

# FOR SALE

8700 CHESTNUT AVENUE, BOWIE, MARYLAND  
PRINCE GEORGE'S COUNTY



**SAMSON**  
PROPERTIES

Office: (301) 476-7700

**LEYLA RENDO**

Retail Specialist  
Cell: 301.887.7781

Email: [Leyla@TheLangertGroup.com](mailto:Leyla@TheLangertGroup.com)

**EVAN LANGERT**

Director of Leasing and Investment Sales  
Cell: 650.714.3826

Email: [ELangert@TheLangertGroup.com](mailto:ELangert@TheLangertGroup.com)

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 **The Langert Group**  
*Signature Commercial Real Estate Services*



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# AERIAL

8700 CHESTNUT AVENUE, BOWIE, MARYLAND  
PRINCE GEORGE'S COUNTY



## FOR SALE

### PRICE

\$1,500,000

### LOT SIZE

.52 ACRES

### SQ. FOOTAGE

2,967 SQ FT

### ZONING

TC

### HIGHLIGHTS

- Built out freestanding second generation restaurant/bar property
- Private outdoor patio
- Hoods, greasetraps, bar, walk-in coolers already in place
- Bucolic setting next to park
- Affluent trade area
- Corner location with combined traffic count of 11,500 vpd

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# DEMOGRAPHICS

8700 CHESTNUT AVENUE, BOWIE, MARYLAND  
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**TOTAL  
POPULATION**

**5,879 residents**

1 Mile

**34,355 residents**

3 Miles

**116,594 residents**

5 Miles



**MEDIAN  
HH INCOME**

**\$141,720**

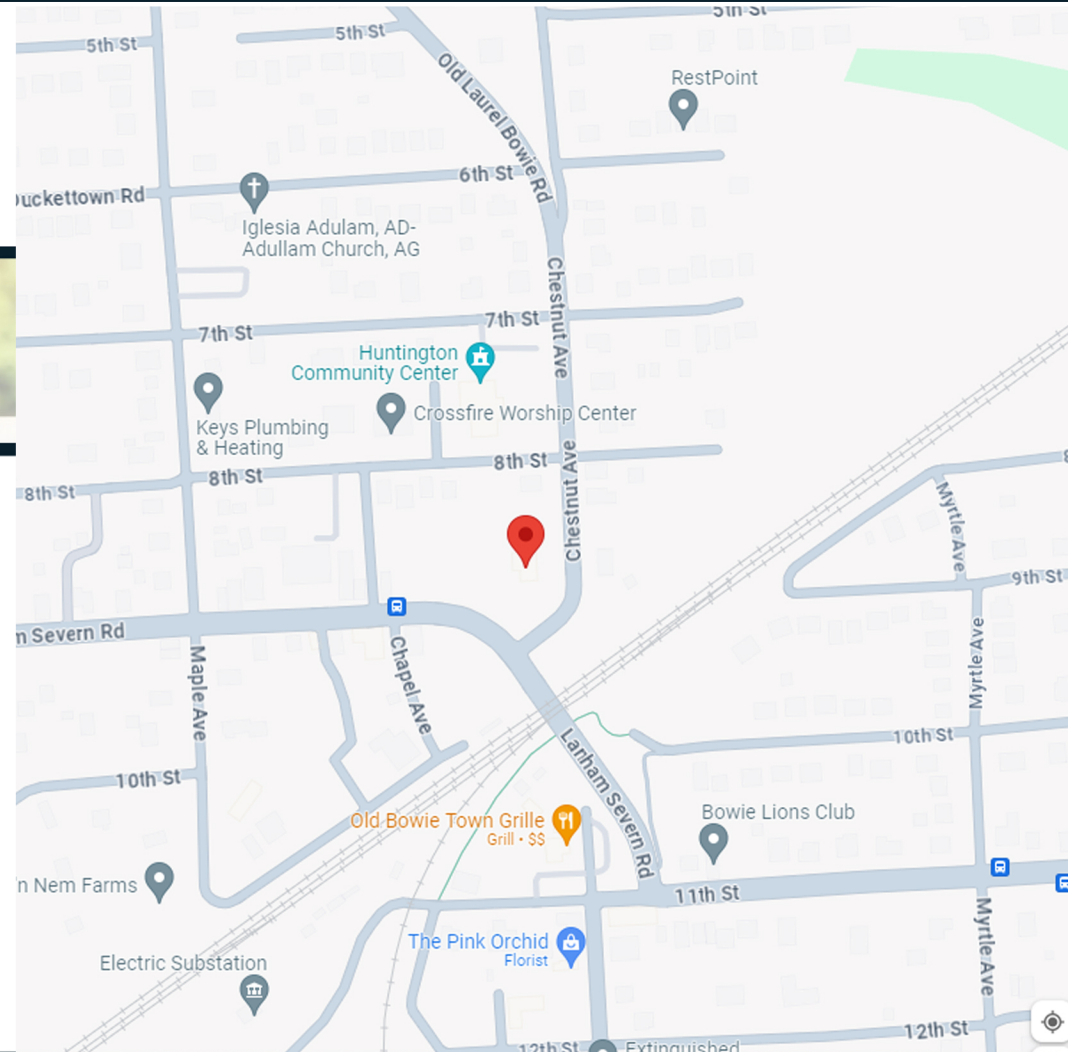
1 Mile

**\$128,681**

3 Miles

**\$113,283**

5 Miles



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