

RETAIL FOR LEASE

JOIN MATTRESS MAN & DANNY'S

7900 Annapolis Road, Lanham, MD 20706



OFFERING SUMMARY

AVAILABLE SF:	1,500 - 3,000 SF
LEASE RATE:	\$24.00 per SF/yr (NNN)
RE TAX:	\$2.15 per SF/yr
INSURANCE:	\$0.85 per SF/yr
CAM:	\$2.04 per SF/yr

PROPERTY OVERVIEW

Last unit available for LEASE within freestanding strip center

PROPERTY HIGHLIGHTS

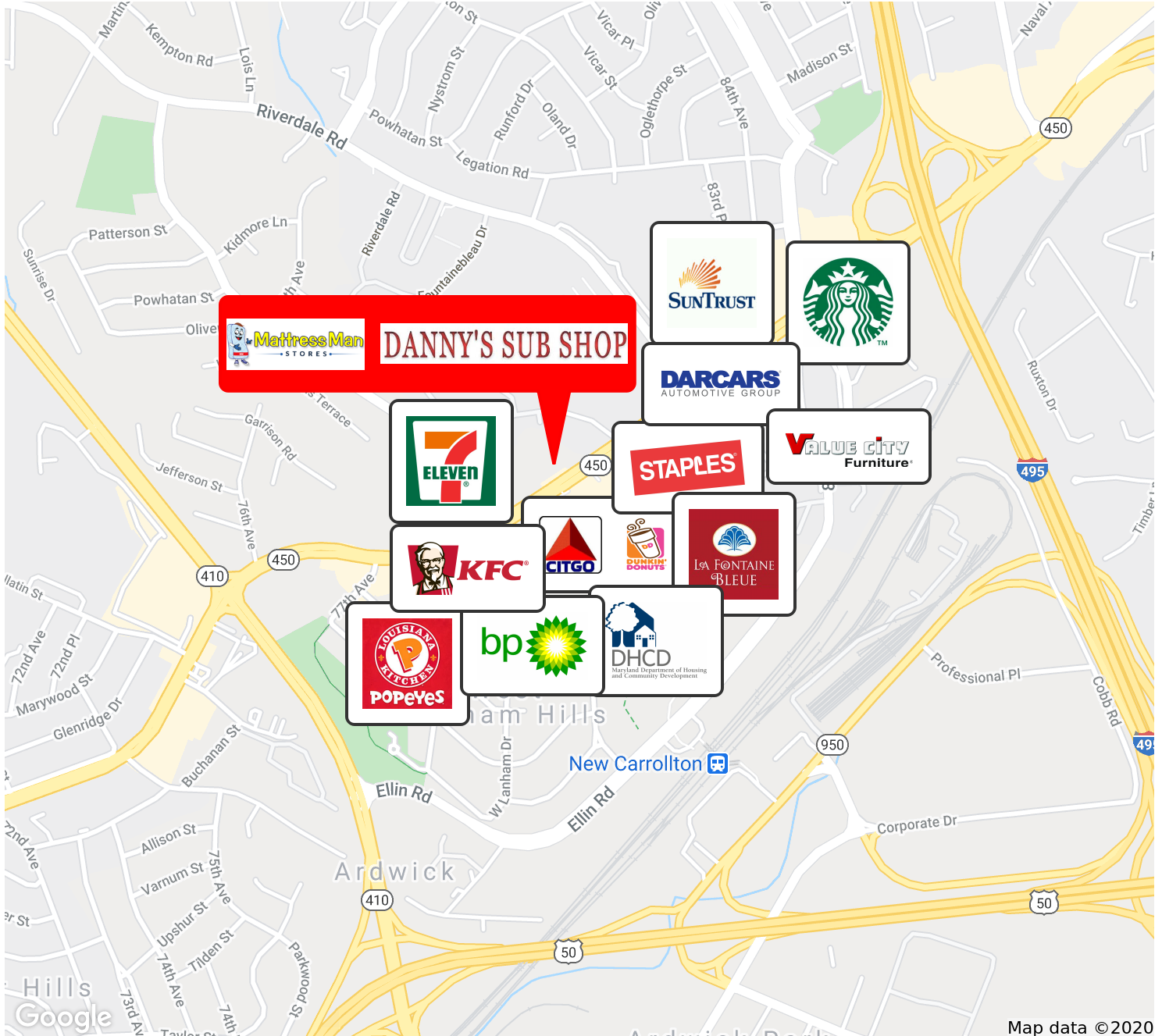
- Ideal for marble Kitchen and Cabinet/Home Renovation showroom
- 167' Frontage on Annapolis Road
- 42,137 VPD (2018) traffic volume on Annapolis Road
- 13 minute walk to New Carrollton Transit Stop (Orange Line)
- 25 Free surface parking spaces

KW COMMERCIAL
6250 Old Dobbin Lane,
Suite 140
Columbia, MD 21045

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HEAVY RETAIL DISTRICT

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