

For Sale
Industrial



Naimichael

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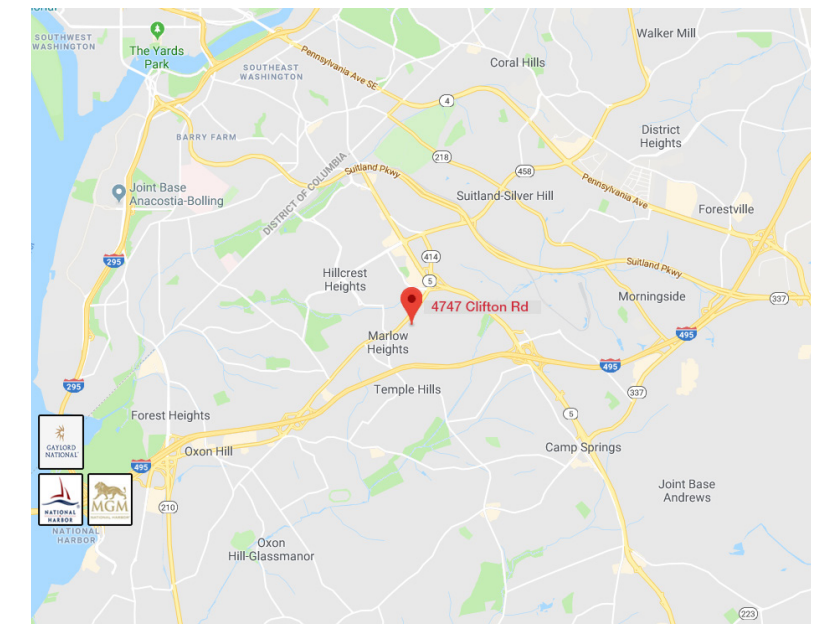


4747 Clifton Road

Temple Hills, Prince George's County, Maryland 20748

Property Description

- Approximately 13,500 SF Warehouse
- Land 35,546 SF (± .83 Acres)
- Two (2) stories
- 16' Clear Ceiling Height
- Six (6) Drive-Ins (4,000 SF)
- 15 Surface parking spaces on-site (1.77/1,000 SF)
- Zoned I-1 (Light Industrial)
- Located in the Branch Avenue Corridor
- Close to many amenities and Branch Ave Metro
- **SALE PRICE: ~~\$1,575,000~~**
REDUCED PRICE: \$1,295,000



For more information,

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Demographics

	1 mile	3 mile	5 mile
Population	11,156	156,386	366,549
Households (HH)	4,637	62,552	144,457
Avg HH Income	\$81,734.50	\$73,215.74	\$78,887.64

(Claritas Spotlight 2019 Est's)

Traffic Count - St. Barnabas Road at Clifton Rd:

35,711 vpd per MDSHA 2017

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