

8.42 ± ACRES OF LAND FOR SALE



ACCOKEEK CROSSING

18201 & 18281 Indian Head Highway,
Accokeek, MD 20607

PROPERTY HIGHLIGHTS

- 8.42 ± Acres (366,775 SF) For Sale
- Zoned CGO (Commercial, General & Office)
- Great frontage and high visibility on Indian Head Hwy (Route 210) at Livingston Rd
- Potential development could include a retail center with gas station, QSR, coffee pad and in-line retail/medical office and multifamily development
- **ASKING PRICE: \$4,000,000**

LOCATION DESCRIPTION

Accokeek Crossing sits at a prime intersection of Indian Head Hwy (Route 210) in Prince George's County, minutes from Waldorf, MD and Fort Washington, MD. The corridor has a growing residential base, limited retail options, and significant pent-up demand for new food, medical, and service-oriented retail. Residents currently rely on limited dining and service options (Burger King, Wendy's, Dunkin', Easterns). Accokeek Crossing will meet the unmet demand, positioning tenants for high-volume success.



MARCUS N. DANIELS

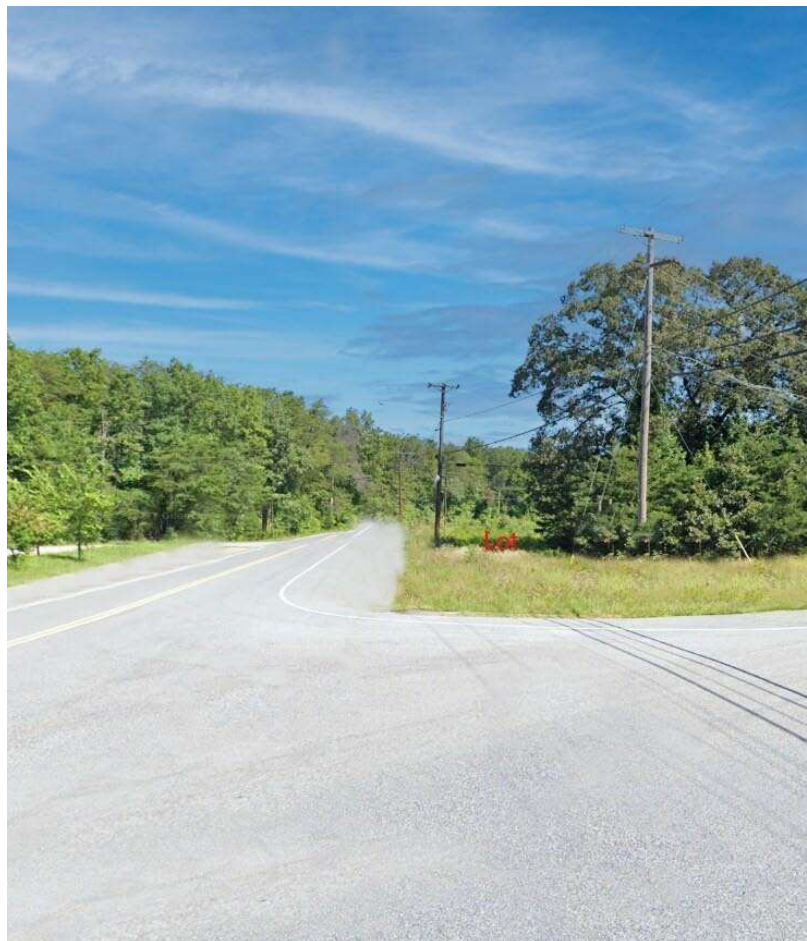
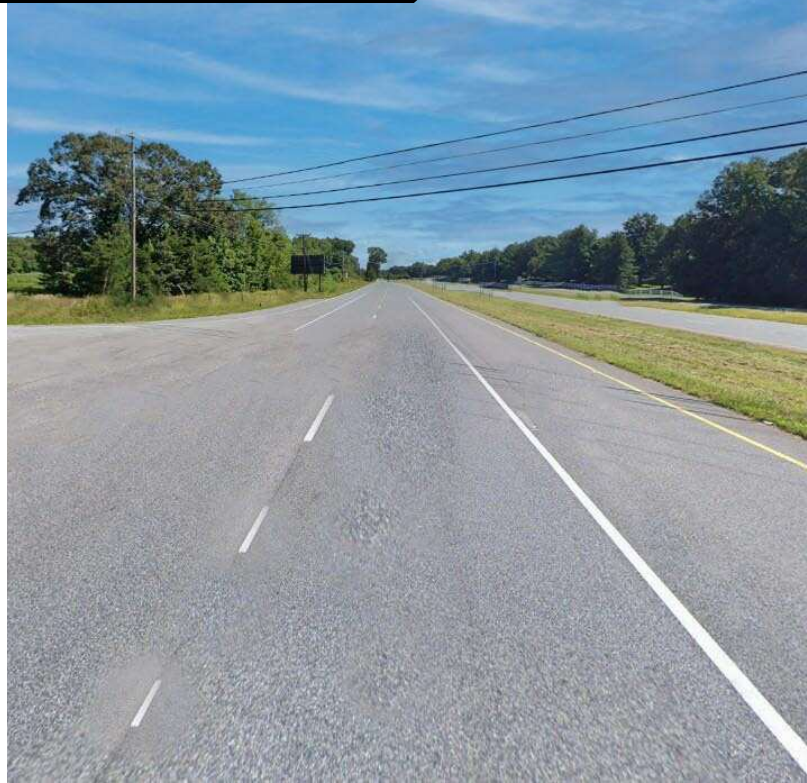
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Development Program & Income Potential Development Considerations

- Traffic signal installation at Livingston Rd/Indian Head Hwy intersection required.
- Permitting, stormwater, and zoning approvals and upfront cost/time.
- High area household income supports strong retail spend.

