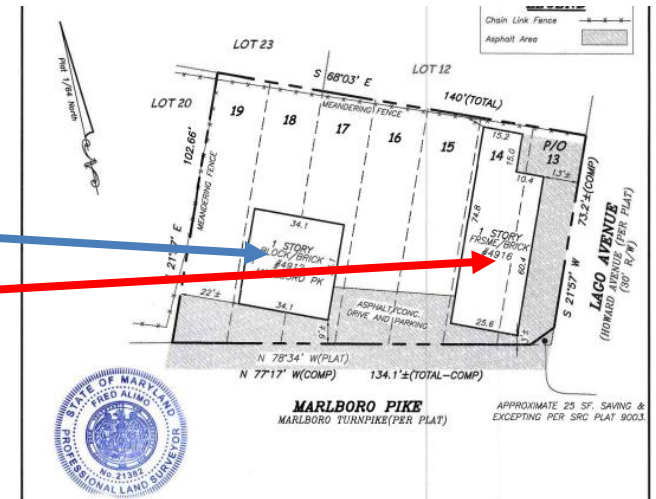


FOR LEASE: 4912-4916 Marlboro Pike, Capitol Heights Maryland 20743

Urban Commercial Flex / Retail or Industrial Offering

- 3 Tax Parcels: > 220' of Highly Visible Road Frontage
- CN Zoning: Various Matter of Right Uses Possible
- Corner Property: 2 bldgs.: ~2,990 sq/ft + parking
- MDOT Traffic Count 11,000 – 25,000 VPD, see [Map](#)
- Easy access to DC, MD Routes: 4, 5, 50, 214 & 218 USA: 295, 395, 495 & 695
- Rental Amount: \$5,000/mo, NNN
- CAM & NNN Estimate: ~\$3.25 psf / yr
- 5-year minimum Base Term
- Available: Q1 '25 / ~3/1/25
- 4912 (Retail/Office) bldg.; = ~1,230 sq/ft
- 4916 (Flex/Industrial) bldg.: = ~1,760 sq/ft
- Combined lots (13-19) = ~0.3ac. / Zoned CN
- Flex building has 2 bay doors / small office



For Leasing Inquiries Please Contact:

