



Retail for Lease

Property Highlights:

- The Remy is the newest luxury mixed-use development in the Harkins District.
- Adjacent and walking distance to the IRS headquarters, Maryland Department of Housing and Community Development (DHCD), and 2U for a combined total of approximately **6,800 employees**.
- The project is a mixed-use development with a total of **176,400 SF of office, 35,000 SF of retail, 550 Multifamily units**, and a total of 941 parking spaces.
- 7 minute (0.4 mile) walk from **Metro/Amtrak/MARC Station**.

Available Space:

Size	Rate	Condition	Delivery	Est. NNN
Various	\$35.00 PSF	Vanilla Shell or Cold Dark+TI	2nd Quarter	\$5.95 PSF

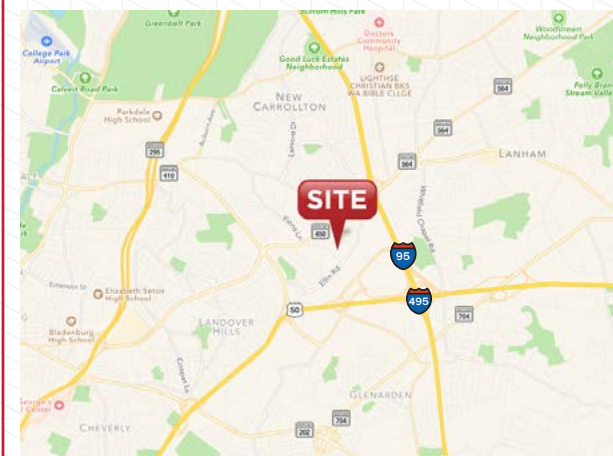
Demographic Snapshot // 2017:

	1-Mile	3-Mile	5-Mile
Population	14,797	136,003	322,478
Daytime Population	7,703	56,304	171,880
Median HH Income	\$66,501	\$79,906	\$82,843

Traffic Counts // 2016:

Annapolis Road/MD 450	51,182 (ADT)
I-495	210,152 (ADT)
Route 50	110,042 (ADT)

Location:



The Remy //

Harkins District
7819 Cross Street, Lanham, MD 20706
Prince George's County



Demographics // 2017:

	1-Mile	3-Mile	5-Mile
Population	14,797	136,003	322,478
Daytime Population	7,703	56,304	171,880
Households	4,870	43,352	107,361
Average HH Income	\$66,501	\$79,906	\$82,843

[Click to download full demographic report](#)

[Click to view Google Street View](#)

Location & Demographics

For More Information, Please Contact:

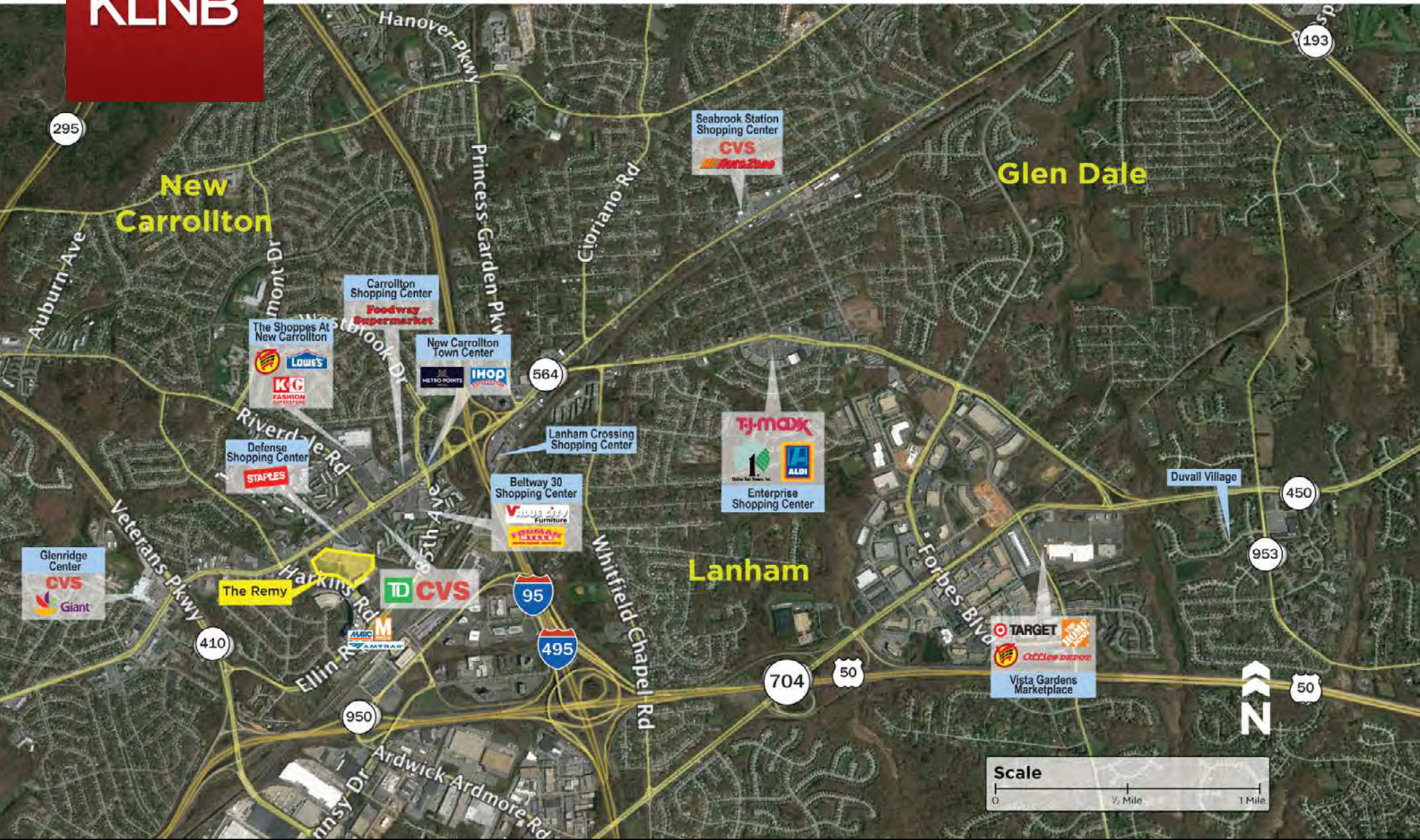
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KLNBretail
Commercial Real Estate Services

