

FOR SALE



43871 & 43865 AIRPORT VIEW DR, HOLLYWOOD, MD 20636

BUILDING 2



BUILDING 1



Rare Northrop Grumann Defense Contractor Investment Property

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PROPERTY DESCRIPTION

Great Investment property with Northrup Grumman as the anchor and Av3, Inc. and Indian Township Solutions (AV3 subsidiaries) as strong aerospace and defense contractors tenants.

HIGHLIGHTS

- Rare well located defense contractor related investment property.
- Northrop Grumman anchored
- Adjoins large regional airport
- Proximity to Patuxent Naval Air Station & Base
- Easy Access to Md Rt 235 Three Notch Rd.

OFFERING



FOR SALE

OFFICE SPACE

Building Size	75,952 SF
Price	\$17,900,000
Cap Rate 2027	8.23%
Lot Size	10.89 Acres
Zoning	I-1



NORTHROP GRUMMAN

is known as a major American aerospace and defense technology company that designs and manufactures advanced systems for global security and space exploration, specializing in aircraft (like stealth bombers and drones), autonomous systems, advanced weapons, missile defense, and space technology, including components for NASA's SLS rocket. They are recognized for pioneering work in areas like stealth technology, solid rocket propulsion for strategic missiles and launch vehicles, and complex systems integration for the U.S. military and its allies. The company is the 5th largest contractor of the U.S. federal government; it receives over 2% of total spending by the federal government of the United States on contractors. It is ranked 110th on the Forbes list of Americas largest corporations. Three of the five NG subsidiaries occupy the property, including Mission Systems, Aeronautical, and Decision Systems. Northrop has been a tenant for over 20 years. They have invested over \$1M in the facility.

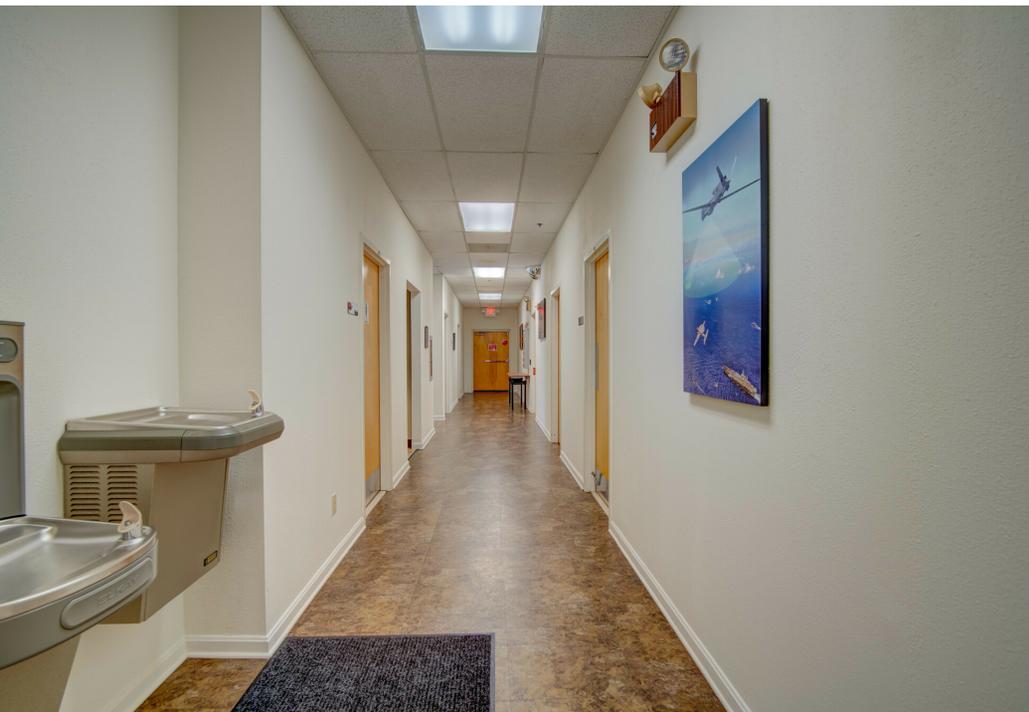


is a Southern Maryland-based, 8(a) certified, Veteran-Owned Small Business (VOSB) that specializes in professional audiovisual (ProAV) systems integration. They design, engineer, install, and maintain AV solutions for federal, defense, and commercial clients, offering specialized support for classified and unclassified networks . With operations since 2006, AV3 focuses on delivering reliable audiovisual technology for boardrooms, training facilities, and secure briefing rooms.