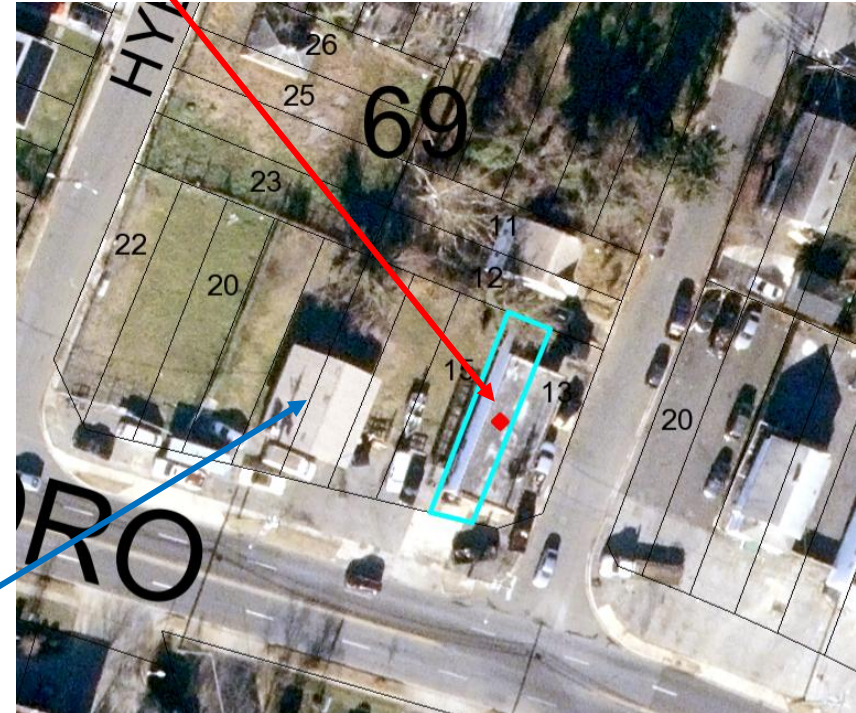
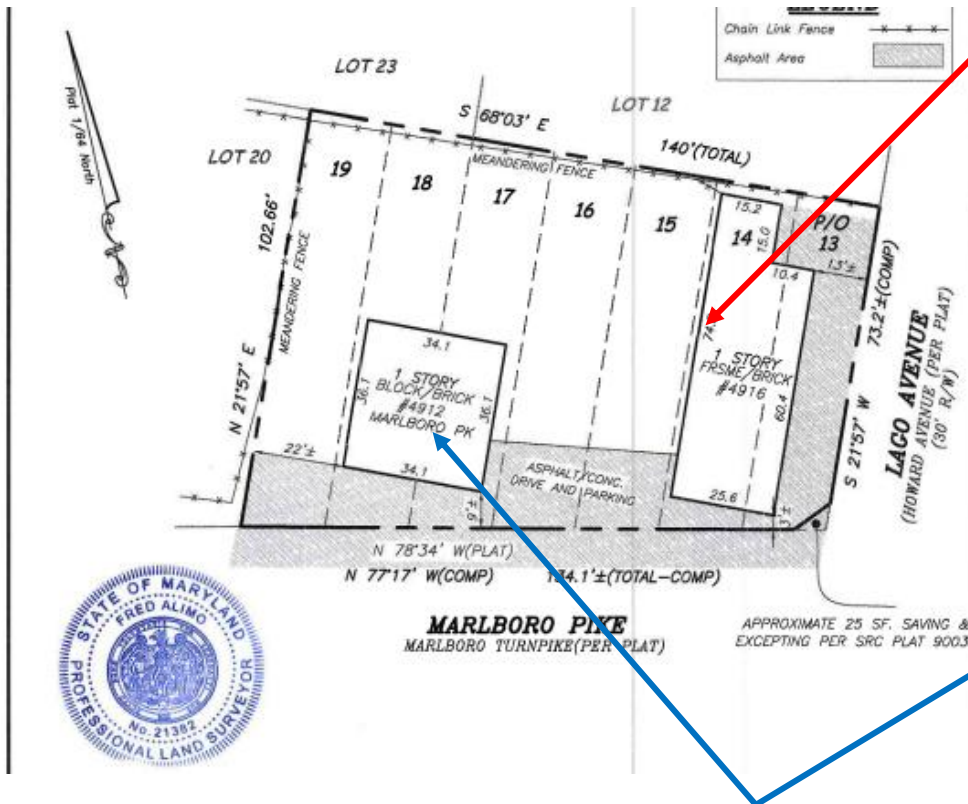
Langdon D. Hample

