

FOR SALE

7703 POPLAR HILL LN, CLINTON, MD 20735



Contractor's Yard
& Office for Sale

Eddie Trujillo

202.531.4616

ETrujillo@hyattcommercial.com

Leila Sydykova

571.329.0038

lsydykova@hyattcommercial.com

PROPERTY DESCRIPTION

Contractor's yard and office for sale – perfect for owner-users such as auto repair, construction, landscaping, or plumbing businesses. Conveniently located just outside the Capital Beltway, adjacent to Joint Base Andrews, with easy access to I-495/I-95 and MD 210.

HIGHLIGHTS

- 0.39 acre yard with a 1,040 SF office
- Zoning I-E (Industrial Employment)
- Centrally located in Prince George's County
- Fully fenced yard with one garage and one storage shed for
- Four designated parking spots in the front, plus a large driveway for additional parking



OFFERING



FOR SALE

LAND AND OFFICE

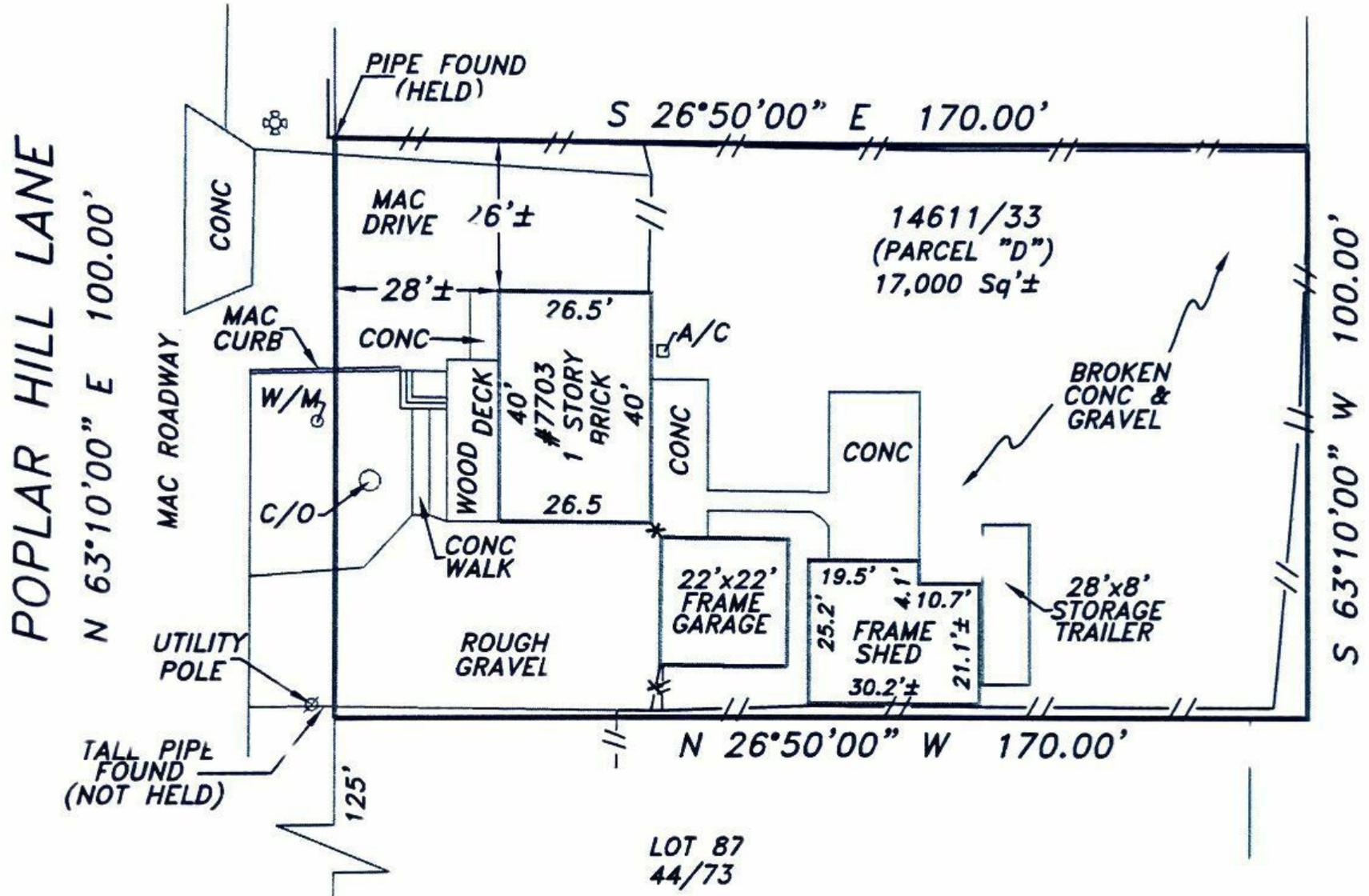
Price	\$625,000
Lot Size	0.39 Acres
Office Building	1,040 SF
Zoning	IE (Industrial Employment)