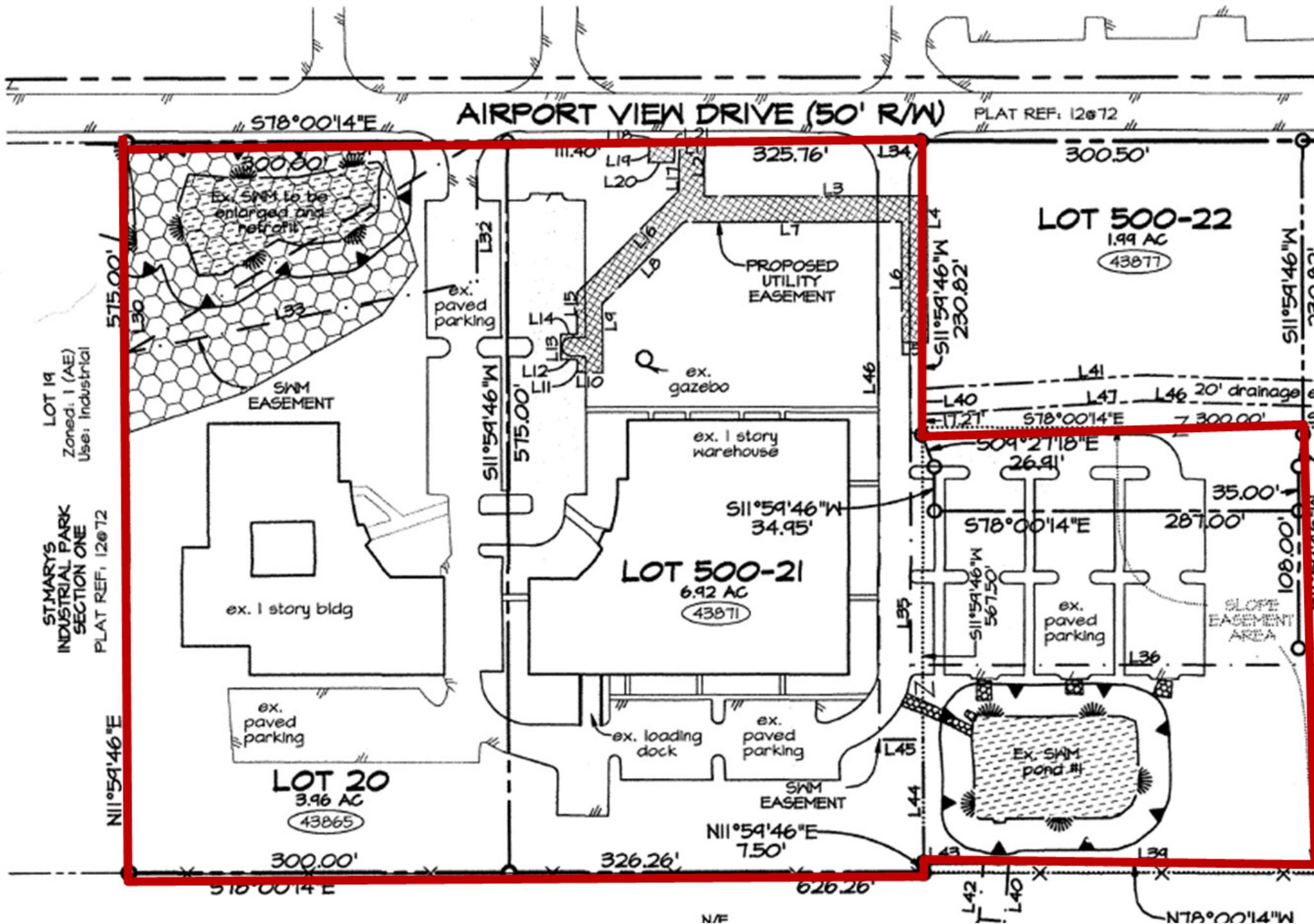


is a tribally owned, 8(a) certified small business based in Southern Maryland that provides technology systems integration, audio-visual (AV) solutions, and construction services primarily to federal agencies, including the Department of Defense. They specialize in designing and installing secure, high-tech, and mission-critical systems.