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Market Aerial

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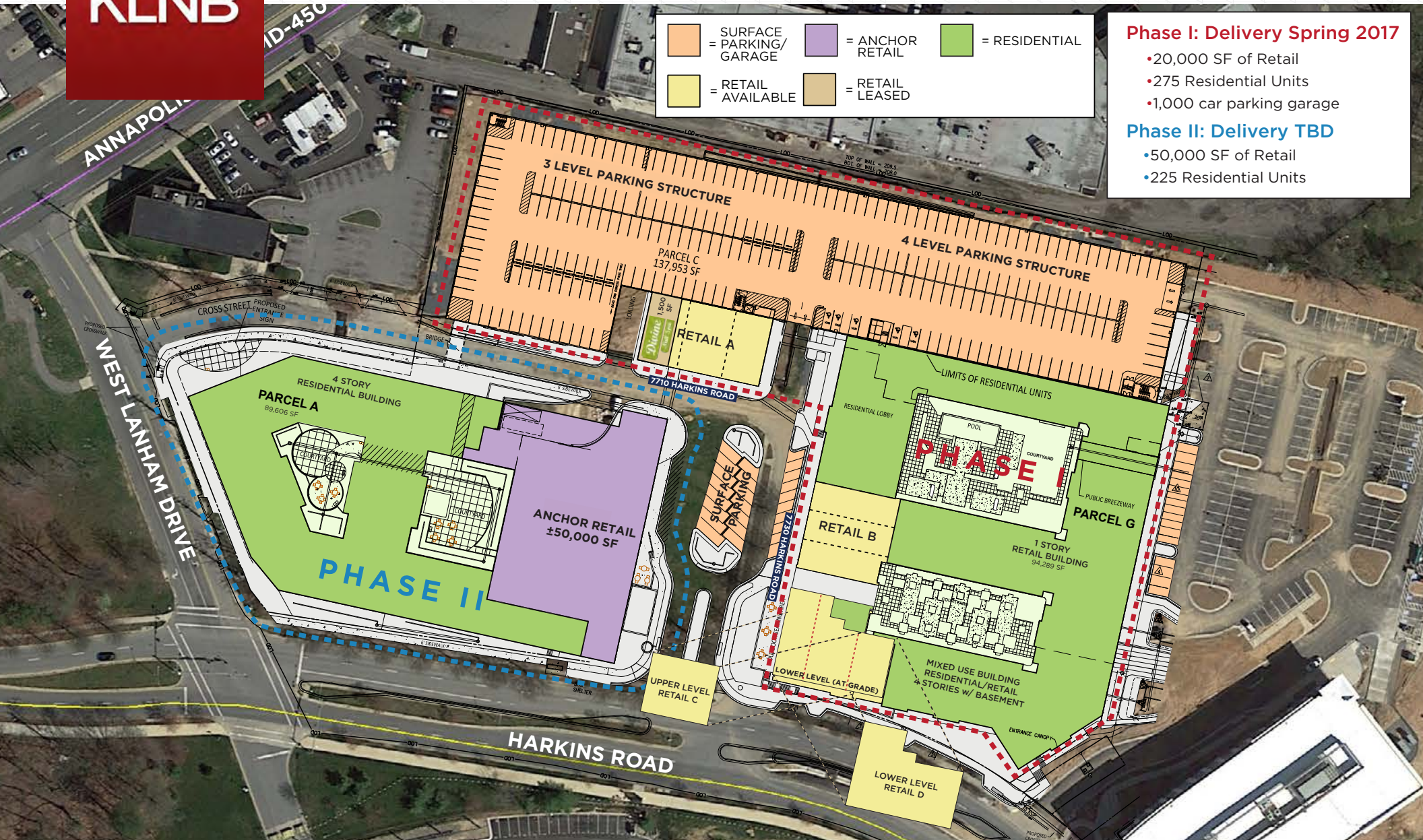
	SURFACE = PARKING/GARAGE		= ANCHOR RETAIL		= RESIDENTIAL
	= RETAIL AVAILABLE		= RETAIL LEASED		

