

# Burtonsville, Maryland

## Opportunity

- Located near the corner of Sandy Spring Road (Rt. 198) and Columbia Pike (Rt. 29)
- 1.5 - 5.1 Acres with options for subdivision
- Located 3 miles from MD 200/ICC and 4 miles to I-95
- Zoned: Retail/Industrial as provided in the Burtonsville Employment Area (BEA) overlay zone
- **\$21 Million** Bus Rapid Transit (BRT) project connecting to Silver Spring Transit Center in late 2019
- Recently designated as an Enterprise Zone to **reduce** real estate taxes for 10 years and **waive** Transportation Impact fees
- Road frontage 428 feet on Rt. 198
- WSSC category 1

## Price

- \$25.00 to \$30.00 PSF

## Daily Average Traffic Count (MPSI 2016)

- Columbia Pike: 63,143 cars
- Sandy Spring Road: 42,618 cars

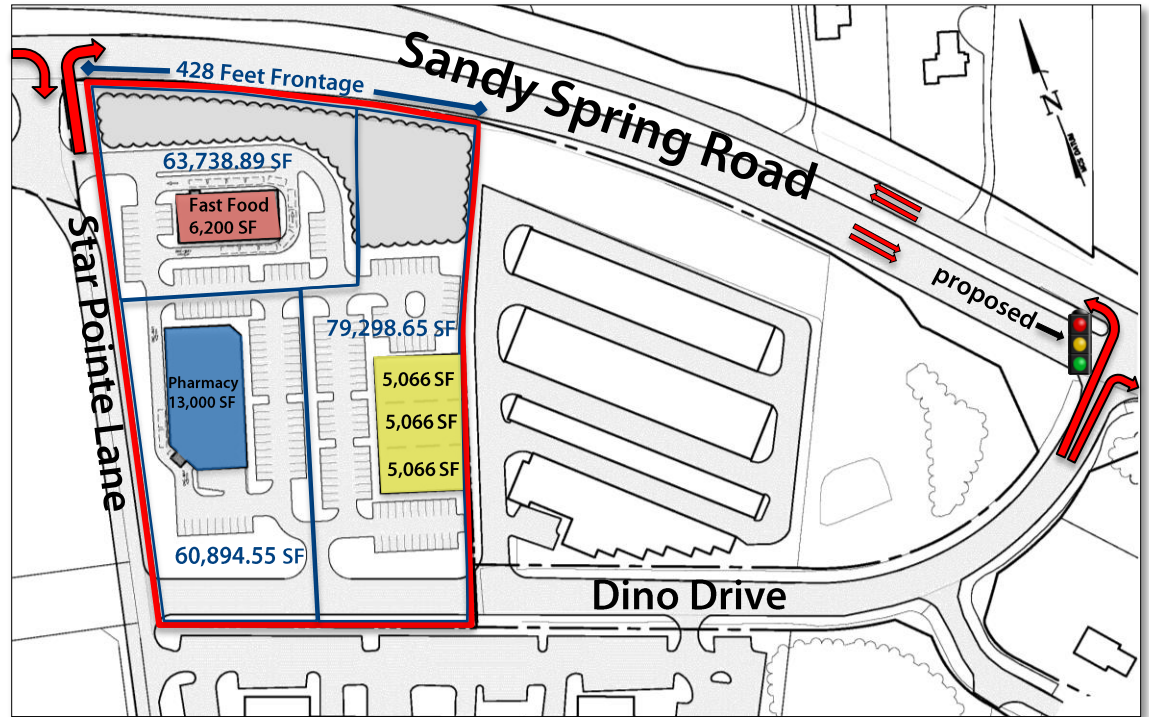
Demographics (2016)	1 Mile	3 Miles
Population	6,790	49,147
Average Household Income	\$102,304	\$91,994
Employees	3,143	14,846



