

For Lease
Retail Suite Available



8000 Martin Luther King Jr Hwy

Landover, Maryland 20784

Property Highlights

- Located next to high-density residential neighborhoods
- Pylon signage fronts Martin Luther King Jr Hwy
- Ample surface parking

Location Overview

Great location with quick access to Route 50 and the Capital Beltway (I-495/I-95)

Average daily traffic on Martin Luther King Jr Hwy - 34,721 vehicles per day (MDSHA 2019)

Available Spaces

Spaces	Lease Rate	Lease Type	Size (SF)	Buildout
Inline Space	\$23.00 SF/yr	NNN	1,800	-

OFFERING SUMMARY

Available SF	1,800 SF
Lease Rate	\$23.00 SF/yr (NNN)
Lot Size	1.27 Acres
Building Size	11,656 SF

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	13,370	\$82,900
3 Miles	125,855	\$99,115
5 Miles	332,278	\$100,094

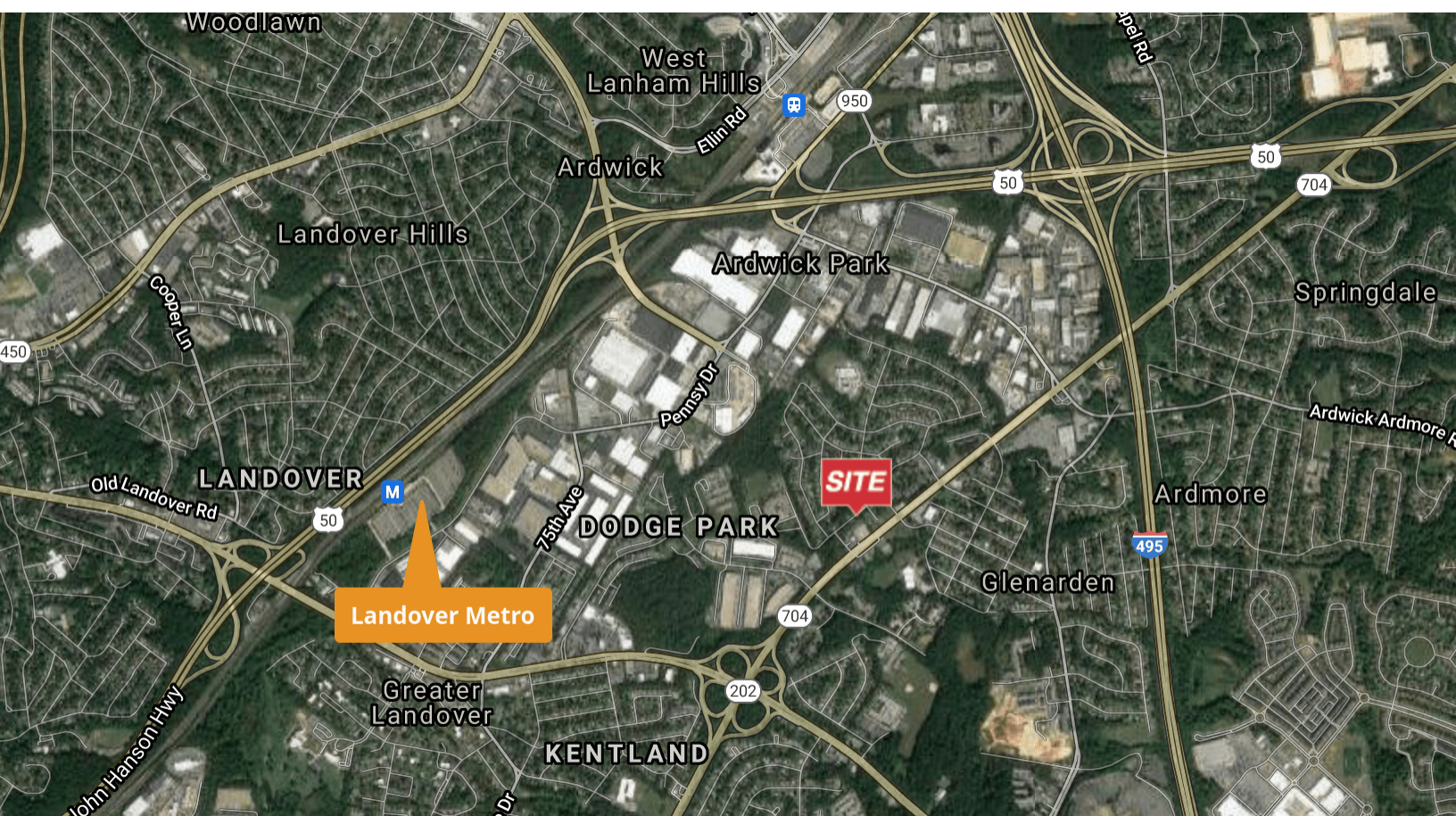
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