

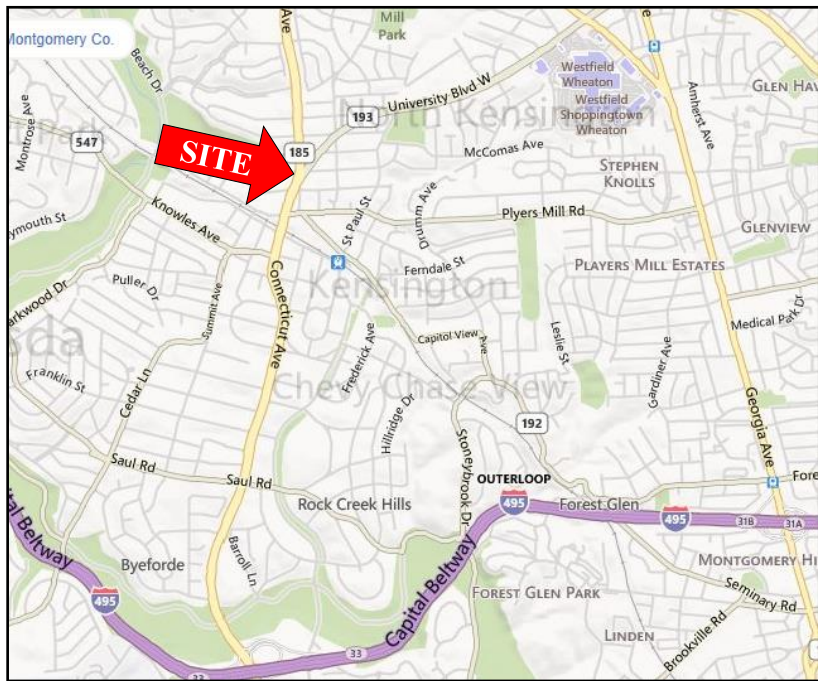
# Available for Purchase

## COMMERCIAL / RETAIL BUILDING With Great Future Redevelopment Potential

10730 Connecticut Avenue  
Kensington, Maryland 20895



*Outstanding high visibility corner located in the heart of Kensington. This property is a town landmark zoned CRT-1.5 C-1.0, R-0.5, H-60.*



- 11,468 S.F. Building with 800 S.F. Basement
- 20,135 S.F. Land
- 60,000 Cars/Day Traffic Vol
- \$133K Med HH Income -1 mile
- 100% Vacant
- Former Urban Thrift (1<sup>st</sup> Floor) and Tai Yim Kung Fu Studio (2<sup>nd</sup> Floor)
- Future Redevelopment Opportunity
- Summit Avenue Road Extension Possible at Farragut Avenue Next to Property
- Walking distance to MARC, Antique Row, Safeway, Chipotle, 7-Eleven, Dunkin Donuts, CVS, Starbucks drive-thru and much more

For more information please call:

**301.961.9696**

William Montrose – Ext. 203  
wmontrose@amrcommercial.com  
Sam Farnum – Ext. 216  
sfarnum@amrcommercial.com

Although all information furnished is from sources we deem reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, or other conditions.

