

Commercial Land For Sale
\$1,300,000



4340 Crain Highway

Waldorf, Maryland 20695

Property Highlights

- 3.68 ± Acres
- Zoned CC (Community Commercial)
- Frontage on Route 301 North is about 400 feet
- Water and Sewer are available in front of property
- Site is level and at grade
- Site is approximately 400 feet deep
- Approximately ¼ mile south of Billingsley Road and Crain Highway
- Below market pricing
- **REDUCED SALE PRICE: \$1,300,000**

Location Overview

The Subject Property, on Crain Highway, is about 22 miles south of Washington, DC and approximately 90 miles north of Richmond, Virginia. Crain Highway is the parallel highway to Interstate 95, running from Richmond through Washington DC and on to Baltimore, Md. The Subject Property is in an active commercial district and is roughly 2 miles south of Waldorf and 5 miles north of LaPlata. This commercial property is zoned CC (Community Commercial); a zone that encourages a large variety of uses that serve the community including restaurants, hospitality, wholesale, retail, entertainment, as well as medical, institutional, and franchise services.

OFFERING SUMMARY

Price/SF	\$8.10
Price/Acre	\$353,260
Reduced Sale Price	\$1,300,000
Lot Size	3.68 Acres

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	2,235	\$126,358
3 Miles	57,846	\$115,881
5 Miles	106,086	\$118,788