Main: 301.942.4444 / Direct: 240.582.6156 / Mobile: 202.215.6095

E: langdon@congressionalcommercial.com

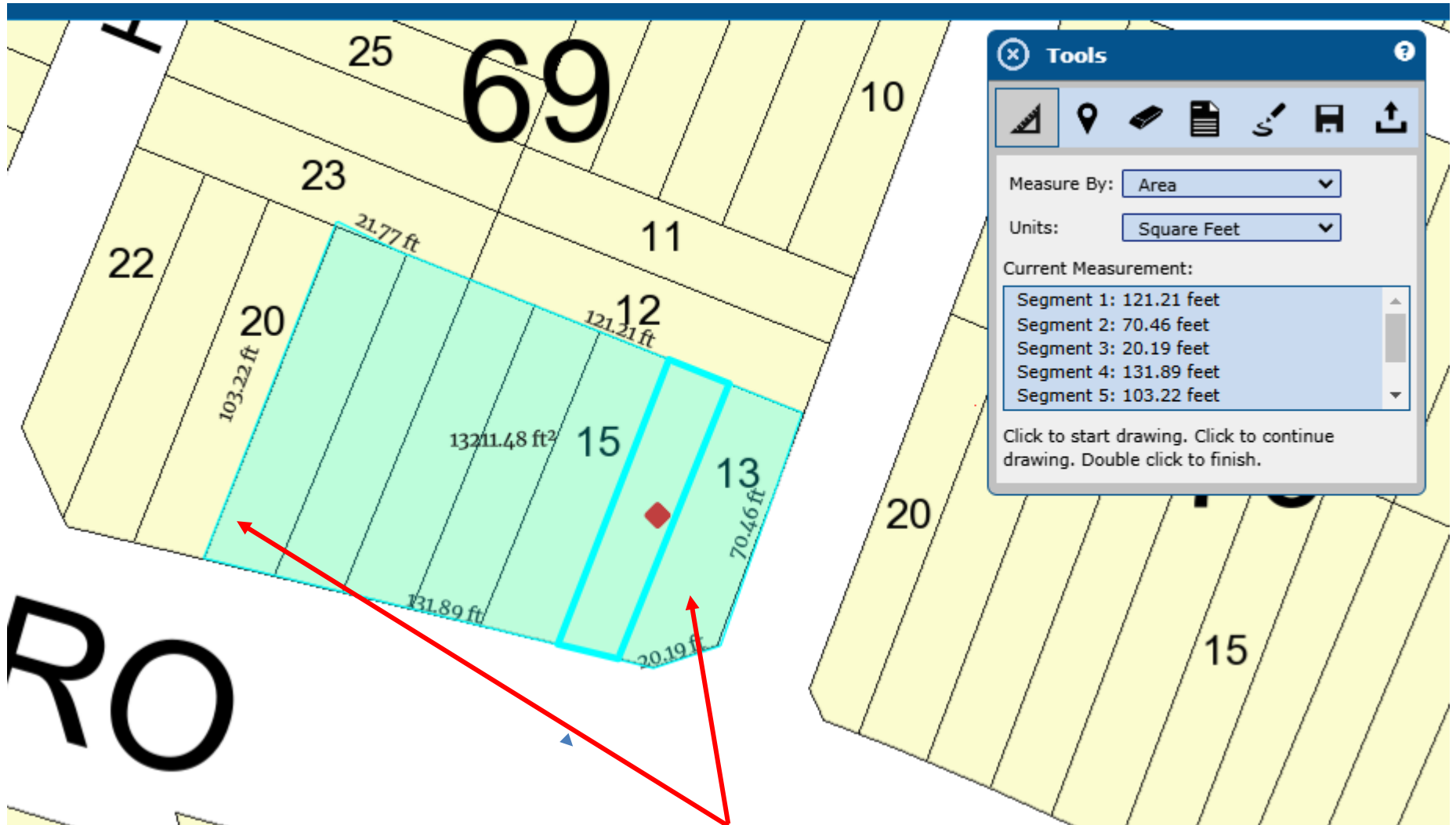
Property Survey / Aerial Photograph

4916 (Corner) Flex Building = ~1,760 sq/ft



4912: Office / Retail Building = ~1,230 sq/ft

PG Atlas Lot Line Measurement

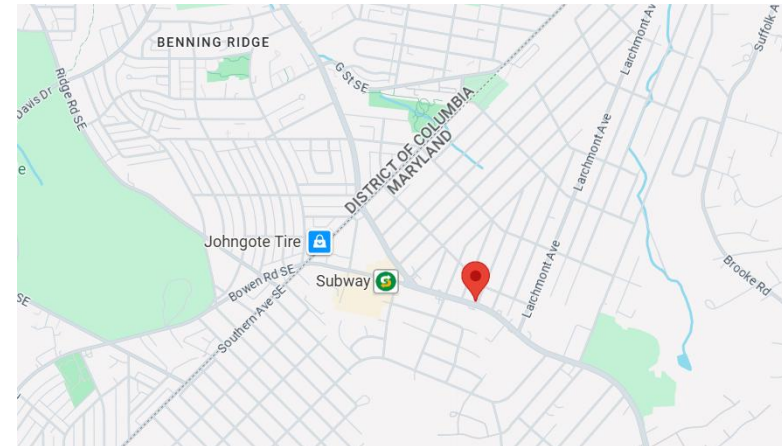
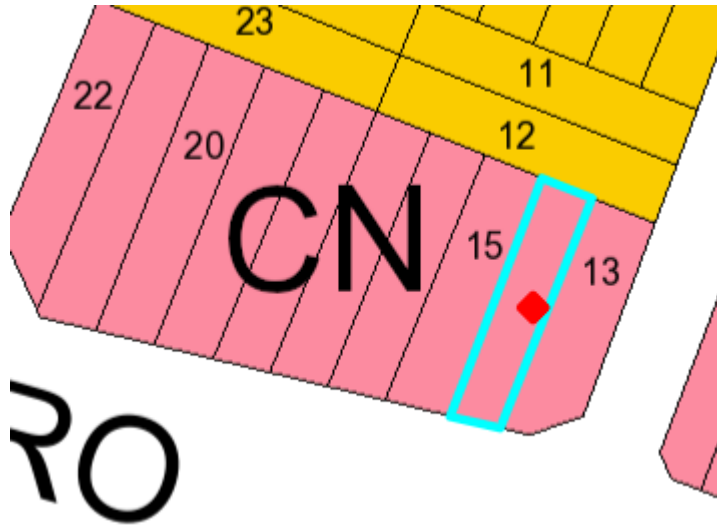


