

8.42 ± ACRES OF LAND FOR SALE



ACCOKEEK CROSSING

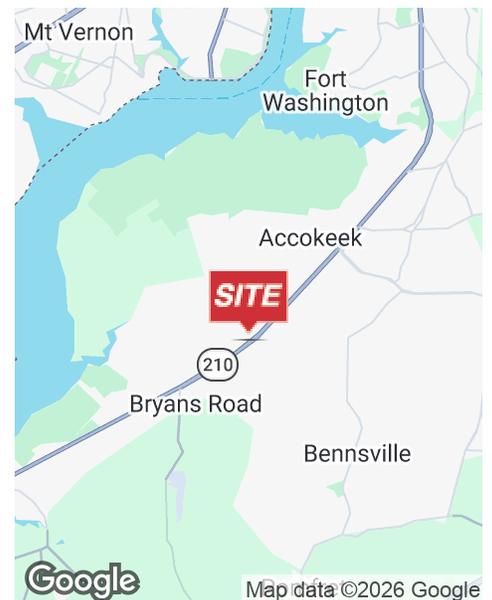
18201 & 18281 Indian Head Highway,
Accokeek, MD 20607

PROPERTY HIGHLIGHTS

- 8.42 ± Acres (366,775 SF) For Sale
- Future Class A 23,400 ± SF Retail Center
- Zoned CGO (Commercial, General & Office)
- Great frontage and high visibility on Indian Head Hwy (Route 210) at Livingston Rd
- Potential development could include a retail center with gas station, QSR, coffee pad and in-line retail/medical office and multifamily development
- **ASKING PRICE: \$4,000,000**

LOCATION DESCRIPTION

Accokeek Crossing sits at a prime intersection of Indian Head Hwy (Route 210) in Prince George's County, minutes from Waldorf, MD and Fort Washington, MD. The corridor has a growing residential base, limited retail options, and significant pent-up demand for new food, medical, and service-oriented retail. Residents currently rely on limited dining and service options (Burger King, Wendy's, Dunkin', Easterns). Accokeek Crossing will meet the unmet demand, positioning tenants for high-volume



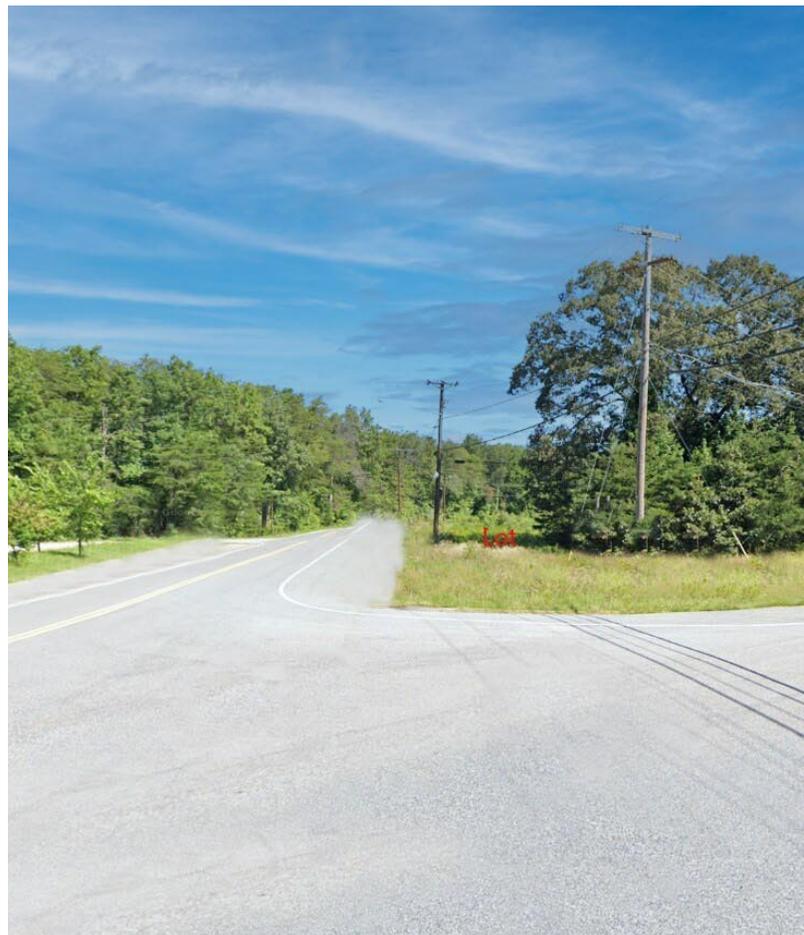
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Development Program & Income Potential Development Considerations

- Traffic signal installation at Livingston Rd/Indian Head Hwy intersection required.
- Permitting, stormwater, and zoning approvals and upfront cost/time.
- High area household income supports strong retail spend.

