

Burtonsville, Maryland

Opportunity

- Located near the corner of Sandy Spring Road (Rt. 198) and Columbia Pike (Rt. 29)
- 5.1 Acres
- Road frontage 428 feet on Rt. 198
- Zoned: Retail/Industrial as provided in the Burtonsville Employment Area (BEA) overlay zone
- Potential development of 84,000 SF of industrial or 34,000 SF of retail
- Located 3 miles from MD 200/ICC and 4 miles to I-95
- Recently designated as an Enterprise Zone to **reduce** real estate taxes for 10 years and **waive** transportation impact fees
- **\$21 Million** Bus Rapid Transit (BRT) project connecting to Silver Spring Transit Center
- WSSC category 1

Price

- \$5,100,000

Daily Average Traffic Count (MPSI 2018)

- Columbia Pike: 63,129 cars
- Sandy Spring Road: 50,893 cars

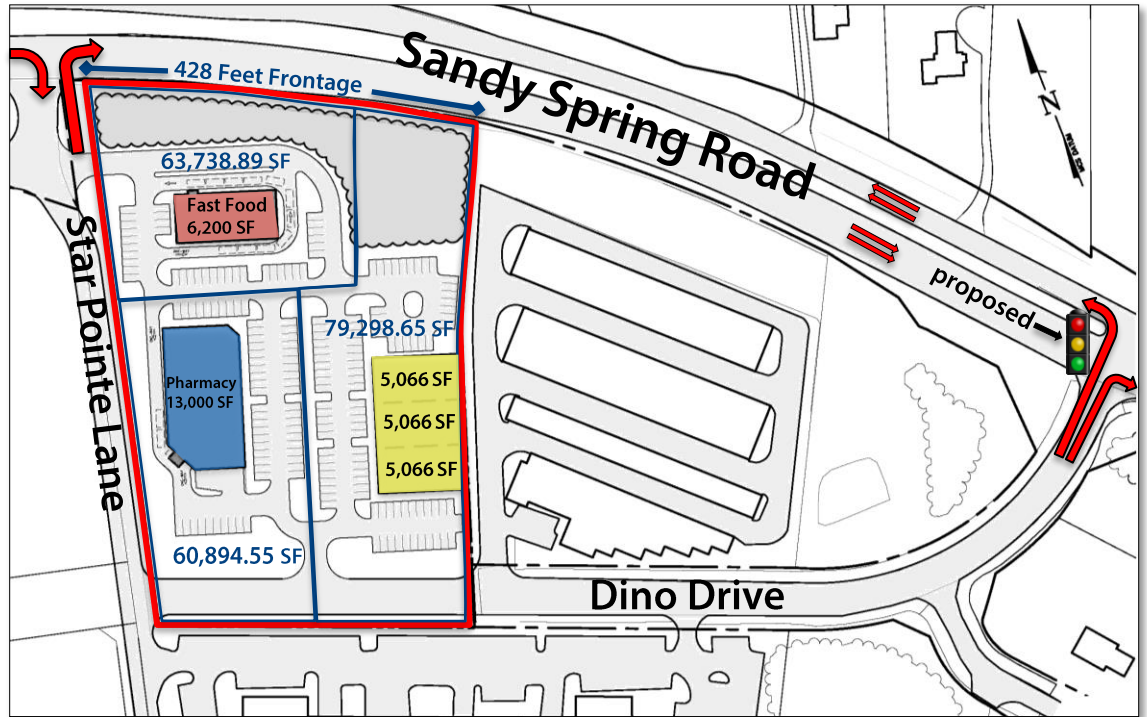
Demographics (2019)	1 Mile	3 Miles	5 Miles
Population	9,975	51,311	183,713
Average Household Income	\$101,258	\$99,531	\$92,500
Employees	2,929	16,279	84,642