Lots: 13-19: ~12,728 sq/ft / Zoned CN

Zoning Map & Use Table



4.1.22 New & Updated PG Zoning Use Table.pdf



Matter of right uses within the CN zone include: Community gardens, Urban agriculture, Artists' Studios, Bed and breakfasts (as accessories to single-family dwellings), Broadcasting Studios or Newspaper Publishing, Hotels or motel, Cultural facility, Daycare, Church, Emergency services facility, Medical or dental office or lab, Art gallery, Art, photography, music, dance, yoga, pilates, or martial arts studio or schools, Manufacturing, artisan or maker, Tattoo or body piercing establishment, All other business support service uses, Restaurant (quick-service without a drive-through), Catering or food processing for off-site consumption, Contractor's office, General business, and professional office, Private Club/Lodge, Shared Kitchen, Alcohol production facility, performance art's center, Bank or ATM, C-store, Pharmacy or Grocery Store, Consumer good establishment or Food Hall.

Property Photos



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Property Photos



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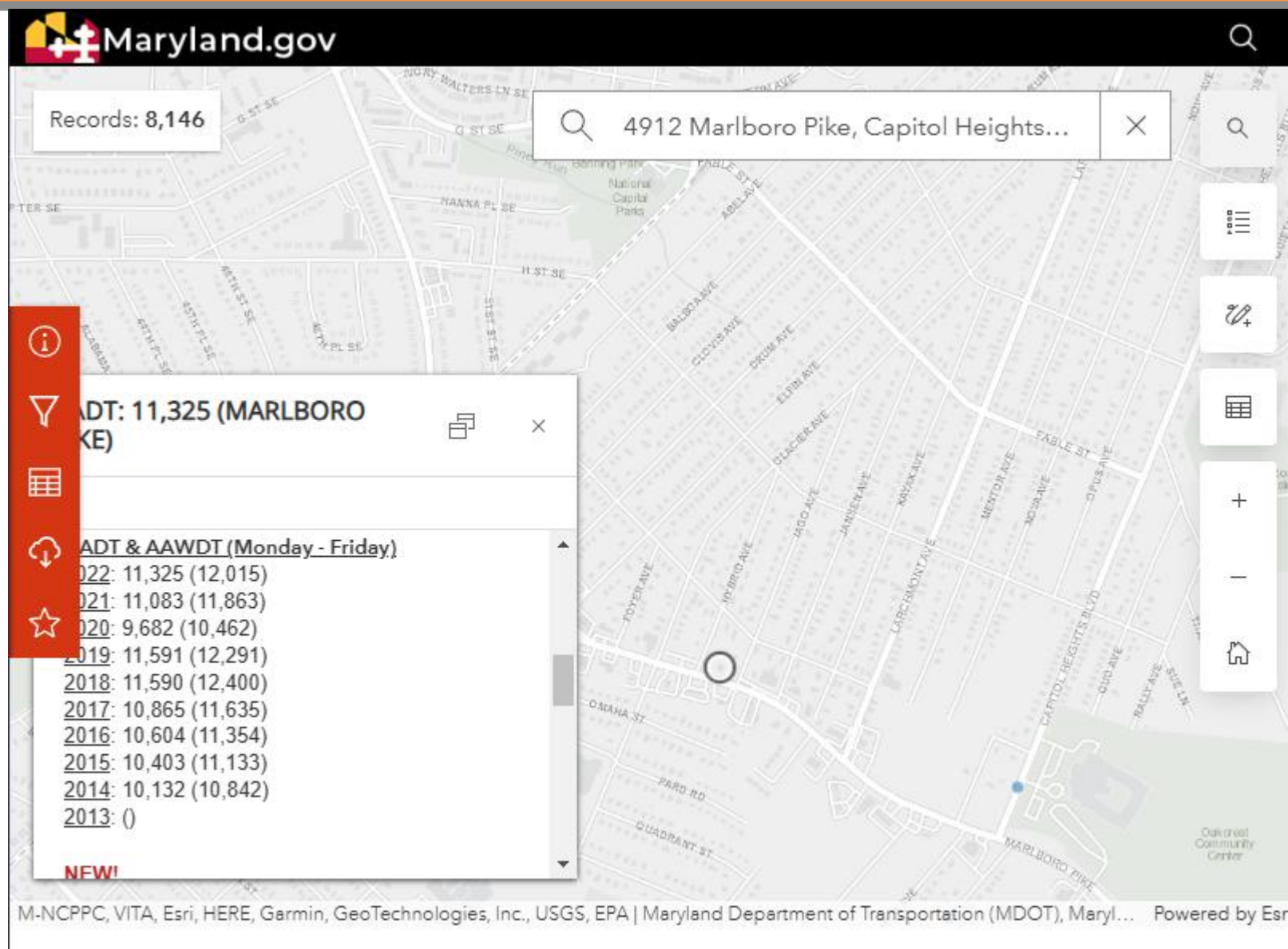
MDOT Traffic Data