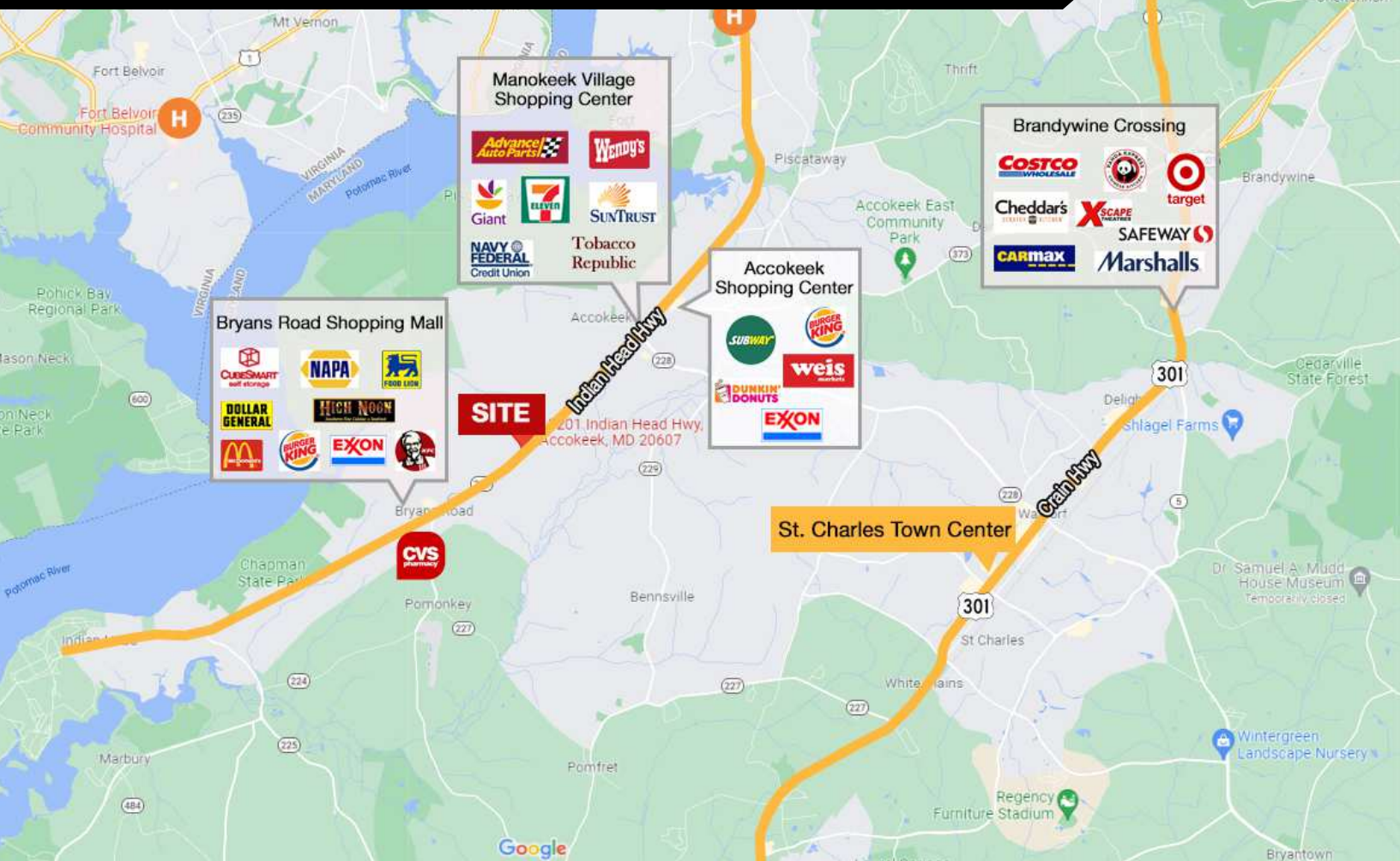
Market Position & Tenant Demand - Target Tenant Profiles

- Freestanding grocery store, Aldi, Lidl, Sprouts, and Whole Foods
- Fuel/Gas: Wawa, Sheetz, Royal Farms, 7-Eleven, RaceTrac
- QSR Pads: Chick-Fil-A, Popeyes, Chipotle, Wingstop, Jersey Mike's, Raising Cane's, and Sweet Green
- Coffee Drive-thru: Starbucks, Dunkin' Donuts, Dutch Bros, Scooter's Coffee
- Medical Retail In-Line: Urgent Care (MedStar, Carbon Health) Dental (Aspen Dental, Smile Brands), Health & Wellness (StretchLab, OrangeTheory), service retail and small cafe'/bakery concepts.



Land For Sale

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DEMOGRAPHICS



POPULATION



HOUSEHOLDS



AVG. HOUSEHOLD INCOME

| | | | |
|---------|--------|--------|-----------|
| 1 Mile | 2,909 | 944 | \$161,568 |
| 3 Miles | 22,938 | 7,707 | \$152,460 |
| 5 Miles | 47,140 | 15,660 | \$165,317 |

Demographics data derived from AlphaMap