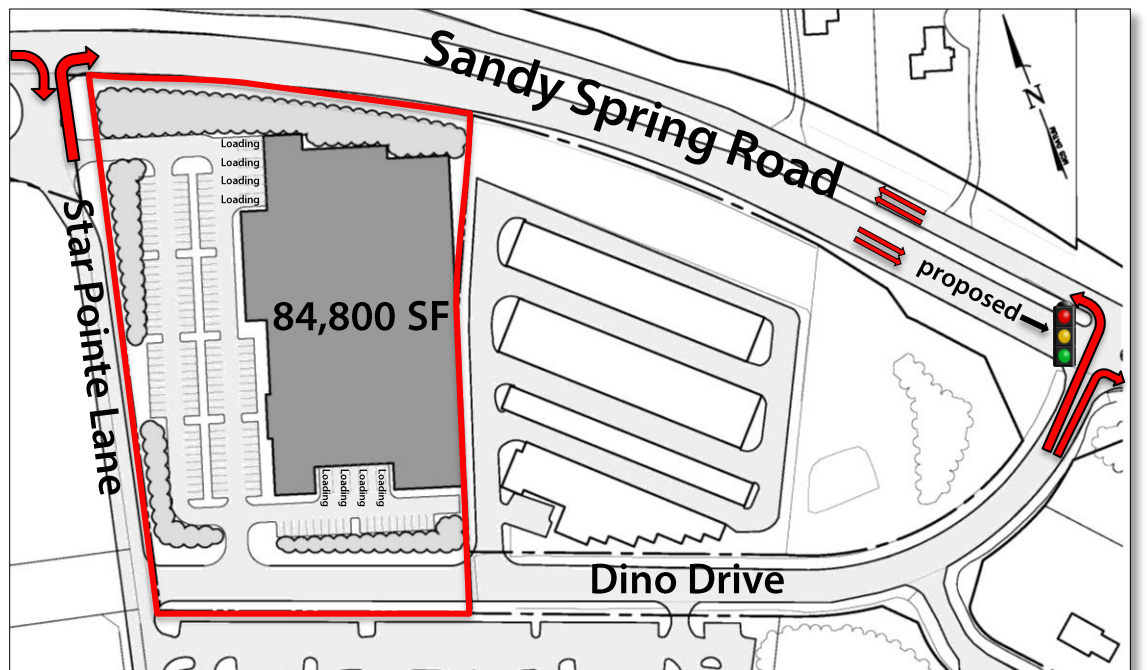
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Option 1: Retail



Option 2: Light Industrial

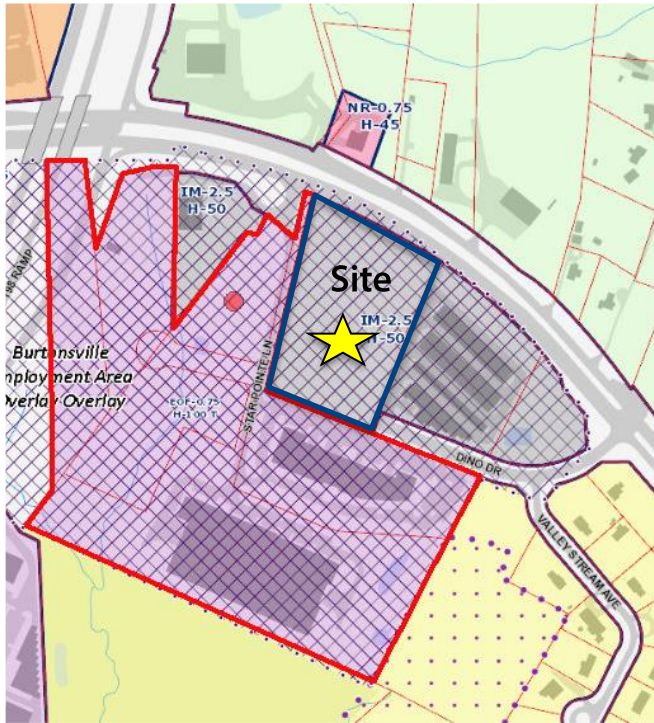


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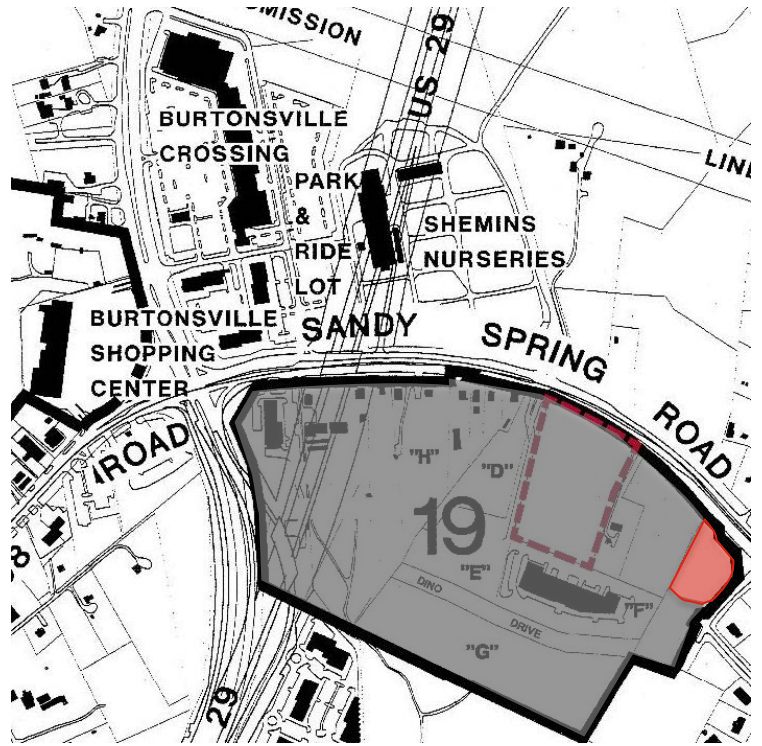
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Zoning Map



BEA - Burtonsville Employment Area



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