Edward Luckett

O: 301 318 3100
eluckett@naimichael.com

Terry Rogers

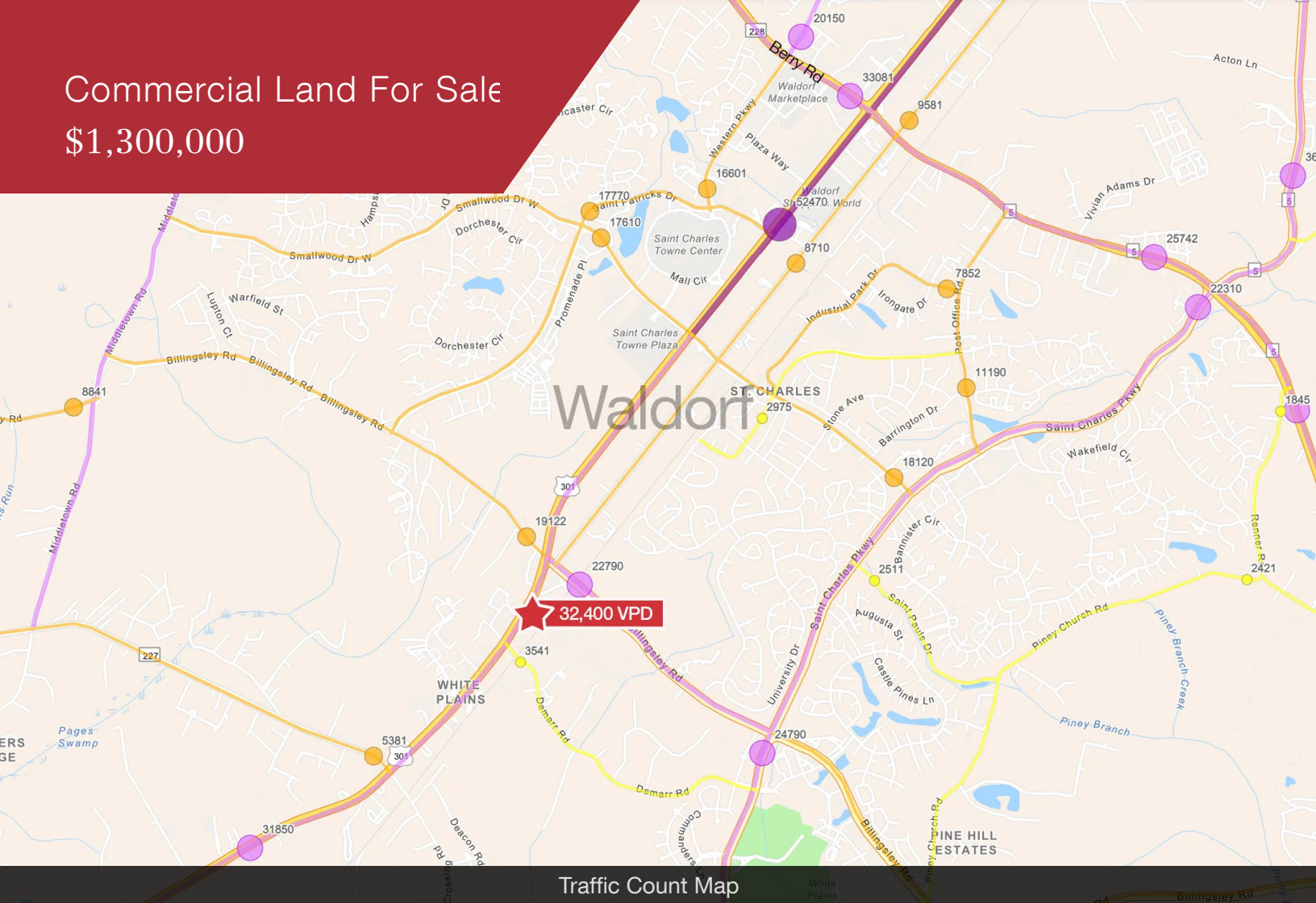
O: 301 526 2584
trogers@naimichael.com



10100 Business Pkwy
Lanham, MD 20706
301 459 4400 tel
www.naimichael.com

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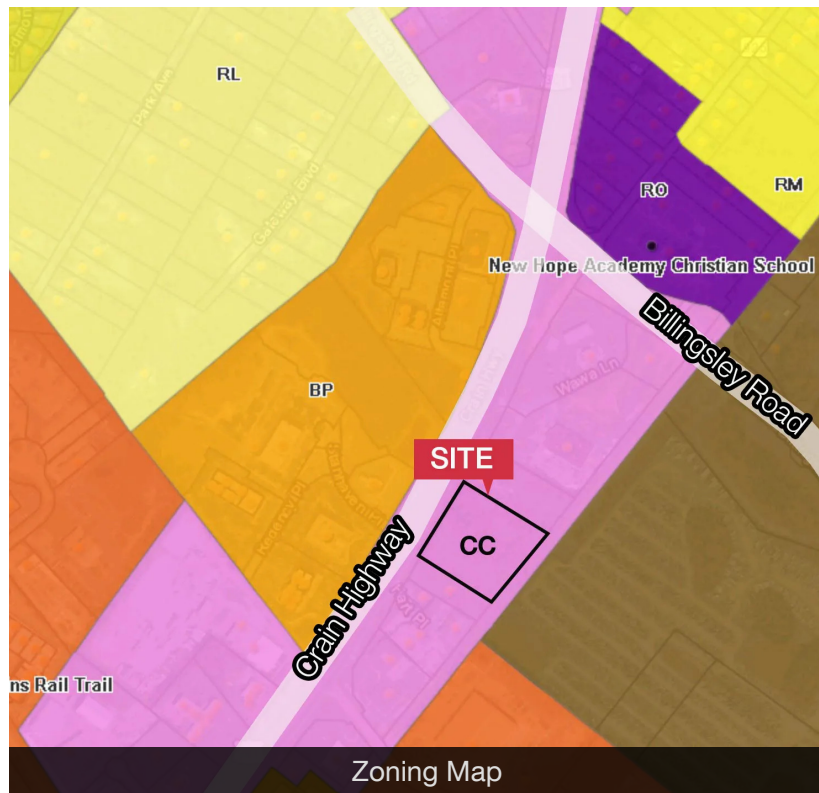
\$1,300,000



