

# CHAD CENTER

6551 Annapolis Rd, Hyattsville, MD 20784  
Prince George's County

klnb

3,288 SF ENDCAP FOR LEASE



## NEARBY RETAILERS



## RETAIL FOR LEASE

- 3,288 SF Highly visible retail endcap for lease in Landover Hills.
- Direct frontage along Annapolis Road which features over 35,000 ADT.
- Close proximity to Capital Plaza (Walmart anchored shopping center with numerous national retailers).
- Extremely dense trade area with close proximity to major traffic arteries and MD-295.

LEASED BY:

klnb

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## LOCATION & DEMOGRAPHICS

### TRAFFIC COUNTS | 2024

Baltimore Washington Pkwy	104,663 ADT
Annapolis Rd	35,970 ADT
Cooper Ln	10,140 ADT

	1-MILE	3-MILES	5-MILES						
	Population	25,395	158,596	454,359		Households	8,163	52,748	162,510
	Daytime Population	17,541	128,170	443,673		Average Household Income	\$112,258	\$108,848	\$111,892

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MIDVIEW AERIAL



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## SITE PLAN



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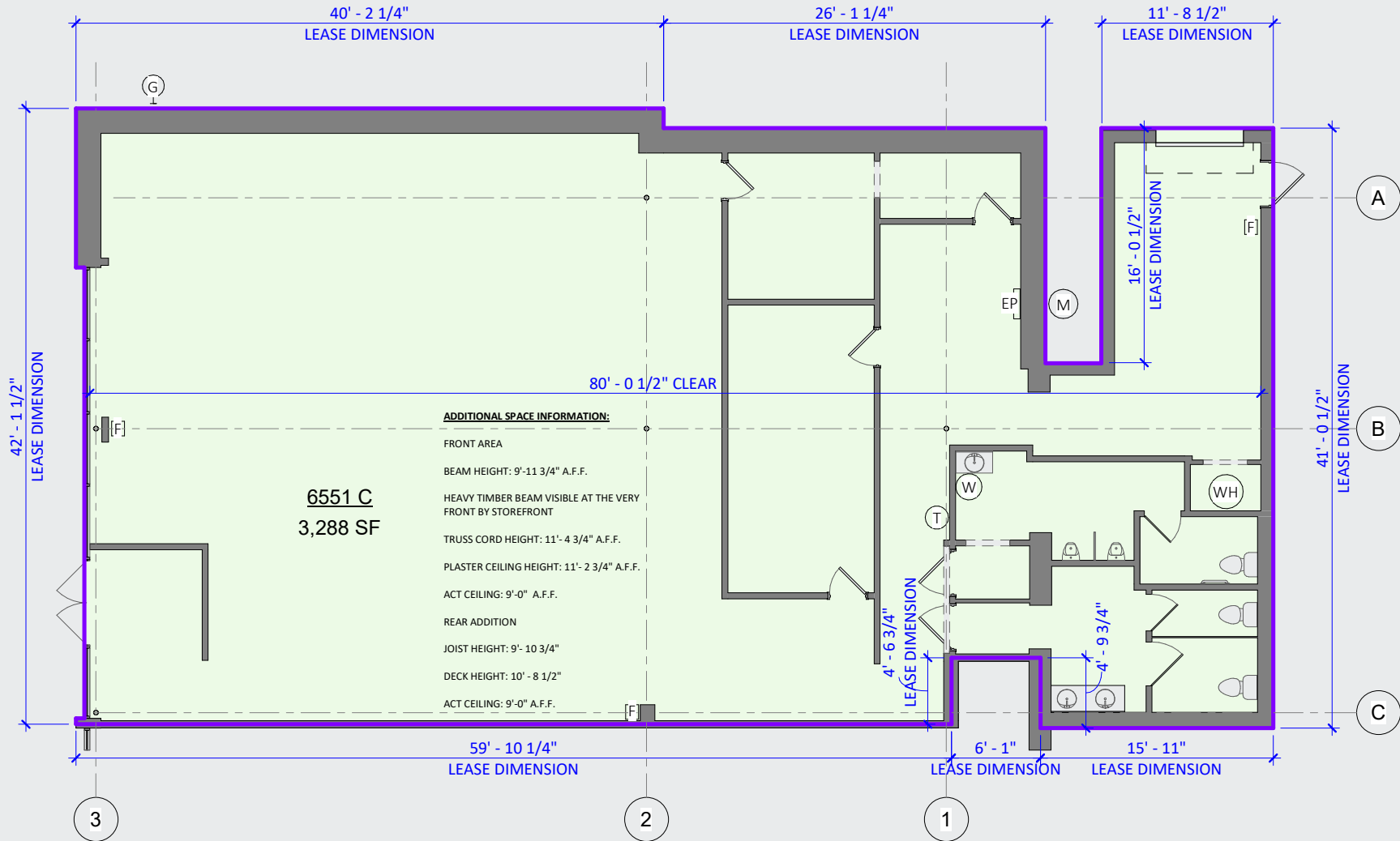
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LOD



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