INTERIOR PHOTOS



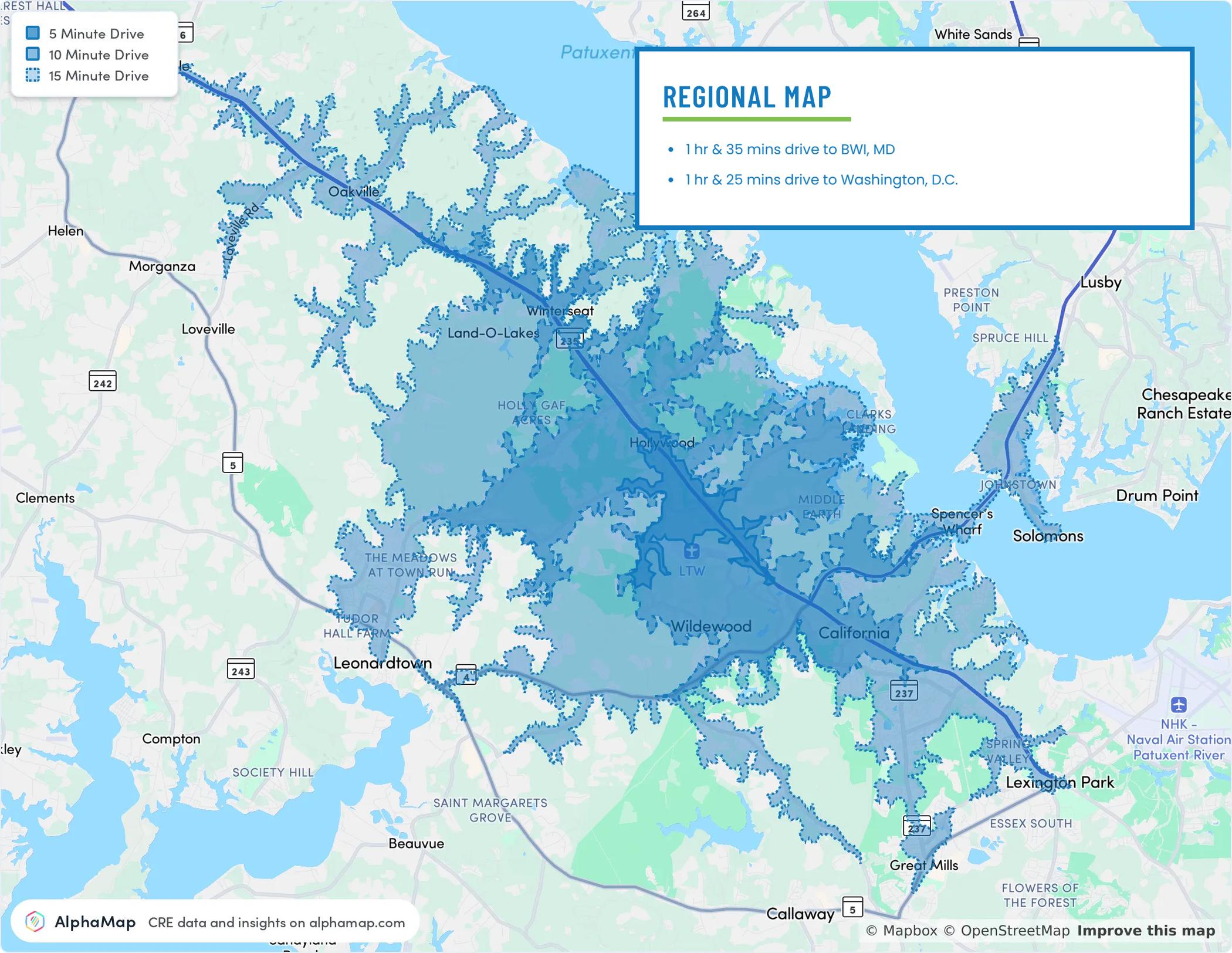
SITE PLAN



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

REGIONAL MAP

- 1 hr & 35 mins drive to BWI, MD
- 1 hr & 25 mins drive to Washington, D.C.