ADDITIONAL PHOTOS



17054/135



LOT 87
44/73



The Fish Market of Maryland Bar & Grill Restaurant

7703 Poplar Hills Ln

Coventry Plaza

CUBESMART self storage

DASH IN

Woodyard Crossing Shopping Center

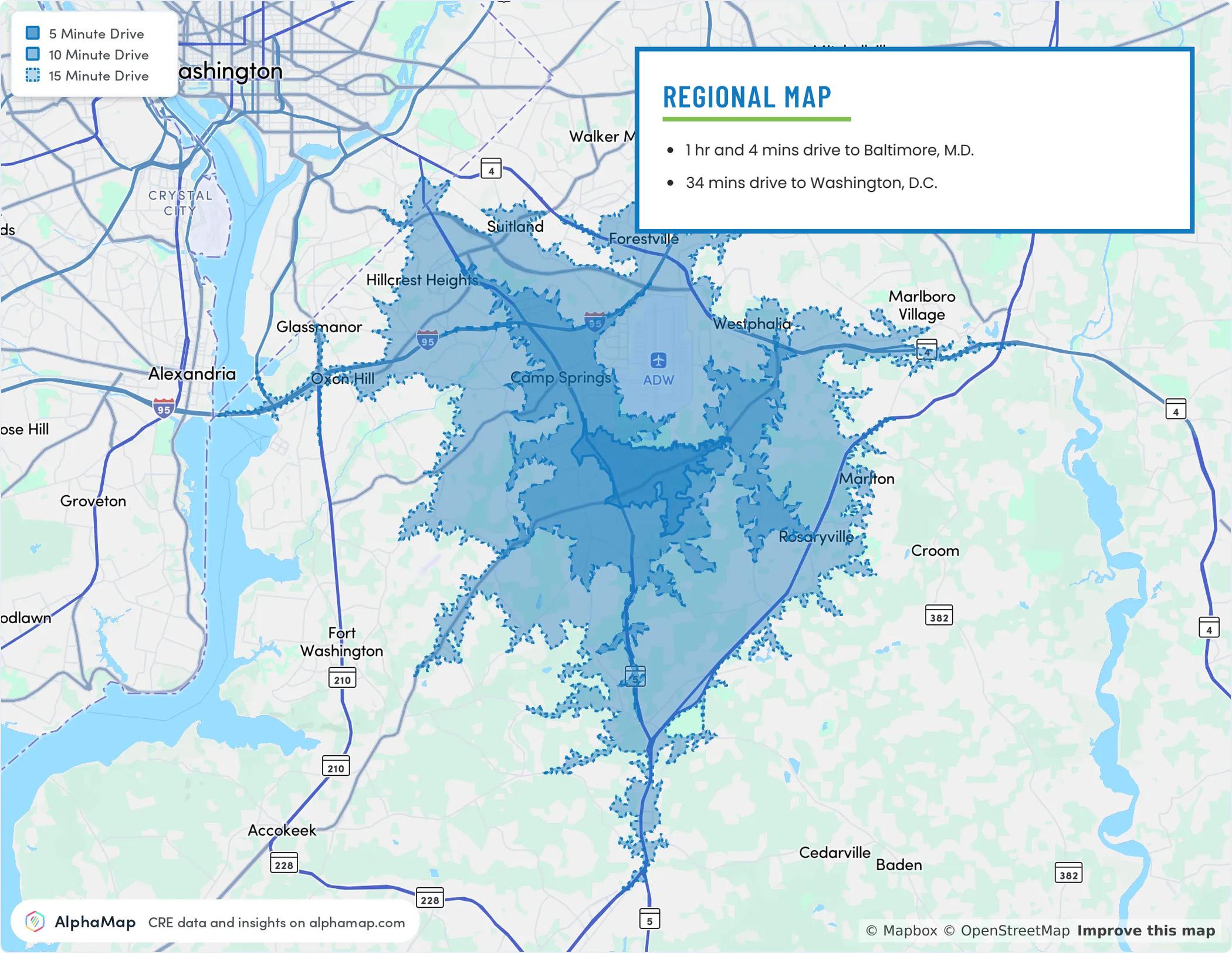
The Landing

MedStar Southern Maryland Hospital Center

- 5 Minute Drive
- 10 Minute Drive
- 15 Minute Drive

REGIONAL MAP

- 1 hr and 4 mins drive to Baltimore, M.D.
- 34 mins drive to Washington, D.C.