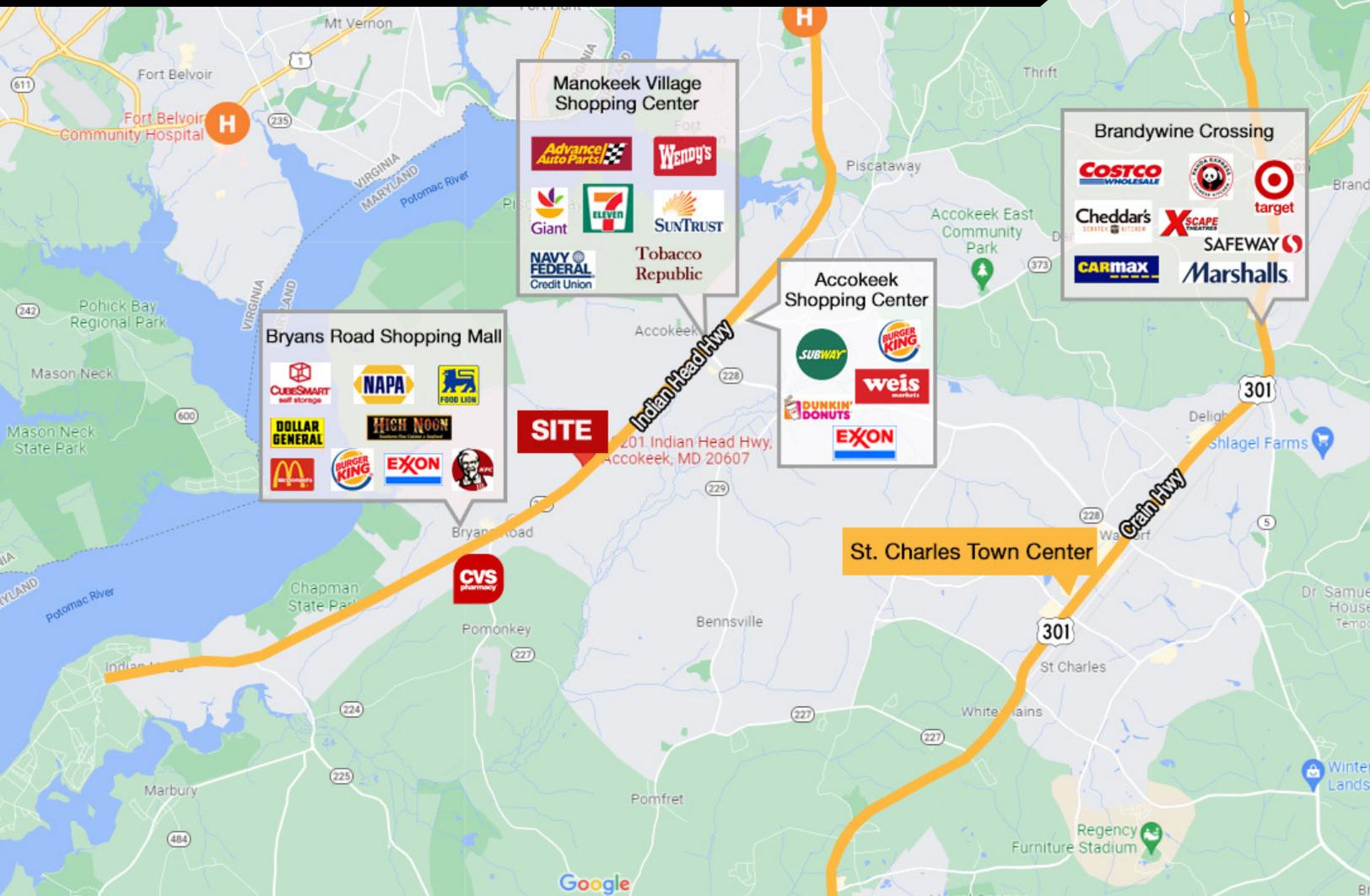
Market Position & Tenant Demand - Target Tenant Profiles

