

9430 ANNAPOLIS RD LANHAM, MD 20706



Presented By:

BEN MARKS

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OFFERING SUMMARY

Available SF:	3,000 SF
Asking Rent	\$35.00
NNN	\$7.00
Lot Size:	1.1 Acres
Year Built:	1961
Surface Parking:	90
Zoning:	CGO

PROPERTY OVERVIEW

Positioned along Annapolis Road, 9430 Annapolis Road offers prominent frontage on one of the area's busiest retail corridors, with traffic counts exceeding ~35,000 vehicles per day. The property provides exceptional visibility, strong signage opportunities, and direct exposure to a steady stream of daily commuters and local consumers.

The space is well-suited for a variety of retail, restaurant, or service-oriented uses, benefiting from convenient access, ample parking, and a highly visible storefront presence. Its location within a dense, established trade area ensures consistent foot and vehicle traffic, making it an ideal opportunity for operators seeking to capture both impulse and destination-driven customers.

PROPERTY HIGHLIGHTS

- 3000 SF available
- Second Generation Restaurant Space
- End cap with frontage on Annapolis Rd

CapStar Commercial Realty
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 438 N. Frederick Avenue, #450
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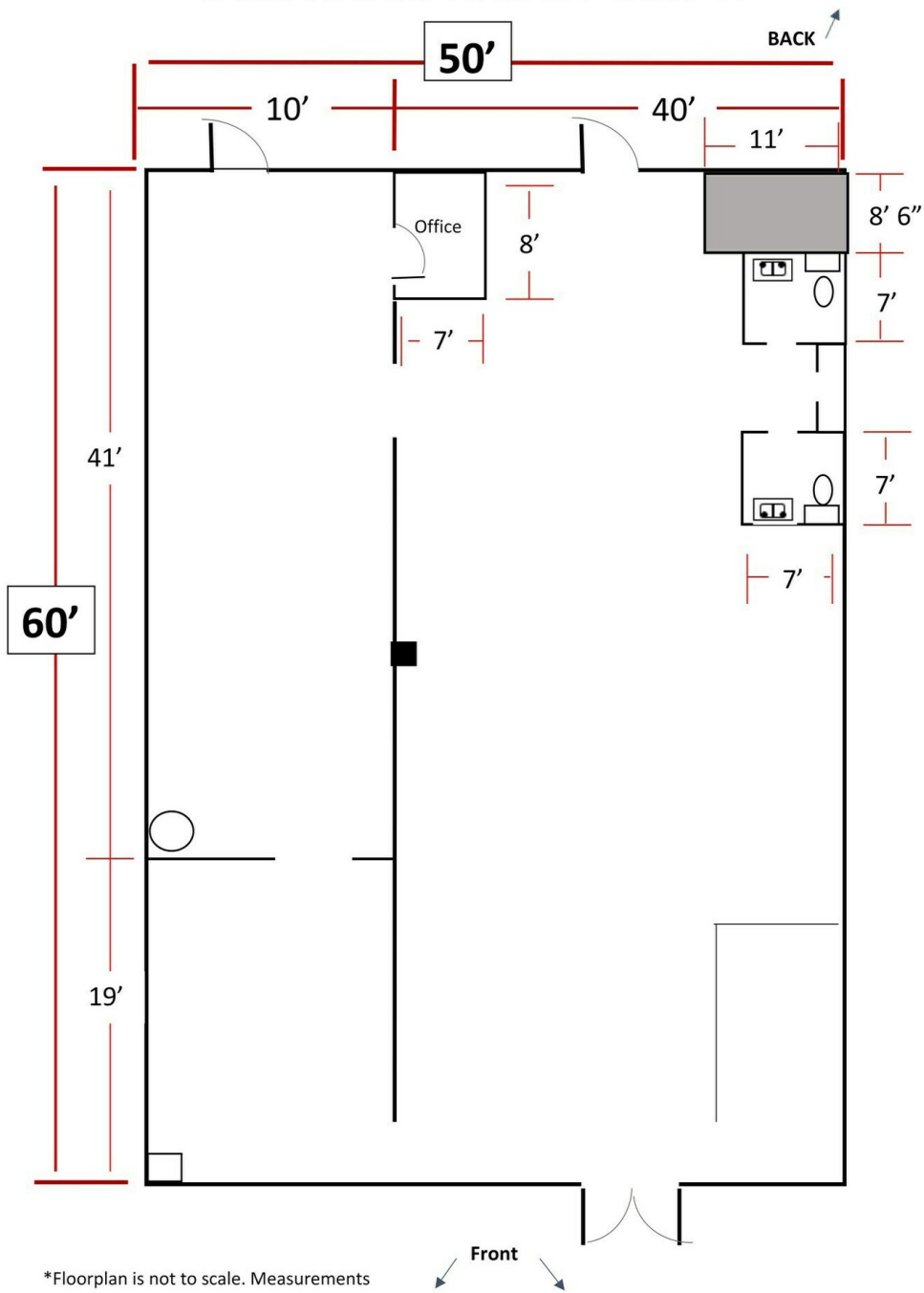
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9430 ANNAPOLIS RD UNIT G*



