

For Sale or Lease
2.4 Acres of Land - I-E Zoned



5701 Sandy Spring Road

Laurel, Maryland 20707

Property Description

2.4+/- acres of land zoned I-E (Industrial Employment)
 Perfect for Senior Living
 Close to US Route 95 with quick access north to Columbia, Jessup and Baltimore and south to Beltsville, College Park and Silver Spring
 All utilities to the property line
 No wetlands or floodplain
 Fully developable parcel
 Traffic Count - Rt 198 (36,010 vpd)
 LEASE RATE: \$180,000 per year (\$1.72per SF)

Highlights

I-E zoning permits a broad array of light industrial, research and development, manufacturing and warehousing operations (including self storage) complemented by medium-density residential opportunities to potentially include industrial loft-style housing.

Demographics

	1 Mile	3 Miles	5 Miles
Total Population	5,416	73,643	196,504
Total Households	1,823	27,022	70,913
Average HH Income	\$165,262	\$135,437	\$138,899



Daniel A. LaPlaca

O: 301 918 2950
 dlaplaca@naimichael.com

Andy Mayr, CCIM

O: 301 440 5384
 amayr@naimichael.com

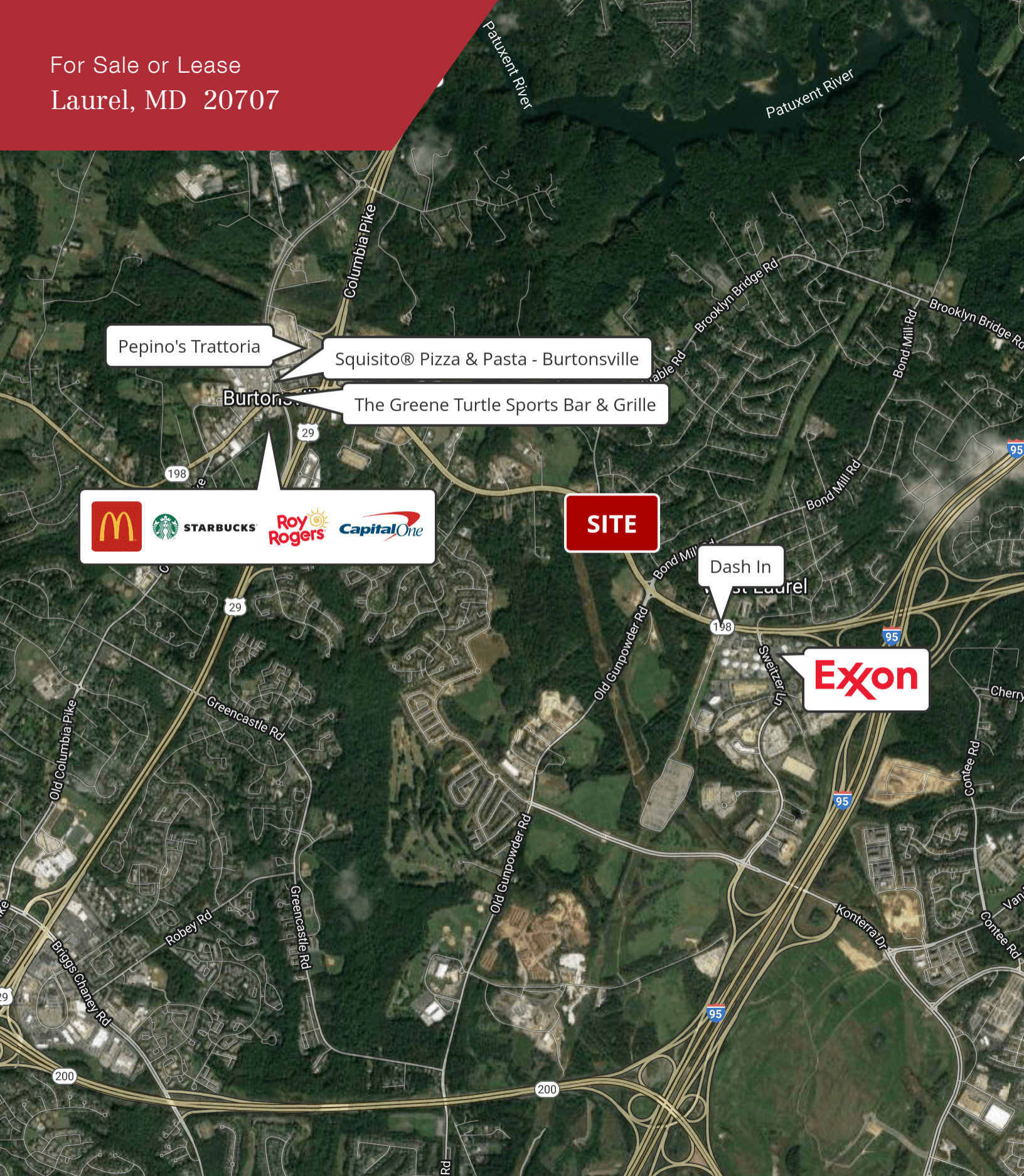


10100 Business Pkwy
 Lanham, MD 20706
 301 459 4400 tel
www.naimichael.com

For Sale or Lease
Land / Laurel, MD



For Sale or Lease
Laurel, MD 20707



Pepino's Trattoria

Squisito® Pizza & Pasta - Burtonsville

The Greene Turtle Sports Bar & Grille

Logos for McDonald's, Starbucks, Roy Rogers, and Capital One.

SITE

Dash In

Exxon

Map data ©2022 Imagery ©2022 , CNES / Airbus, Commonwealth of Virginia, District of Columbia (DC GIS), Landsat / Copernicus, Maxar Technologies, Sanborn, U.S. Geological Survey, USDA Farm Service Agency



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.