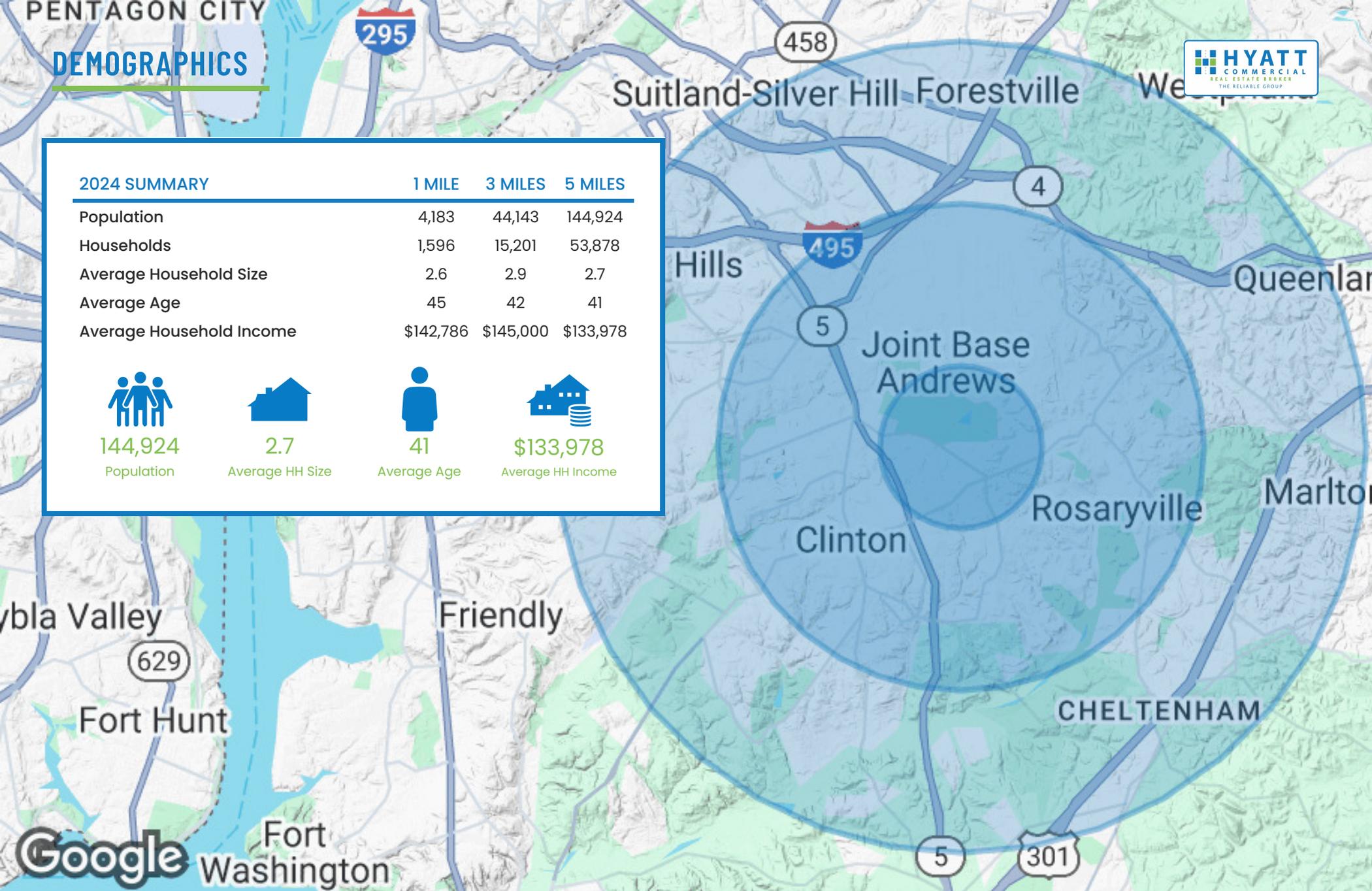


DEMOGRAPHICS



2024 SUMMARY	1 MILE	3 MILES	5 MILES
Population	4,183	44,143	144,924
Households	1,596	15,201	53,878
Average Household Size	2.6	2.9	2.7
Average Age	45	42	41
Average Household Income	\$142,786	\$145,000	\$133,978

144,924	2.7	41	\$133,978
Population	Average HH Size	Average Age	Average HH Income



HYATT COMMERCIAL

410.266.8800
2568A Riva Rd, Suite 300, Annapolis, MD 21401

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