



3301 KENILWORTH AVENUE

HYATTSVILLE, MARYLAND 20781

FOR
SALE



PROPERTY OVERVIEW

HIGHLIGHTS:

- Industrial Heavy zoning
- Easy access to I-295
- High traffic location (33,601 AADT)
- Corner lot
- Affluent and dense population base
- **BUSINESS INCLUDED IN SALE**



BUILDING SIZE:	1,812 SF ±
LOT SIZE:	0.45 ACRES ±
YEAR BUILT:	1957
FRONTAGE:	72' ON KENILWORTH AVE 43' ON 52ND AVE
ZONING:	IH
SALE PRICE:	CONTACT BROKERS



GOOGLE STREET VIEW



TRADE AREA

- DRIVING DISTANCE TO:



0.2 MILES
2 MIN. DRIVE



1.1 MILES
3 MIN. DRIVE



1.8 MILES
6 MIN. DRIVE



17.0 MILES
20 MIN. DRIVE



11.9 MILES
22 MIN. DRIVE

WASHINGTON, DC

6.5 MILES
20 MIN.

BALTIMORE, MD

32.5 MILES
42 MIN.

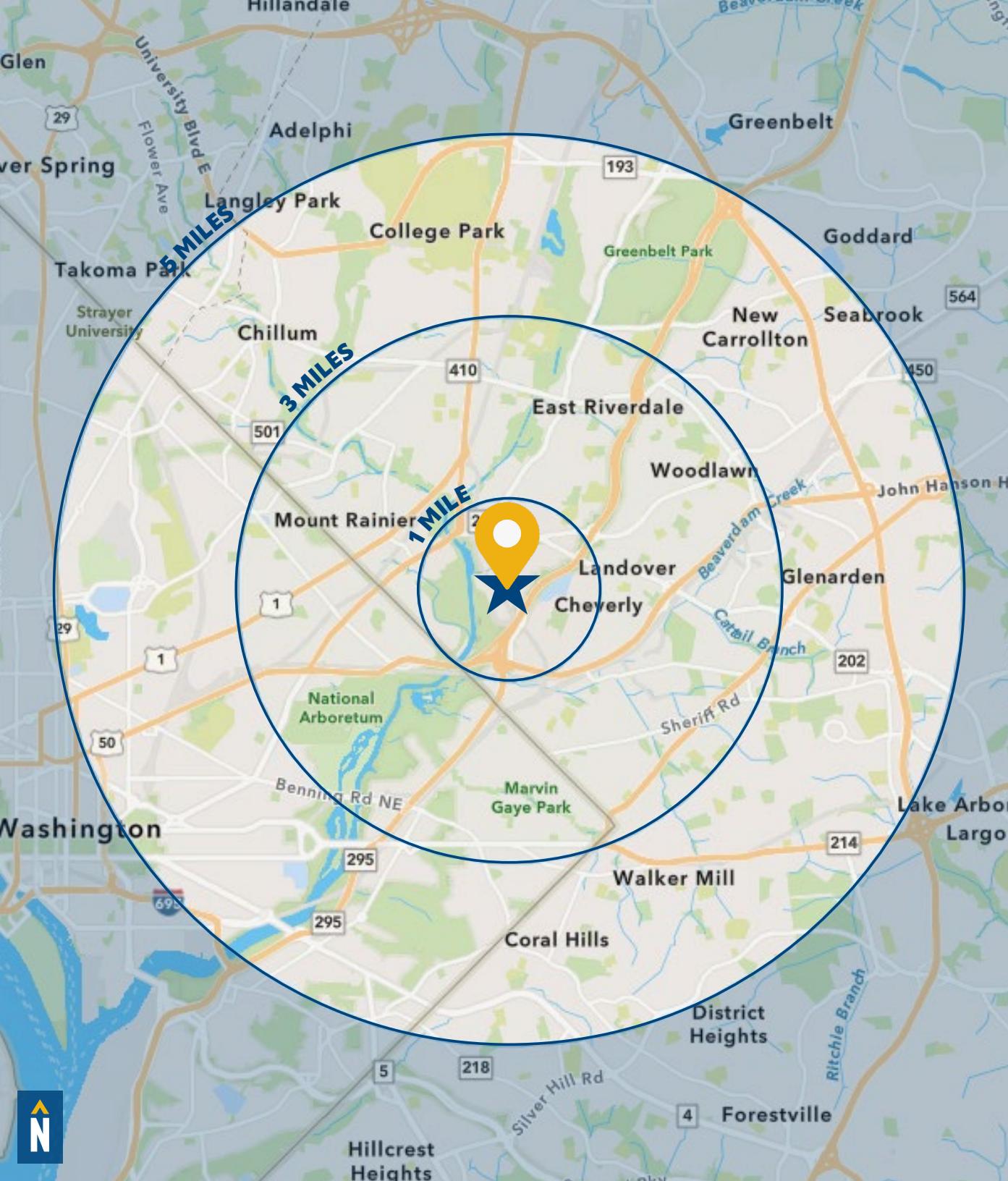
RICHMOND, VA

118.0 MILES
2 HRS. 0 MIN.

PHILADELPHIA PA

133.0 MILES
2 HRS. 15 MIN





DEMOGRAPHICS

2025

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



10,410

189,404

597,033

DAYTIME POPULATION



11,748

165,124

580,542

AVERAGE HOUSEHOLD INCOME



\$108,513

\$106,694

\$130,458

NUMBER OF HOUSEHOLDS



3,403

68,123

231,128

MEDIAN AGE



36.5

36.2

35.0

FULL DEMOS REPORT



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