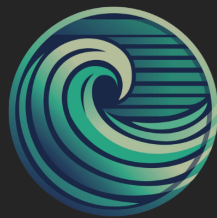


**8607 Old
Ardmore Rd
Greater Landover,
MD 20785**

INDUSTRIAL




RIPTIDE
CENTURY 21 New Millennium
PROPERTY GROUP

FOR SALE

**CENTURY 21
COMMERCIAL®**

New Millennium

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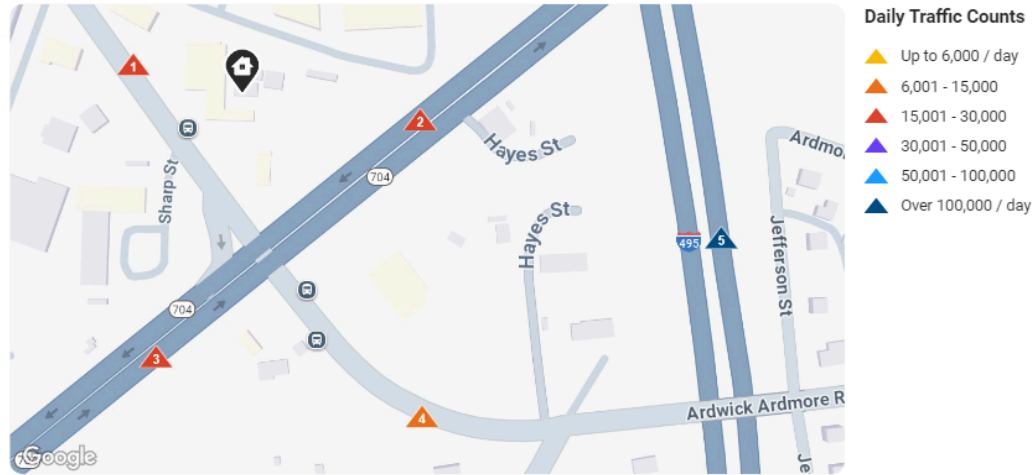
**CENTURY 21
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New Millennium



FOR SALE

Traffic Counts



Daily Traffic Counts

- ▲ Up to 6,000 / day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ Over 100,000 / day

Traffic Counts within 1 mile by Proximity

▲ 19,588

Ardwick Ardmore Rd
2023 Est. daily traffic counts

Cross: Sharp St
Cross Dir: SE
Distance: 0.04 miles

Historical counts

Year	▲ Count	Type
2012	▲ 21,060	AA DT
2011	▲ 18,059	AD T
2007	▲ 20,972	AD T
1991	▲ 19,890	AD T

▲ 27,195

Martin Luther King Jr Hwy
2023 Est. daily traffic counts

Cross: Ardwick Ardmore Rd
Cross Dir: SW
Distance: 0.09 miles

Historical counts

Year	▲ Count	Type
2008	▲ 25,392	AA DT
2003	▲ 30,608	AA DT
2002	▲ 30,425	AA DT
2001	▲ 29,550	AA DT

▲ 29,734

Martin Luther King Junior Highway
2023 Est. daily traffic counts

Cross: Ardwick Ardmore Rd
Cross Dir: NE
Distance: 0.09 miles

Historical counts

Year	▲ Count	Type
2020	▲ 28,991	AA DT
2017	▲ 31,212	AA DT
1998	▲ 25,000	AA DT

▲ 12,239

Ardwick Ardmore Rd
2023 Est. daily traffic counts

Cross: Brightseat Rd
Cross Dir: E
Distance: 0.06 miles

Historical counts

Year	▲ Count	Type
2018	▲ 12,500	AA DT
2017	▲ 12,575	AA DT
2012	▲ 11,740	AA DT
1998	▲ 12,550	AA DT

▲ 213,798

I-95
2023 Est. daily traffic counts

Cross: Ardwick Ardmore Rd
Cross Dir: S
Distance: 0.08 miles

Historical counts

Year	▲ Count	Type
2012	▲ 224,760	AA DT
2008	▲ 210,002	AA DT
2003	▲ 228,260	AA DT
2002	▲ 217,975	AA DT

PROPERTY HIGHLIGHTS

→ Industrial Zoning

Zoned for industrial use, the property offers nearly 3,000 sqft of flexible space suitable for a variety of industries, including light manufacturing, warehousing, distribution, automotive, and contractor services. This versatility expands the pool of potential tenants or buyers, ensuring strong demand across multiple business sectors.

→ Prime Location

8607 Old Ardmore Road is strategically located just minutes from I-495 (Capital Beltway), providing convenient access to I-95, the primary north-south artery on the East Coast. This location offers swift connections to major cities such as Washington, D.C. (10 miles) and Baltimore (35 miles), making it an excellent hub for businesses reliant on efficient transportation and logistics.

→ Market Growth

The Landover area and broader Prince George's County have experienced steady growth in recent years, with infrastructure improvements and increasing demand for industrial and commercial real estate. This makes the property a solid long-term investment for both owner-occupiers and investors seeking to capitalize on regional economic growth.

