



GROUND LEASE OPPORTUNITY

INDIAN HEAD HIGHWAY & LIVINGSTON ROAD

ACCOKEEK, MD 20607



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ACCOKEEK, MD 20607



PROPERTY OVERVIEW



OFFERING SUMMARY

Price:	Negotiable NNN
Lot Size:	1.08 Acres
Condition:	As is
Delivery:	Immediate

PROPERTY OVERVIEW

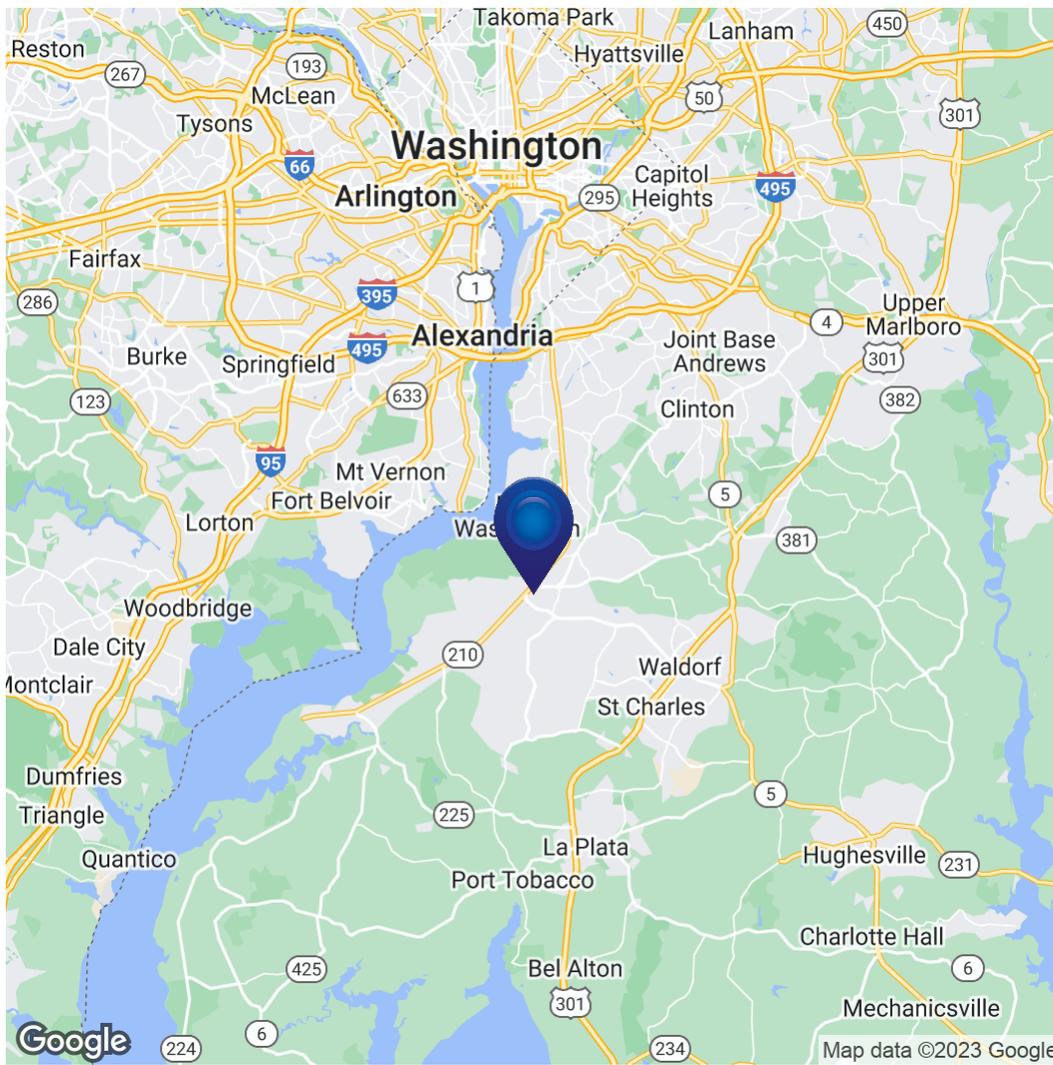
Ground lease opportunity on over an acre of land at signalized intersection in Accokeek, MD.