DEMOGRAPHICS



2025 SUMMARY

	5 MILES	10 MILES	15 MILES
Population	35,160	106,437	145,249
Households	12,866	39,870	53,728
Average Household Size	2.7	2.7	2.7
Average Age	38.2	38.0	38.8
Average Household Income	\$147,744	\$137,790	\$140,216



145,249
Population



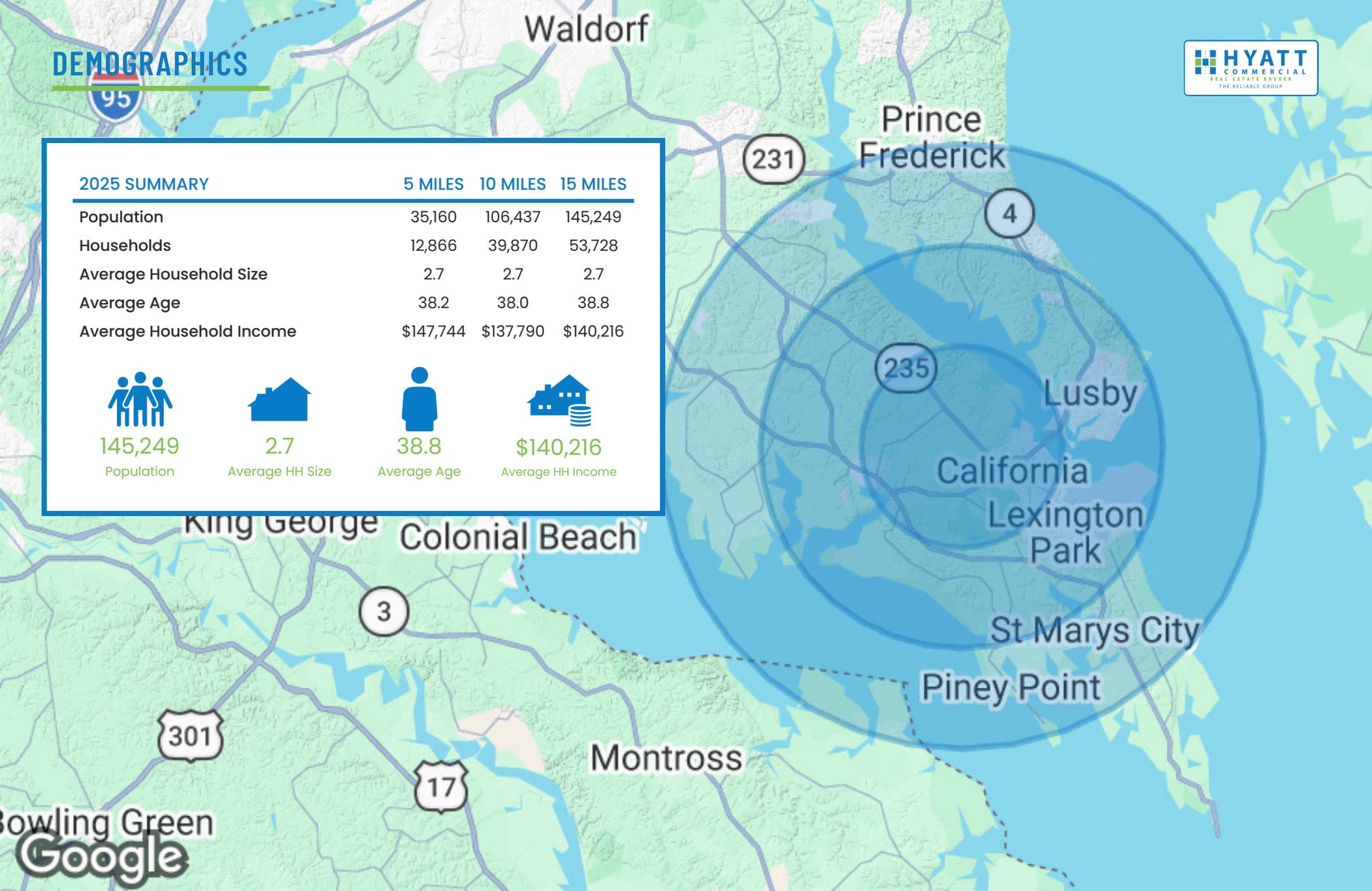
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Average HH Size



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