

# FOR LEASE

12095 HINTZE PL.,  
WALDORF, MD 20601



**DOMINIC DIGIOVANNANTONIO**

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# PROPERTY DESCRIPTION

1.00 Acre dedicated tow lot or contractors' yard. Fully fenced and secure with 8' vinyl privacy fencing, incorporating a 16' wide swing gate. Newly renovated 732 sf office/retail structure on site, incorporating new paint, fixtures, HVAC, and LVT flooring.

PROPERTY HIGHLIGHTS FOR HINTZE:

-  ZONING: COMMUNITY COMMERCIAL (CC) W/ CONDITIONAL USE PERMIT FOR TOW LOT
-  FOR LEASE: PLEASE CALL BROKER FOR DETAILS
-  USES: TOWING, VEHICLE STORAGE, CONTRACTORS YARD W/OFFICE, AUTOMOTIVE, AND VARIOUS OTHER INDUSTRIAL/COMMERCIAL USES
-  TRAFFIC COUNT FROM CRAIN HWY: 59,456
-  1.00 ACRE FENCED AND SECURE TOW LOT



OFFERING SUMMARY

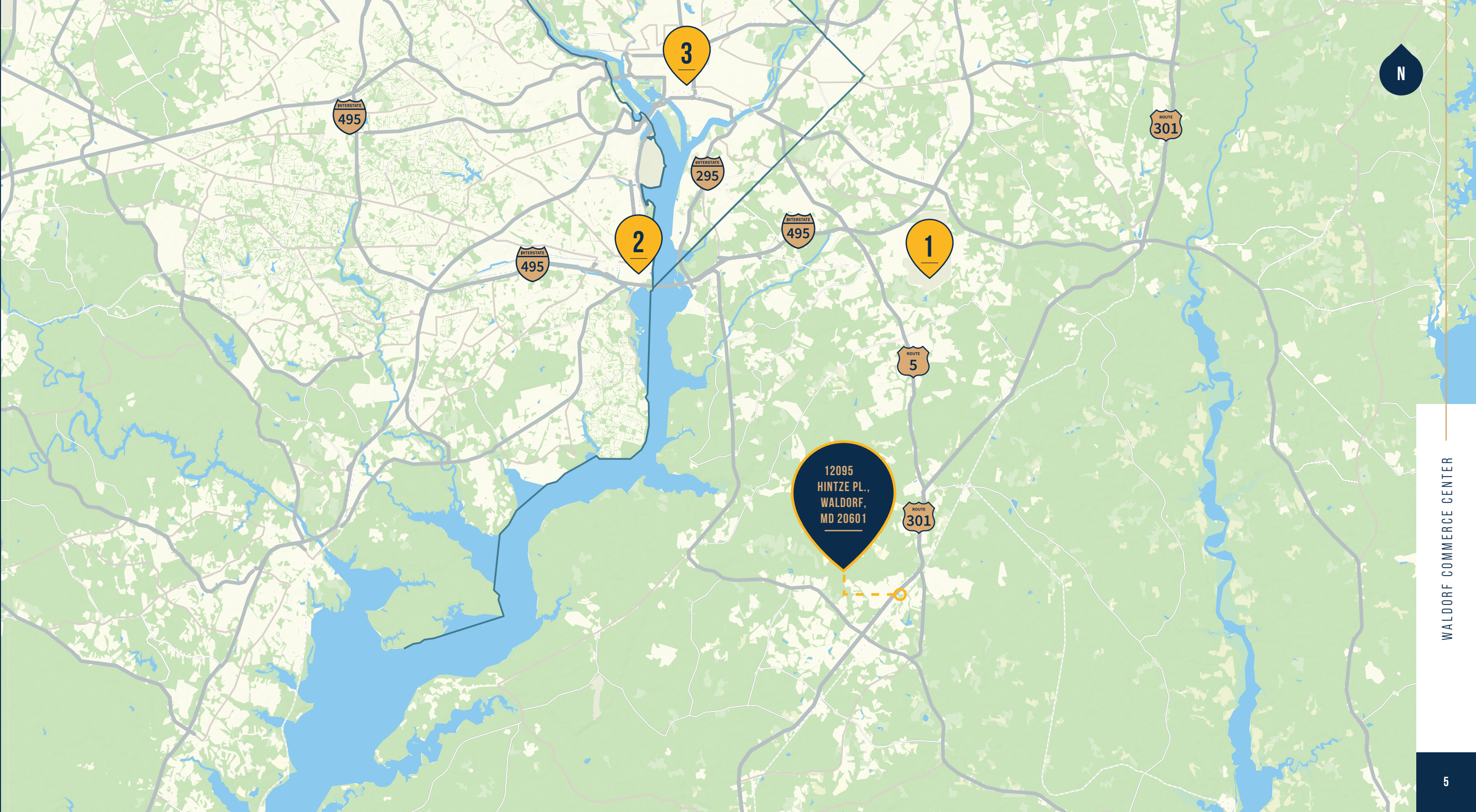
NEW LOT SIZE:  
1.00 ACRES

LEASED



# LOCATION

DISTANCE TO		
	PRINCE GEORGES COUNTY	12 MILES
	NORTHERN VIRGINIA	22 MILES
	WASHINGTON D.C.	25 MILES
	ROUTE 301	IMMEDIATE ACCESS
	INTERSECTION OF ROUTE 301 AND BERRY RD	3.4 MILES
	INTERSECTION OF ROUTE 301 AND ROUTE 5	12 MILES
	INTERSTATE 495	16.8 MILES
	INTERSTATE 295	19.4 MILES
	PENNSYLVANIA AVE	15.2 MILES





# DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,174	42,247	93,671
AVERAGE AGE	36	38	38
AVERAGE AGE (MALE)	35	36	37
AVERAGE AGE (FEMALE)	38	40	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,721	15,621	33,243
# OF PERSONS PER HH	2.6	2.7	2.8
AVERAGE HH INCOME	\$119,483	\$123,388	\$140,967
AVERAGE HOUSE VALUE	\$368,772	\$407,610	\$447,240

DEMOGRAPHICS DATA DERIVED FROM ALPHAMAP





# CONTACT US

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