CARROLLTON MALL
SHOPPERS
LOWE'S

CARROLLTON S/C
FOODWAY
COZI FURNITURE

DEFENSE S/C
STAPLES
FAMILY DOLLAR

SEABROOK STATION S/C
CVS AutoZone

MARC
SEABROOK
458 AWP

LANHAM S/C

ENTERPRISE PLAZA
ALDI
DOLLAR TREE
TJ-maxx

RIVERDALE PLAZA
LOTTE Market
CVS

GLENRIDGE CENTER
Giant

BELTWAY 30 S/C
VCF
VALUE CITY FURNITURE
FORMAN MILLS

NEW GARROLLTON
6,884 AWP
MARC

AMF
GRAND Mart
INTERNATIONAL FOOD

CRESTVIEW SQUARE S/C
FAMILY DOLLAR
value village

CAPITAL PLAZA
Walmart

38,951 AAWDT

CAPITAL CORNER

METRO EAST OFFICE PARK

Walgreens

LANDOVER S/C
ALDI
CVS

MARC
LANDOVER
1,754 AWP

ARDWICK OFFICE PARK

DODGE PLAZA
METRO
Advance Auto Parts

CVS

KENT VILLAGE
FAMILY DOLLAR
DOLLAR TREE



Site Plan Key

- Available
- Leased
- Not a part

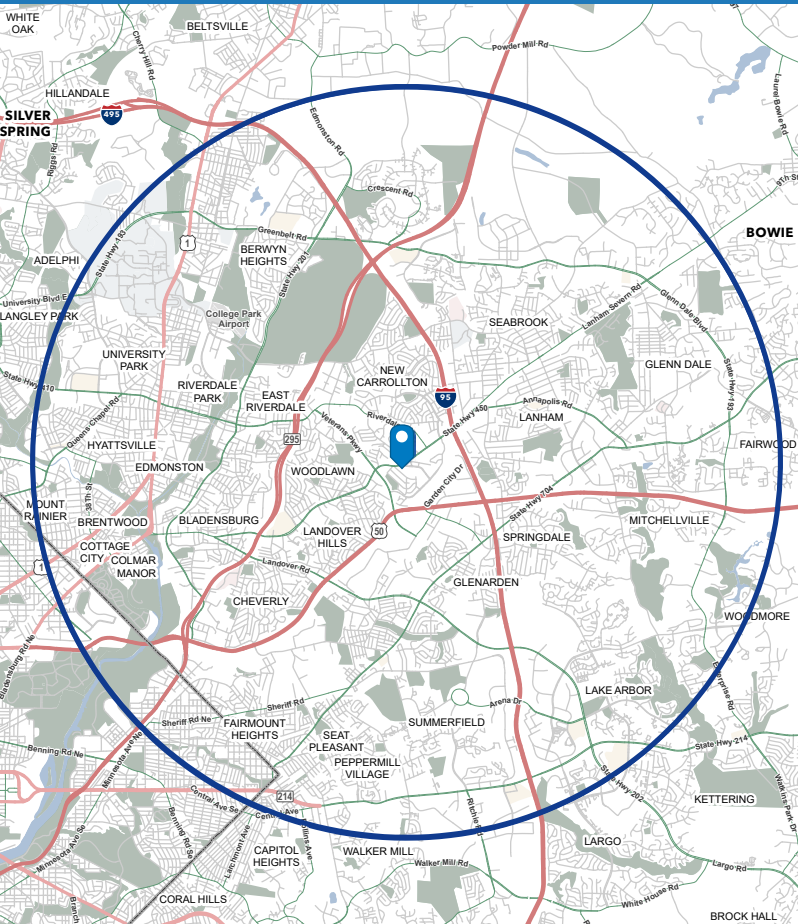




LANHAM, MD

DEMOGRAPHIC PROFILE (2021)

7731 Annapolis Rd
5 mile ring



KEY FACTS

327,972

Population

34.4

Median Age

110,474

Households

EDUCATION



23%

High School Diploma



18%

Bachelor's Degree



15%

Graduate/Professional Degree

INCOME



\$75,732

Median Household Income

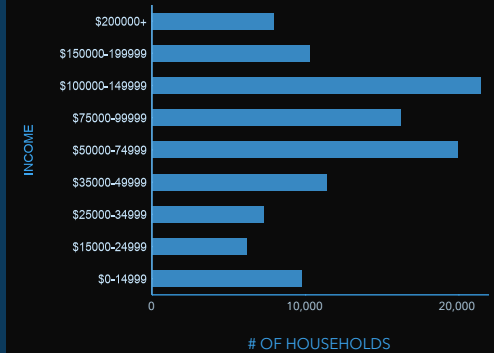


\$31,770

Per Capita Income

\$94,083

AVERAGE HH INCOME (\$)



10,889

Total Businesses

BUSINESS



317,324

Daytime Population



625

Food Srv & Drinking Places

TAPESTRY SEGMENTS



2B

Pleasantville

13,292 (12%) of households

Prosperous domesticity best describes the settled denizens of Pleasantville. Situated principally in older housing in suburban areas in the Northeast (especially in New York and New Jersey) and secondarily in the West (especially in California), these slightly older couples move less than any other market. Many couples have already transitioned to empty nesters; many are still home to adult children. Families own older, single-family homes and maintain their standard of living with dual incomes. These consumers have higher incomes and home values and much higher net worth. Older homes require upkeep; home improvement and remodeling projects are a priority—preferably done by contractors. Residents spend their spare time participating in a variety of sports or watching movies. They shop online and in a variety of stores, from upscale to discount, and use the Internet largely for financial purposes.

- Many professionals in finance, information/technology, or management.



12A

Family Foundations

9,032 (8.2%) of households

Family and faith are the cornerstones of life in these communities. Older children, still living at home, working toward financial independence, are common within these households. Neighborhoods are stable: little household growth has occurred for more than a decade. Many residents work in the health care industry or public administration across all levels of government. Style is important to these consumers, who spend on clothing for themselves and their children, as well as on smartphones.

- Over one-third of households currently receive Social Security benefits; more than a quarter draw income from retirement accounts.
- A strong focus is on religion and character.
- Style and appearance is important.



8A

City Lights

8,927 (8.1%) of households

City Lights, a densely populated urban market, is the epitome of equality. The wide-ranging demographic characteristics of residents mirror their passion for social welfare and equal opportunity. Household types range from single person to married-couple families, with and without children. A blend of owners and renters, singlefamily homes and town homes, midrise and high-rise apartments, these neighborhoods are both racially and ethnically diverse. Many residents have completed some college or a degree, and they earn a good income in professional and service occupations. Willing to commute to their jobs, they work hard and budget well to support their urban lifestyles, laying the foundation for stable financial futures.

- These consumers are price savvy but will pay for quality brands they trust.
- Reflecting the diversity of their neighborhoods, residents stand by their belief in equal opportunity.
- Attuned to nature and the environment, and when they can, purchase natural products.



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