Phase I: Delivery Spring 2017

- 20,000 SF of Retail
- 275 Residential Units
- 1,000 car parking garage

Phase II: Delivery TBD

- 50,000 SF of Retail
- 225 Residential Units



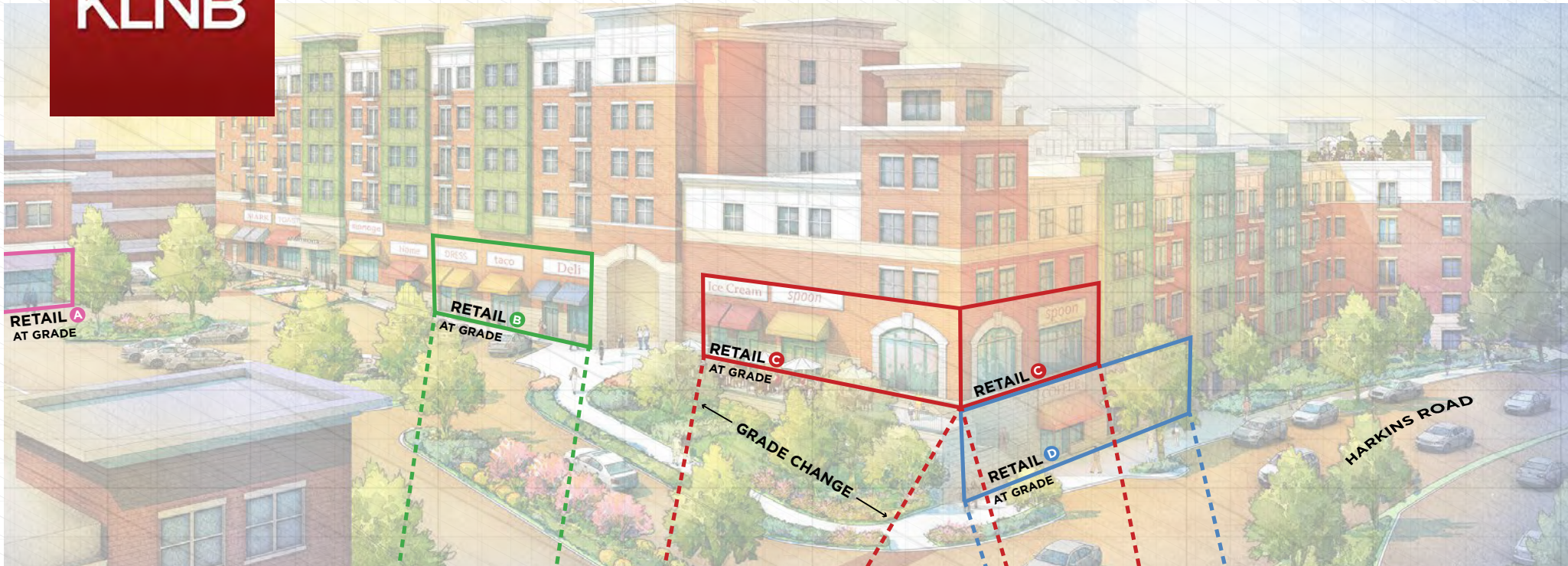
Site Plan

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Building Elevations - Units A,B,C & D

