

SALE OR GROUND LEASE
Last Retail Parcel
Available



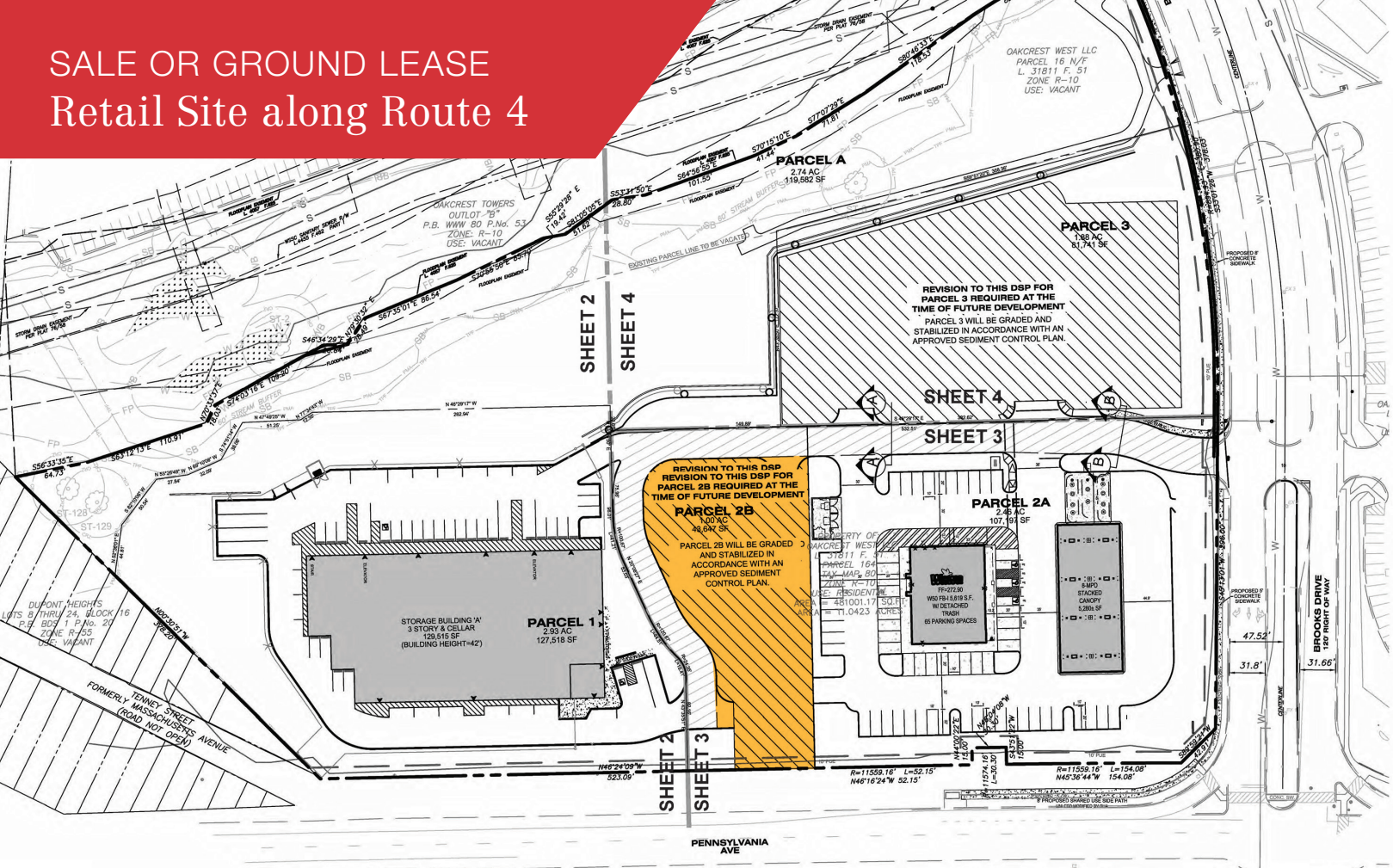
2121 BROOKS DRIVE, Capitol Heights, MD 20743

Be part of a new mixed-use development located at the last piece of available retail land before entering Washington DC on Route 4 (Pennsylvania Avenue).