County:	PRINCE GEORGE'S		Municipality:	NONE	
Prefix:	CO	Route NO:	3074	Suffix:	
	Mile Point: 0.08				
Location:	MARLBORO PIKE - .05 MI NORTH OF BOONES HILL RD				
Begin Sect:	0		End Sect:	0.81	
Station Desc:	WASH DC LINE TO PACIFIC AVE				
Func Class:	16-URBAN MINOR ARTERIAL		Location ID:	S2012161169	

Year	AADT	AAWDT	Single Unit	Combination Unit	K Factor	D Factor	North East Split	South West Split	Dir In Peak Hour
2023	11,325	12,015			7.8	61.51	49.79	50.21	NORTH
2022	11,154	12,054			7.8	61.51	49.79	50.21	NORTH
2021	11,083	11,863			7.8	61.51	49.79	50.21	NORTH
2020	9,682	10,462			7.8	61.51	49.79	50.21	NORTH
2019	11,591	12,291			7.8	61.51	49.79	50.21	NORTH
2018	11,590	12,400			7.8	61.51	49.79	50.21	NORTH
2017	10,865	11,635			7.82	61.2	48.99	51.01	NORTH
2016	10,604	11,354			7.82	61.2	48.99	51.01	NORTH
2015	10,403	11,133			7.82	61.2	48.99	51.01	NORTH
2014	10,132	10,842			7.82	61.2	48.99	51.01	NORTH

MDOT Traffic Data



MDOT Traffic Data



County:	PRINCE GEORGE'S		Municipality:	NONE	
Prefix:	CO	Route NO:	3074	Suffix:	
	Mile Point: 1.28				
Location:	MARLBORO PIKE - BETWEEN BROOKS DR & WALKER MILL RD				
Begin Sect:	0.81		End Sect:	2.07	
Station Desc:	PACIFIC AVE TO MD 458				
Func Class:	16-URBAN MINOR ARTERIAL		Location ID:	S2012161170	

Year	AADT	AAWDT	Single Unit	Combination Unit	K Factor	D Factor	North East Split	South West Split	Dir In Peak Hour
2023	23,135	24,525			7.84	59.88	50.42	49.58	SOUTH
2022	22,784	24,614			7.84	59.88	50.42	49.58	SOUTH
2021	22,643	24,233			7.84	59.88	50.42	49.58	SOUTH
2020	19,792	21,382			7.84	59.88	50.42	49.58	SOUTH
2019	23,701	25,121			7.84	59.88	50.42	49.58	SOUTH
2018	23,700	25,360			7.84	59.88	50.42	49.58	SOUTH
2017	22,465	24,045			8.36	58.3	49.77	50.23	SOUTH
2016	21,934	23,474			8.36	58.3	49.77	50.23	SOUTH
2015	21,523	23,033			8.36	58.3	49.77	50.23	SOUTH
2014	20,972	22,442			8.36	58.3	49.77	50.23	SOUTH

MDOT Traffic Data