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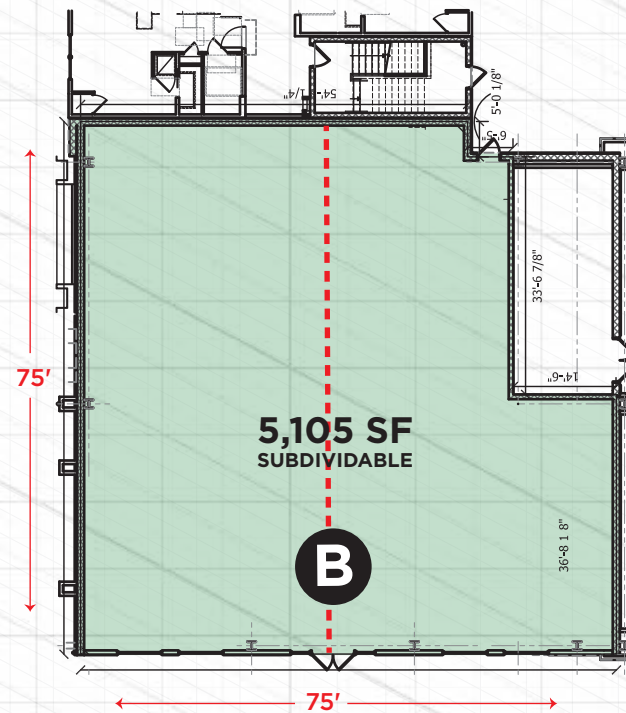
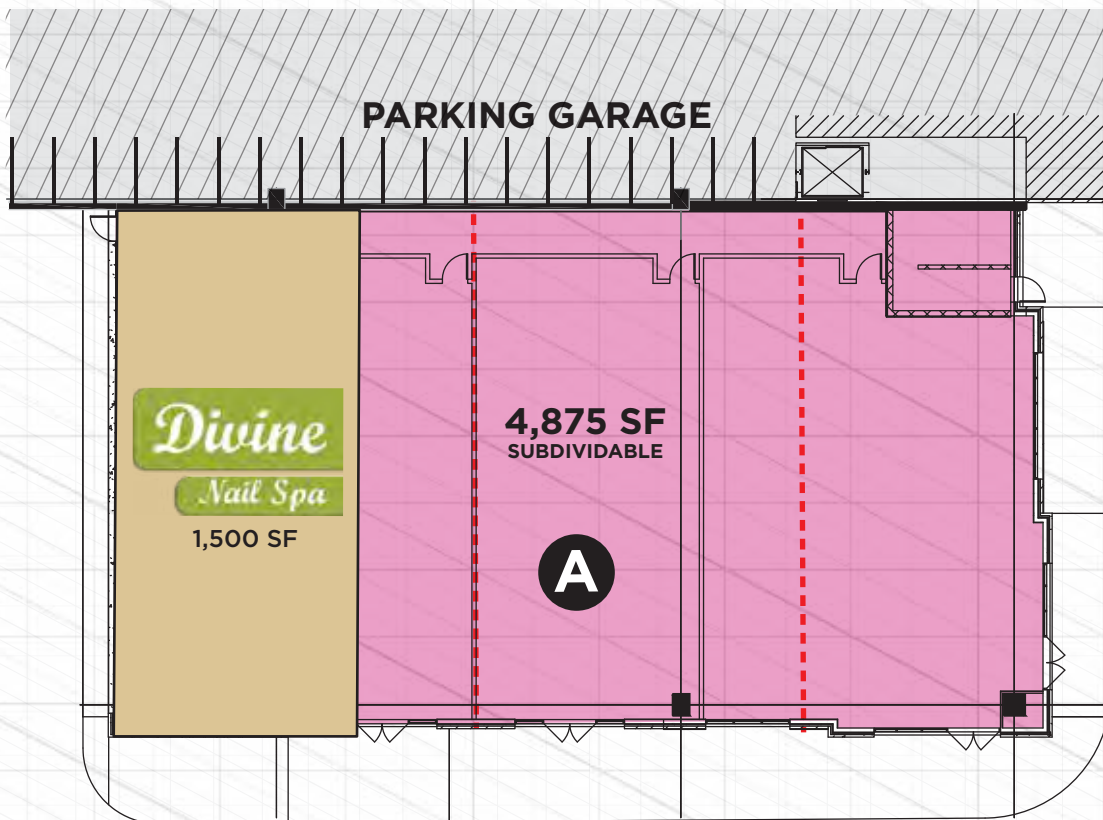
West Lanham & Cross St Perspective