Adjacent to CubeSmart Self Storage & new Wawa

Surrounded by dense neighborhoods & apartment complexes, including Oakcrest Tower Apartments with 1,500± units

SALE OR GROUND LEASE Retail Site along Route 4



PROPERTY DETAILS

- **PARCEL 2B: 1.0± acre available**
- Finished pad with flexible layouts
- Stand alone pad site or multi-tenant building allowed
- Adjacent to CubeSmart Self Storage and new Wawa
- Zoned RMF-48, a high-density multifamily zone that allows for numerous commercial uses



PERMITTED USES BY RIGHT:

Retail • Medical office
Restaurant (with or without drive-thru)
Assisted living • Places of worship

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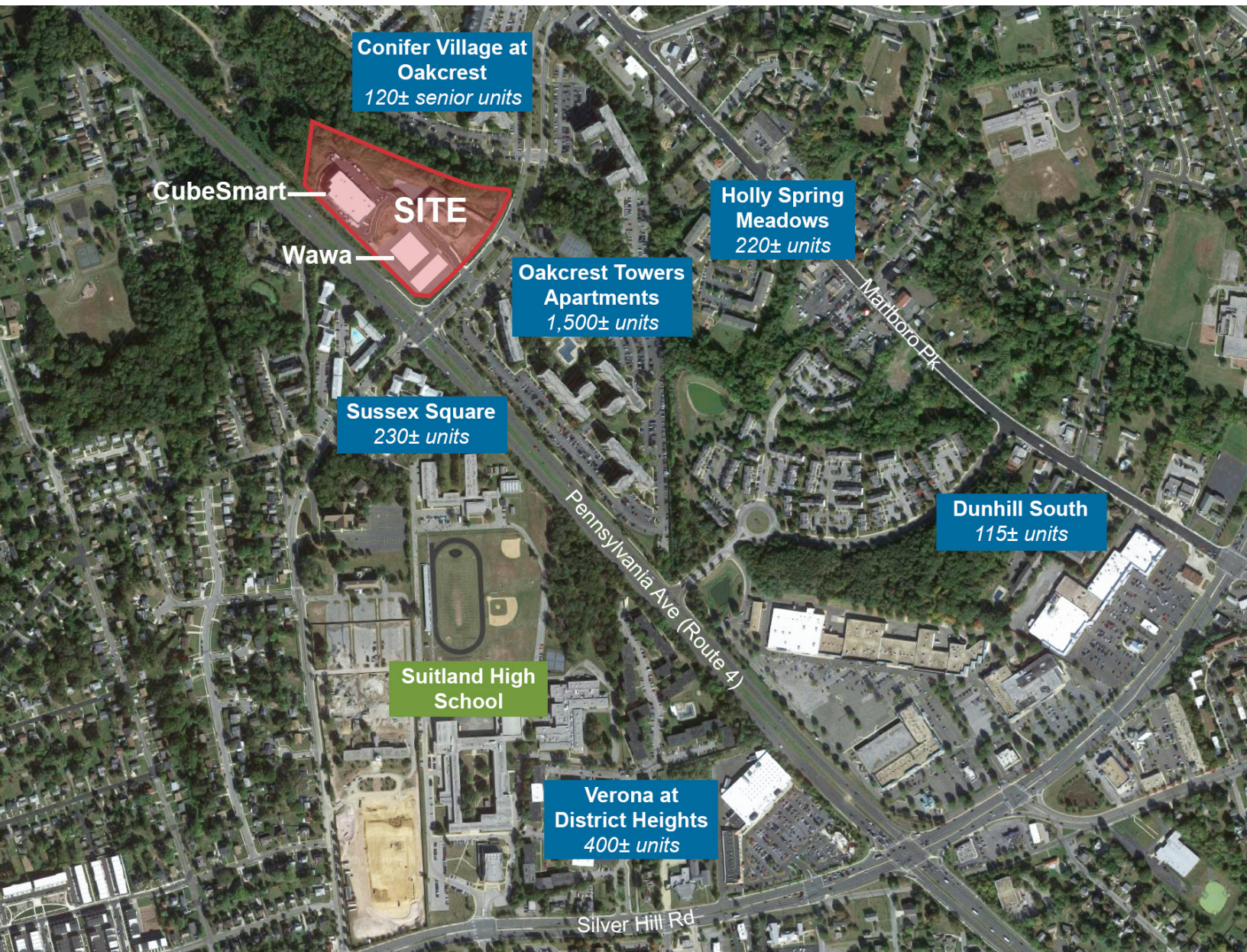
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