Traffic Count Map

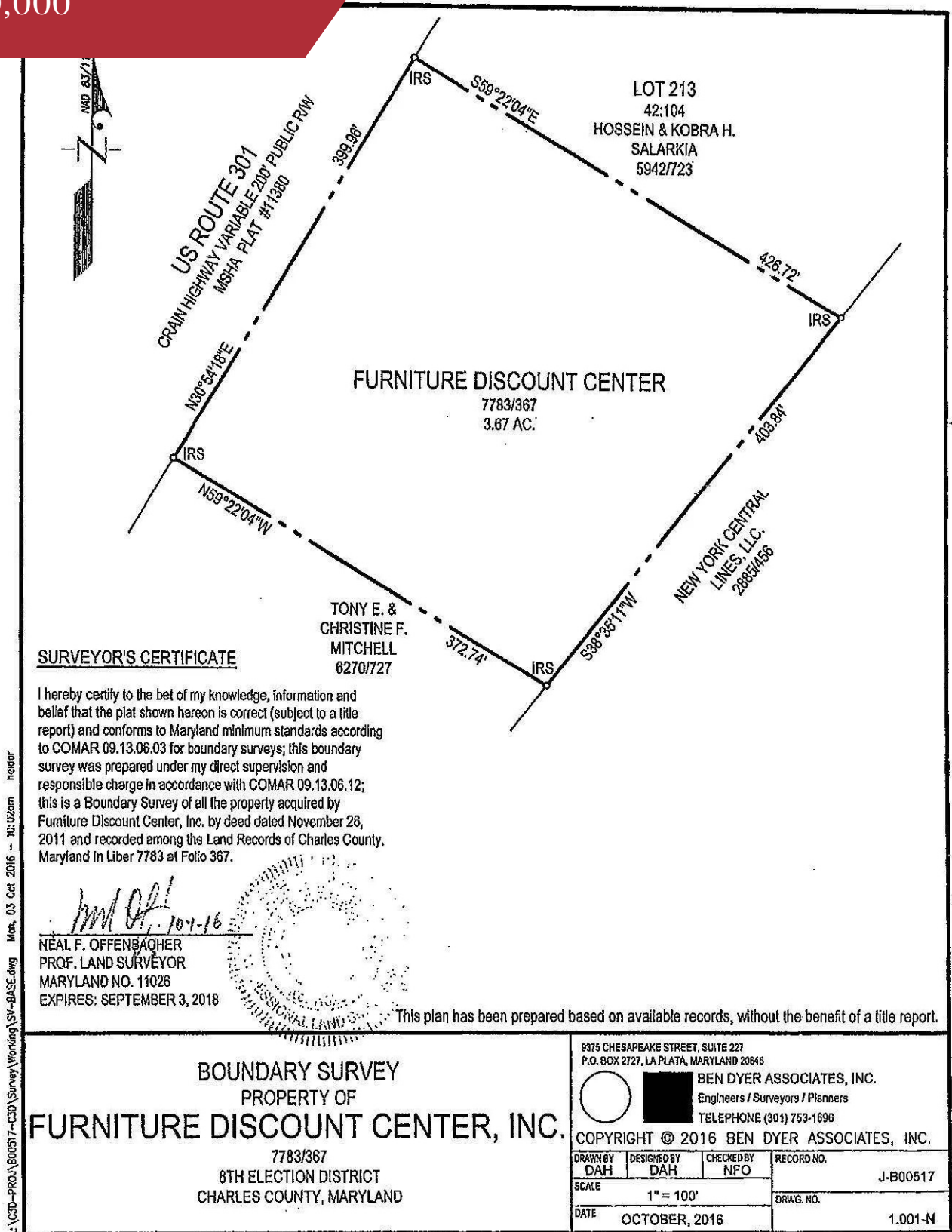


Water & Sewer Map



Zoning Map

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Boundary Survey

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