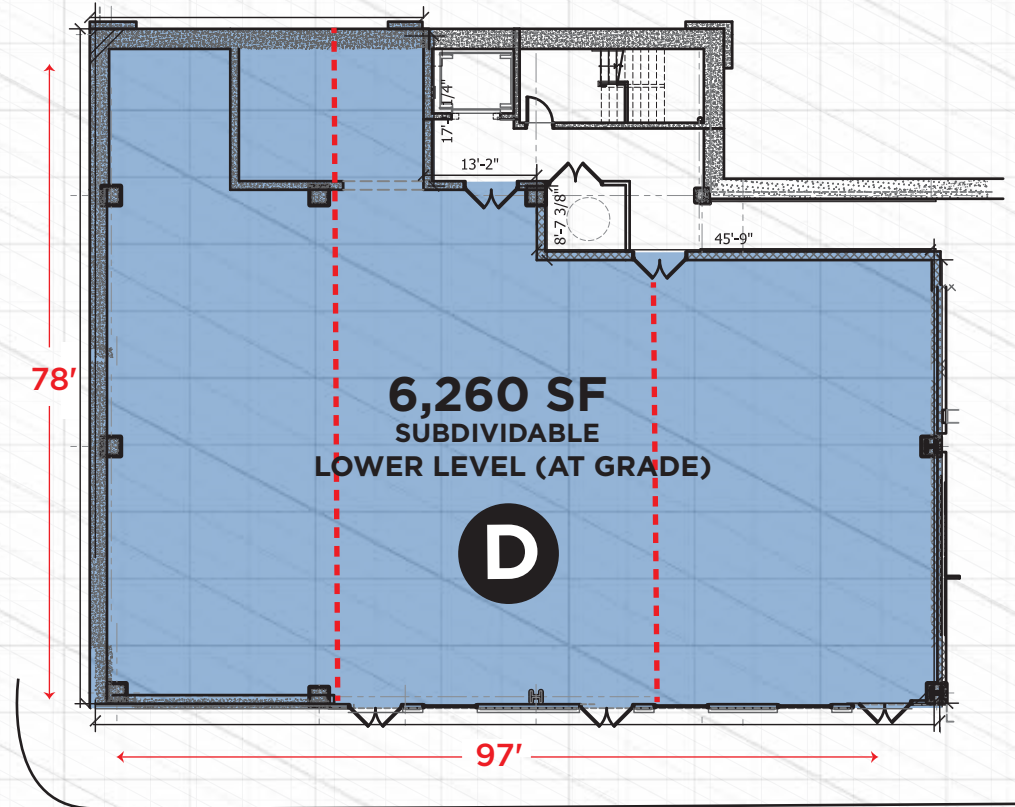
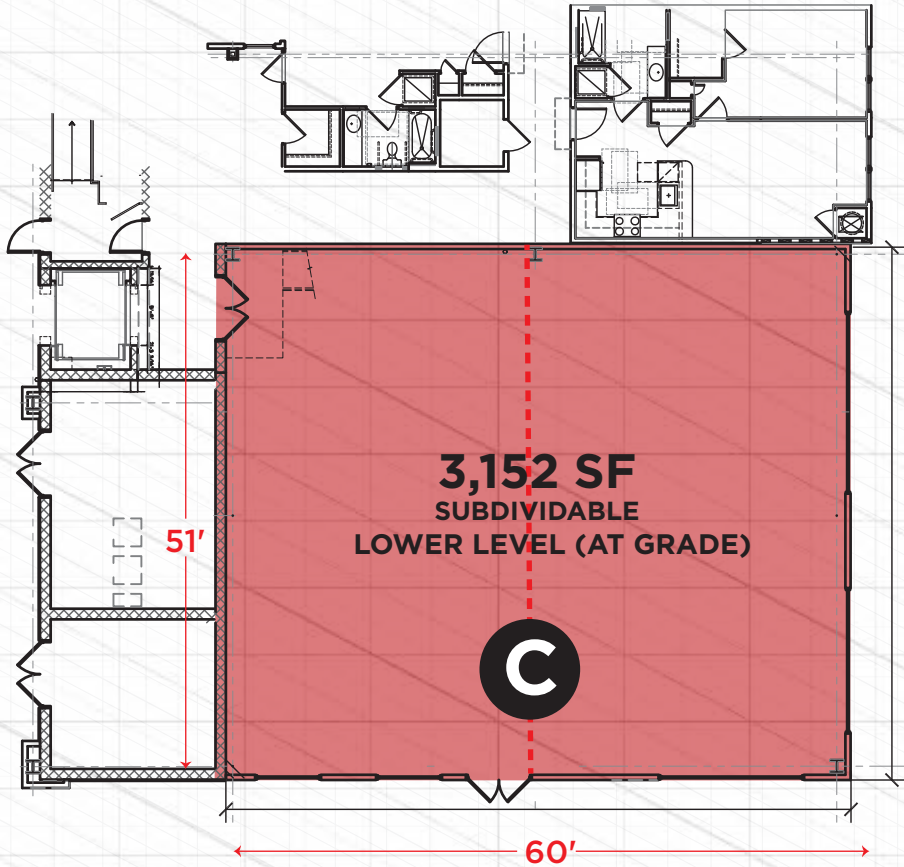
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Click here to visit
property website

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