

FOR SALE

Restaurant Land

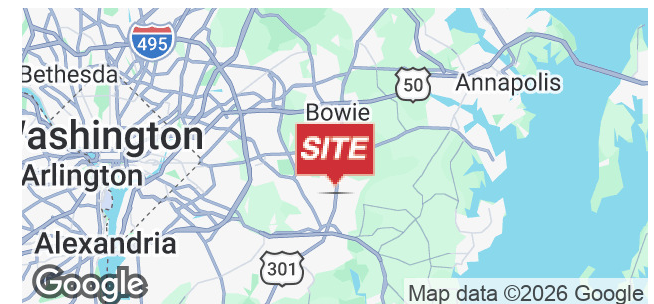


RETAIL LAND - CORNER OF ROUTE 301 AND LEELAND ROAD

2110 High St, Upper
Marlboro, MD 20774

PROPERTY HIGHLIGHTS

- 2.31± acres subdivided into three restaurant-designated pad sites
- Ideal for quick-service restaurant, fast casual, café, coffee, and full-service restaurant concepts
- Individual pad pricing: \$899,000 each
- Zoned CGO (Commercial, General Office)
- Planned for up to 15,000 SF of retail development
- Located within a new mixed-use development featuring 139 planned townhomes
- Strong visibility from US Route 301 corridor, with traffic counts exceeding 50,000 vehicles daily
- Surrounded by major residential neighborhoods, business parks, and recreation destinations, including National Capital Business Park, Collington Trade Zone, Liberty Sports Park, South Lake, and the Target Return Facility
- Convenient access to Upper Marlboro, Bowie, Joint Base Andrews, and the greater Washington, DC region



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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Floor plans, site plans and other graphic representations of this property have been reduced and reproduced, and are not necessarily to scale. All information should be verified prior to purchase or lease.

Land For Sale
RESTAURANT PADS

Liberty Sports Park

South Lake Marketplace

National Capital Business Park

Collington Trade Zone

TARGET.
Returns Center

301

214

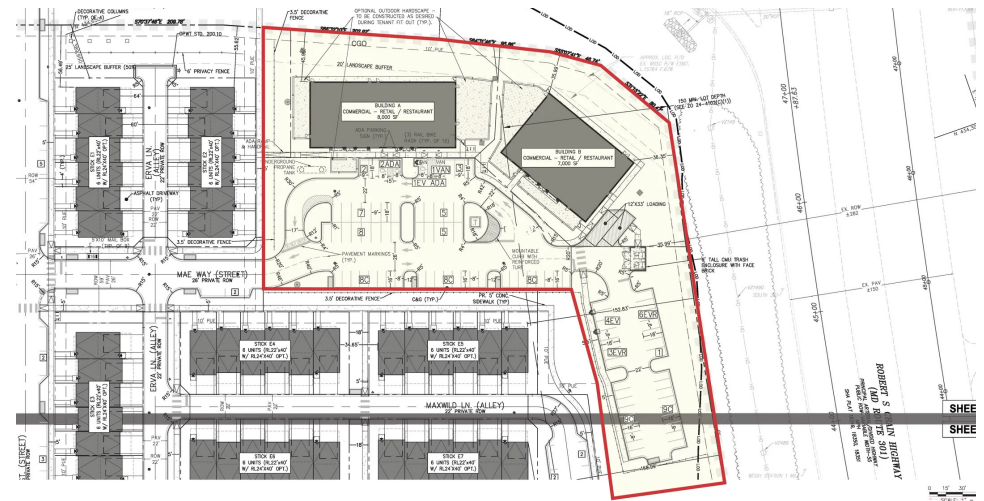
BEECHTREE

Lake Presidential GOLF CLUB

SITE ★

**AVG. HOUSEHOLD
INCOME**

2023 American Community Survey (ACS)



Land For Sale
RESTAURANT PADS



SITE

Adjacent to Route 301 access point for
surrounding neighborhoods and employers

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