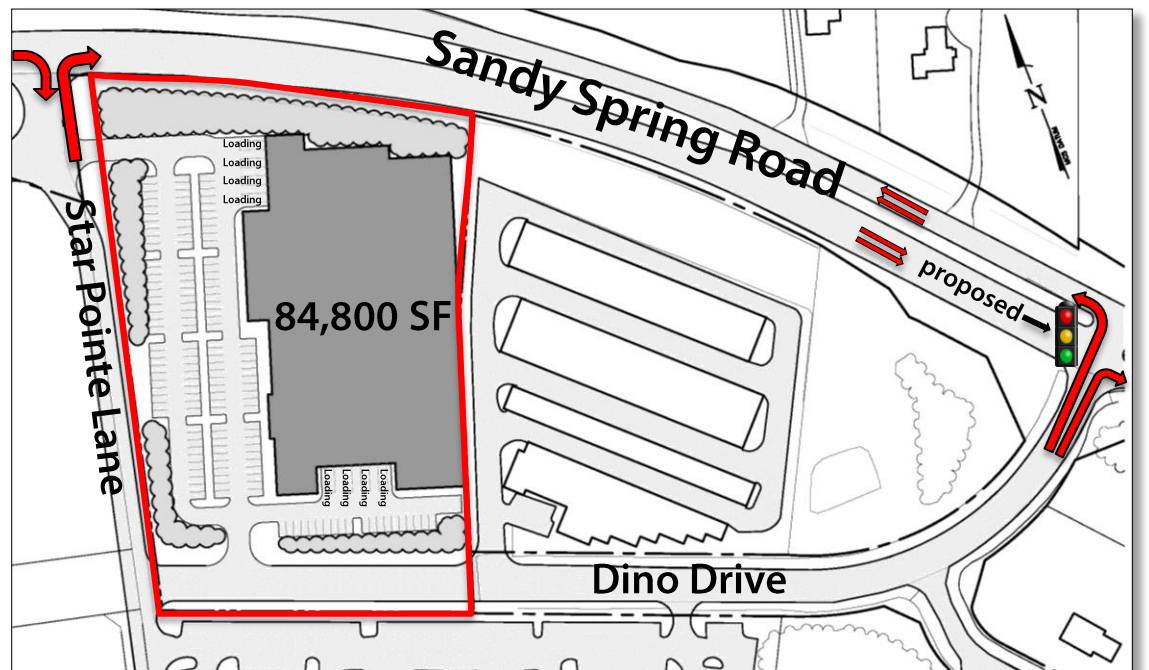
Partnership. Performance.

# LAND AVAILABLE: FOR SALE | Burtonsville, Maryland

## Option 1: Retail



## Option 2: Light Industrial



Intelligent  
Real Estate  
Solutions

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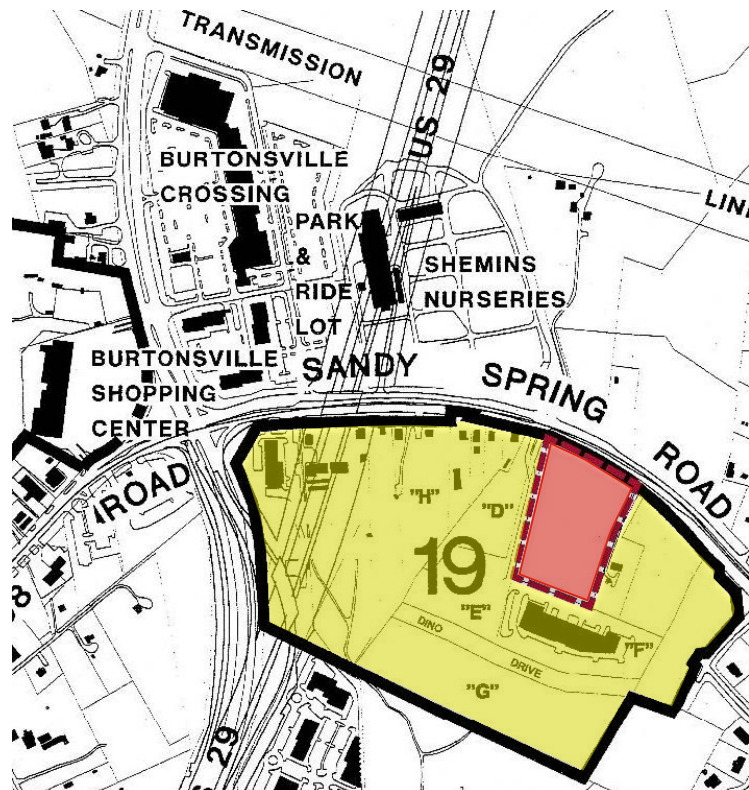


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## Location Map



## Burtonsville Employment Area



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