- Freestanding grocery store, Aldi, Lidl, Sprouts, and Whole Foods
- Fuel/Gas: Wawa, Sheetz, Royal Farms, 7-Eleven, RaceTrac
- QSR Pads: Chick-Fil-A, Popeyes, Chipotle, Wingstop, Jersey Mike's, Raising Cane's, and Sweet Green
- Coffee Drive-thru: Starbucks, Dunkin' Donuts, Dutch Bros, Scooter's Coffee
- Medical Retail In-Line: Urgent Care (MedStar, Carbon Health) Dental (Aspen Dental, Smile Brands), Health & Wellness (StretchLab, OrangeTheory), service retail and small cafe'/bakery concepts.



Land For Sale

18201 & 18281 INDIAN HEAD HIGHWAY, ACCOKEEK, MD 20607



DEMOGRAPHICS



POPULATION



HOUSEHOLDS



AVG. HOUSEHOLD INCOME

| | | | |
|---------|--------|--------|-----------|
| 1 Mile | 2,909 | 944 | \$161,568 |
| 3 Miles | 22,938 | 7,707 | \$152,460 |
| 5 Miles | 47,140 | 15,660 | \$165,317 |

Demographics data derived from AlphaMap



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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Floor plans, site plans and other graphic representations of this property have been reduced and reproduced, and are not necessarily to scale. All information should be verified prior to purchase or lease.

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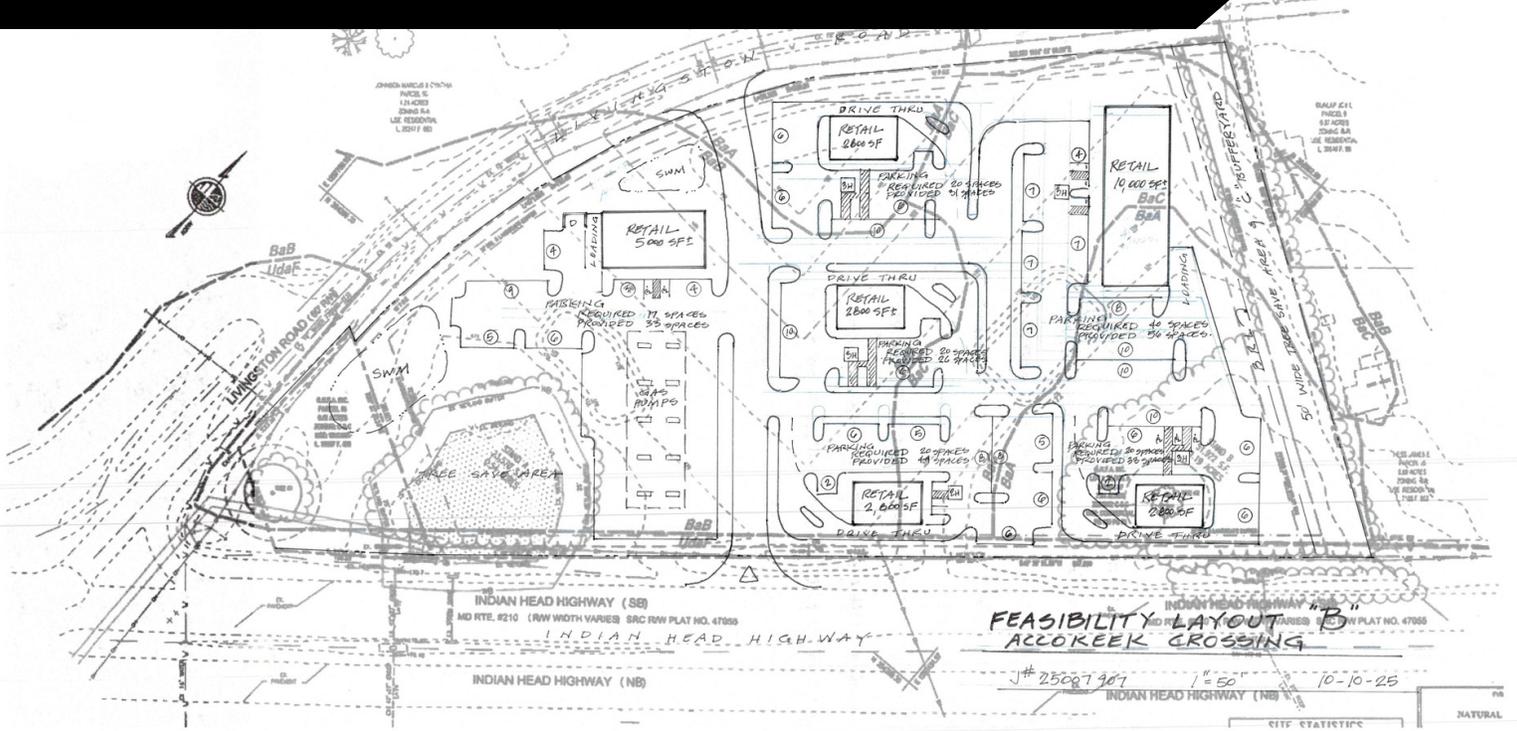
10,000 SF Inline Retail Building