PROPERTY HIGHLIGHTS

- 1.08 acre of land at the corner of Indian Head Highway and Livingston Road
- Zoned CGO for retail use - drive thru and most auto related uses permitted
- Seeking Fast Food, Coffee, Car Wash, Gas & C-Store - adjacent parcel is for sale
- 20-minute drive to National Harbor and planned Sphere
- Signalized intersection with high visibility with 59,700 cars per day

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Households:	1,285	6,573	27,347
Total Population:	3,639	19,552	81,677
Average HH Income:	\$184,197	\$177,788	\$176,665

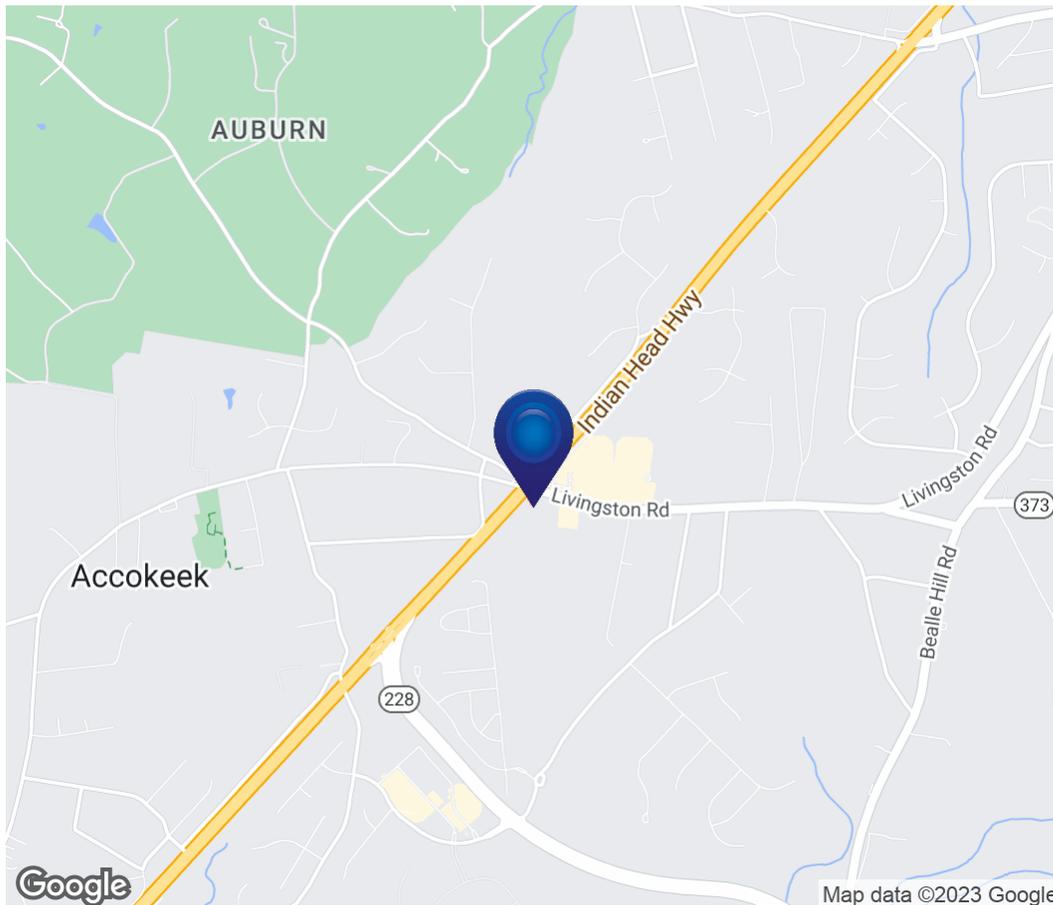


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