



3301 KENILWORTH AVENUE

HYATTSVILLE, MARYLAND 20781

FOR
SALE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

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:

202 0.2 MILES
2 MIN. DRIVE

1 1.1 MILES
3 MIN. DRIVE

295 1.8 MILES
6 MIN. DRIVE

AMERICA'S AIRFIELD
17.0 MILES
20 MIN. DRIVE

REAGAN NATIONAL
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



FOR MORE INFO **CONTACT:**



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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