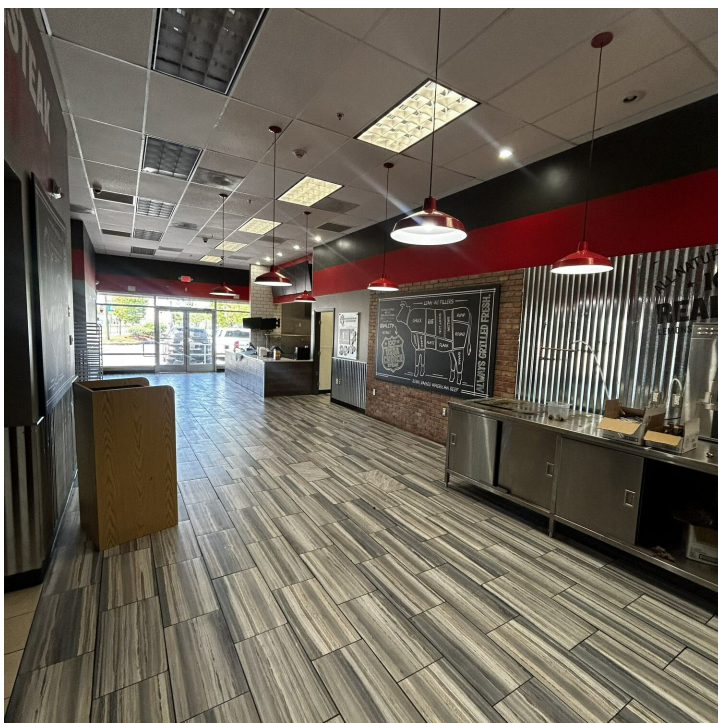
*Floorplan is not to scale. Measurements are approximate

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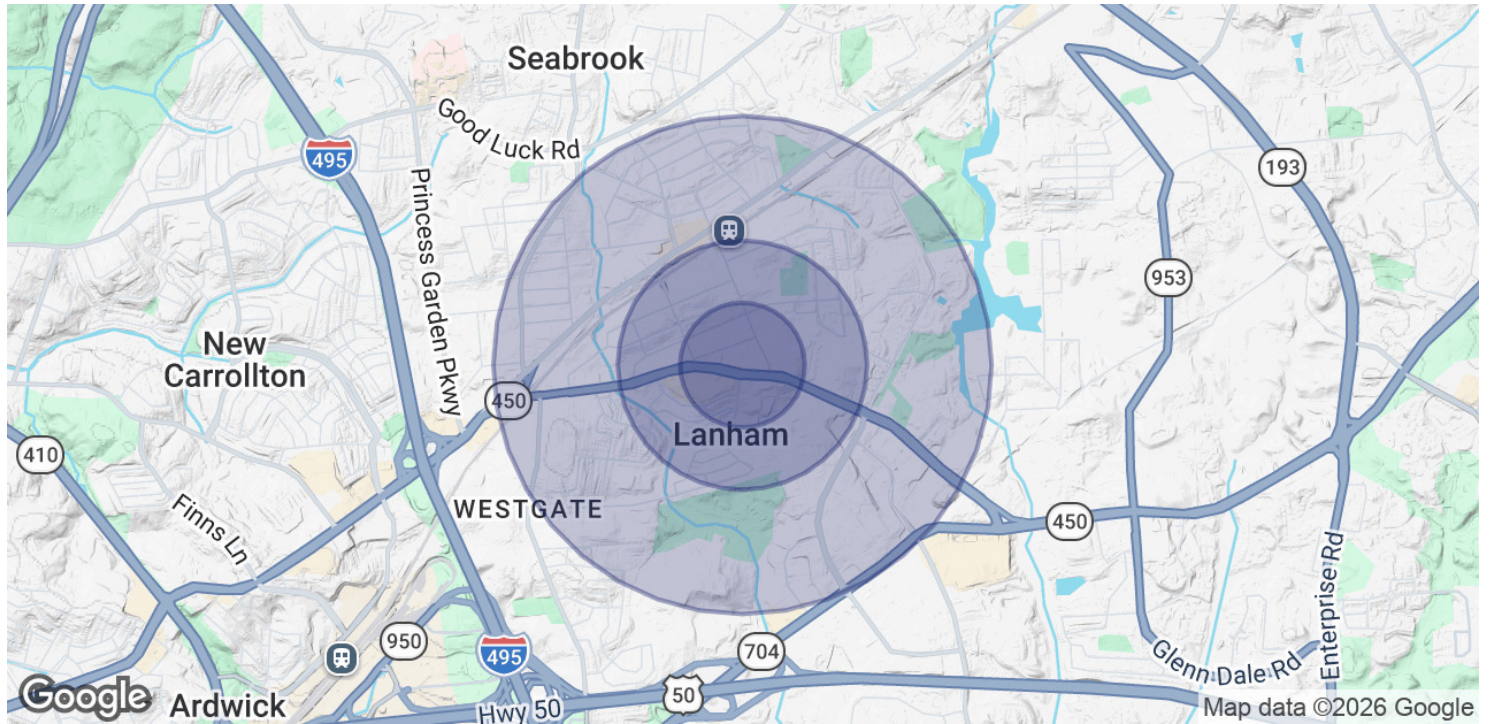
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	480	2,135	11,303
Average Age	38.2	39.0	38.3
Average Age (Male)	34.9	37.0	37.6
Average Age (Female)	42.6	42.2	40.4

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	129	569	2,996
# of Persons per HH	3.7	3.8	3.8
Average HH Income	\$118,631	\$122,594	\$123,211
Average House Value	\$417,981	\$428,662	\$450,317

2023 American Community Survey (ACS)

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