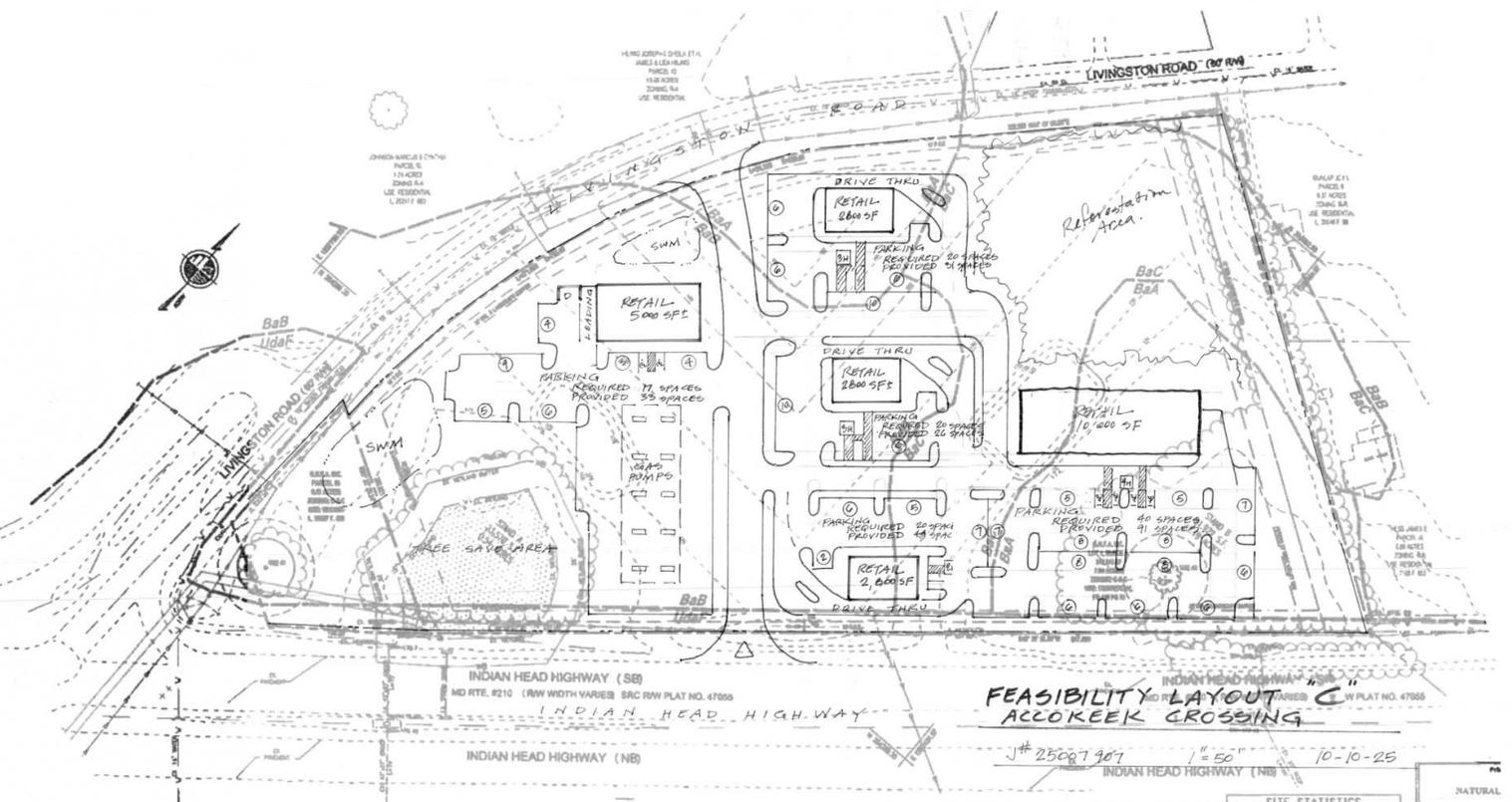
Three (3) 2,800 SF QSR's



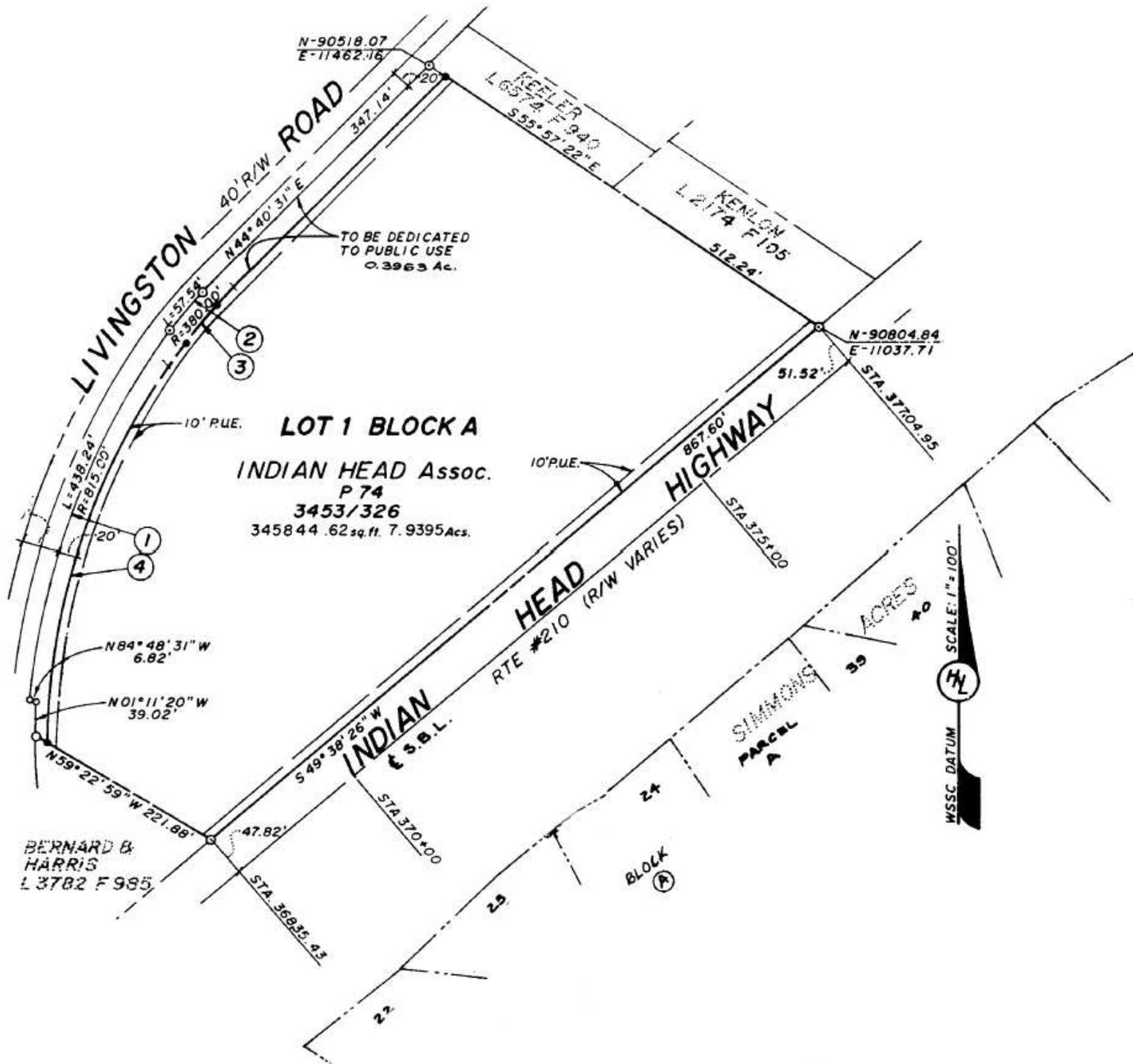
5,000 SF Fuel & Convenience Station



Feasibility Layout B



Feasibility Layout C



Site Plan