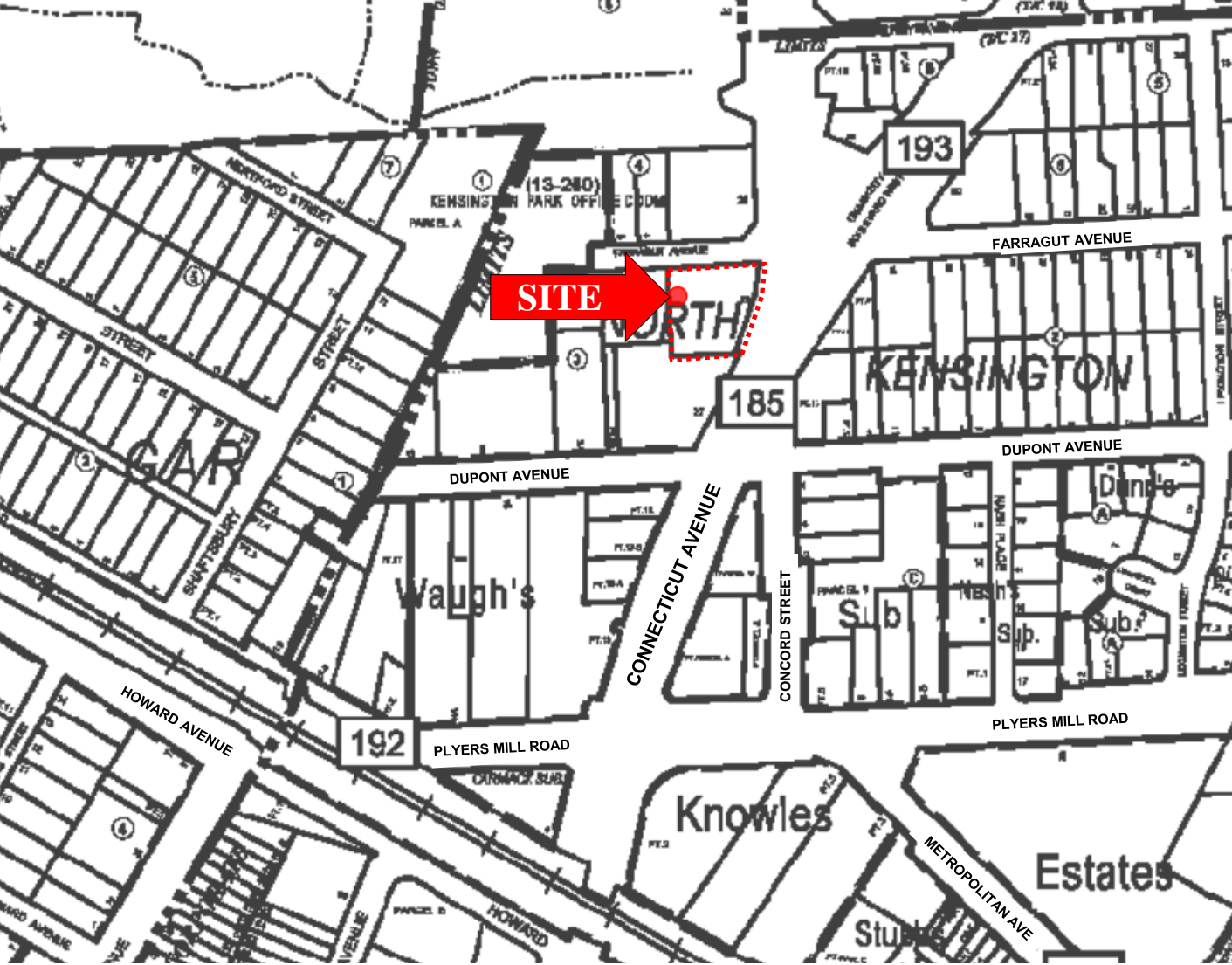


ALEXANDER, MONTROSE, RITTENBERG  
Commercial Real Estate Brokerage  
Est. 1994

Celebrating  
**30**  
Years  
1994-2024

A Member of **CORE**  
NETWORK

*10730 Connecticut Avenue  
Kensington, Maryland 20895*



*Nearby amenities include Kaiser Permanente, Antique Row, St. Paul Park, and so much more!*



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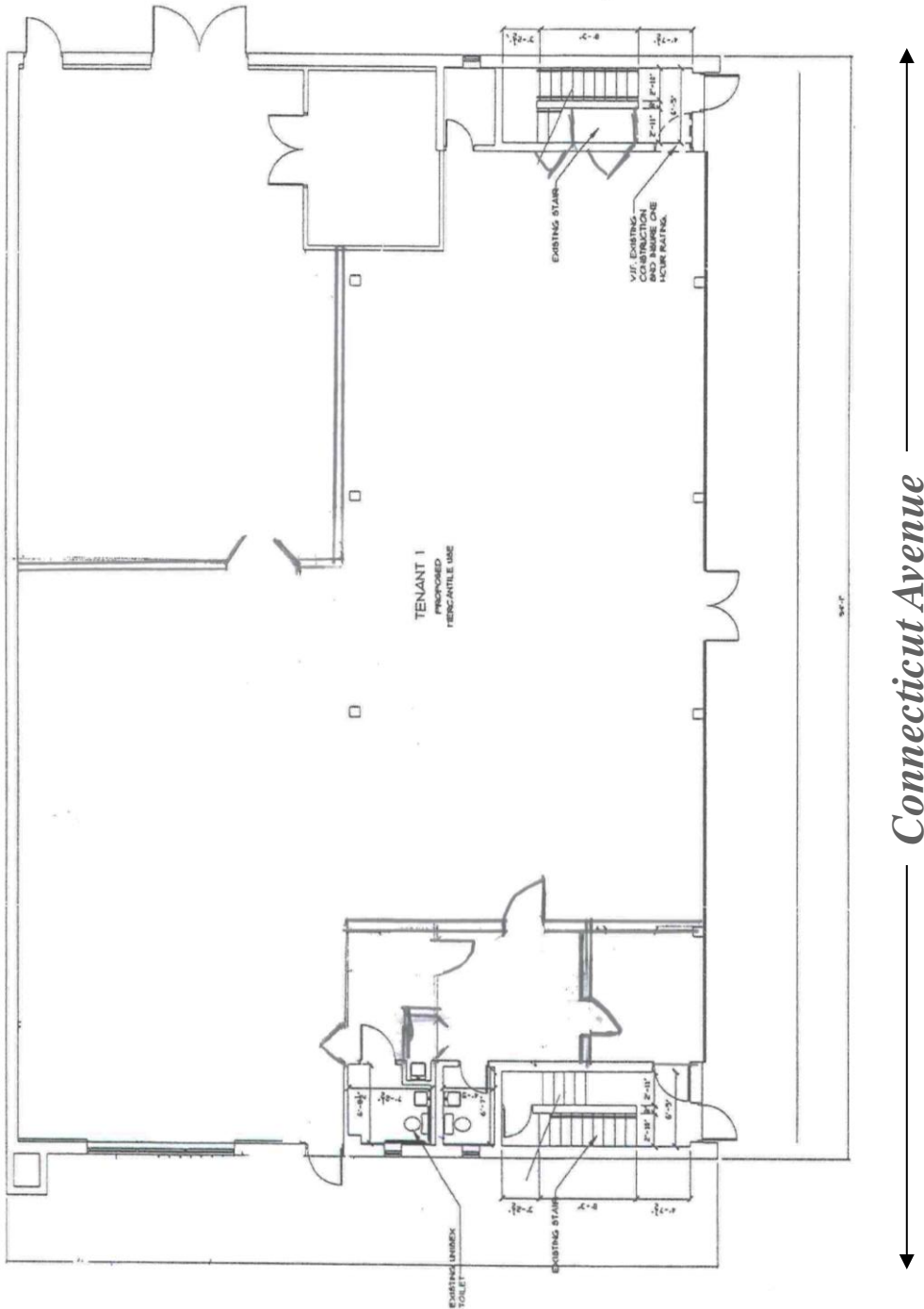
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*Years*  
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**10730 Connecticut Avenue  
Kensington, Maryland 20895**

**1<sup>st</sup> Floor  
+/-5,700 S.F.**



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