



## OFFICE FOR LEASE

This standout office property has the potential to be the perfect headquarters location for a new or established business. It is perfectly situated at the intersection of I-495 and Maryland Route 50 and also great for commuters as it is walkable to the New Carrollton Metro, Marc and Amtrak Station. Building signage is available at the highly visible location.

## PROPERTY OVERVIEW

- Type: Class B 3 Star Office
- RBA: 137,900 SF
- Stories: 2
- Typical Floor: 63,914 SF
- Year Built/Renov: 1979/2004
- Parking: 600-Surface  
4.00/1,000 SF

**KENNETH FELLOWS**

kfellows@klnb.com | 301-222-0210

**ROBERT PUGH**

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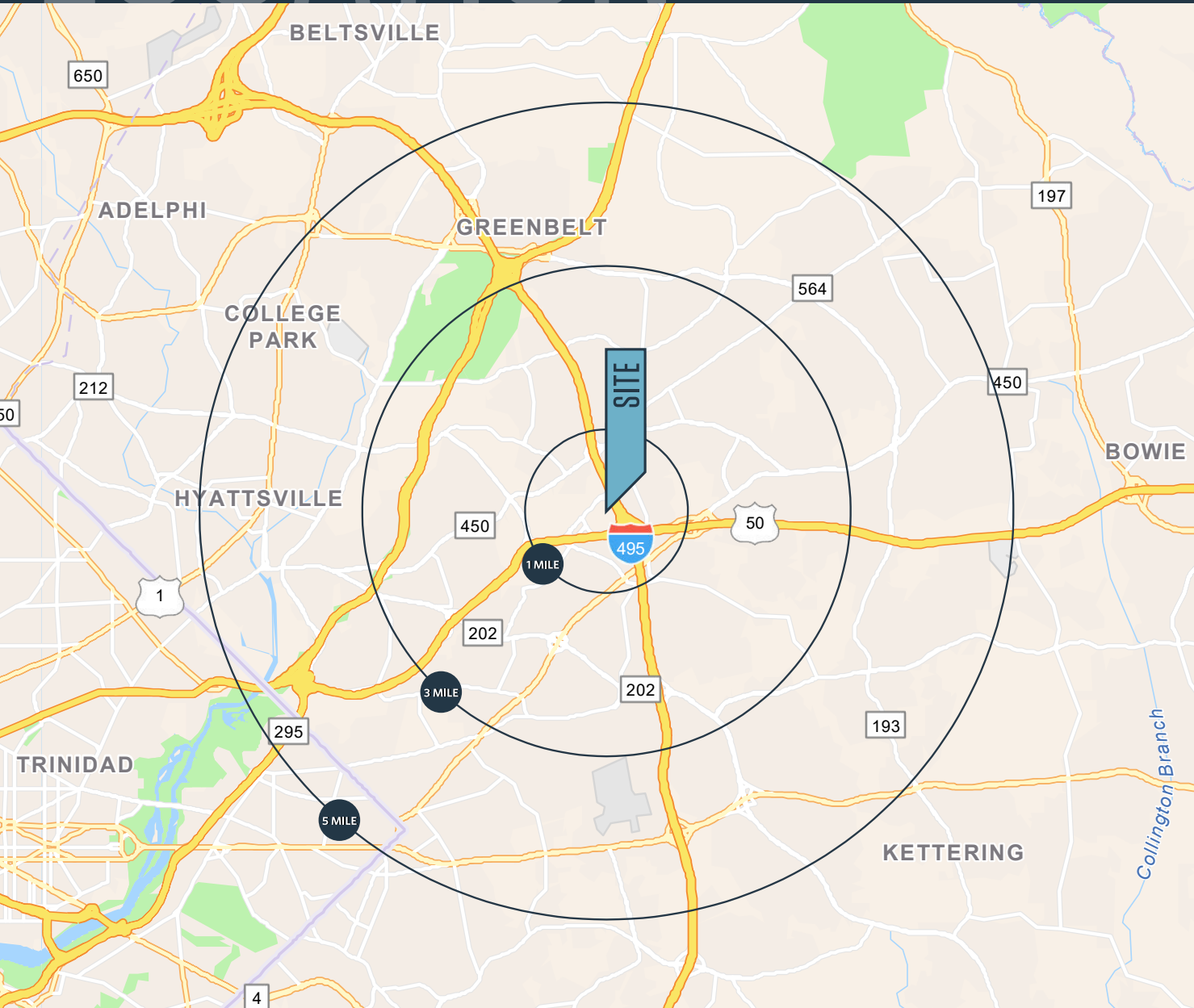
**KEIRY MARTINEZ**

kmartinez@klnb.com | 703-334-5629

# LOCATION

## 8301 PROFESSIONAL PL

LANDOVER, MD 20785, PRINCE GEORGE'S COUNTY



### DEMOGRAPHICS | 2023:

	1-MILE	3-MILE	5-MILE
Population	13,192	145,704	329,197
Daytime Population	15,724	126,599	315,134
Households	4,451	45,973	111,854
Average HH Income	\$132,904	\$144,205	\$136,257

### TRAFFIC COUNTS | 2022:

Capital Beltway, I 95, I 495	189,682 ADT
John Hanson Highway, US 50	109,467 ADT
Garden City Drive	2,592 ADT
Professional Place	616 ADT

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# MARKET

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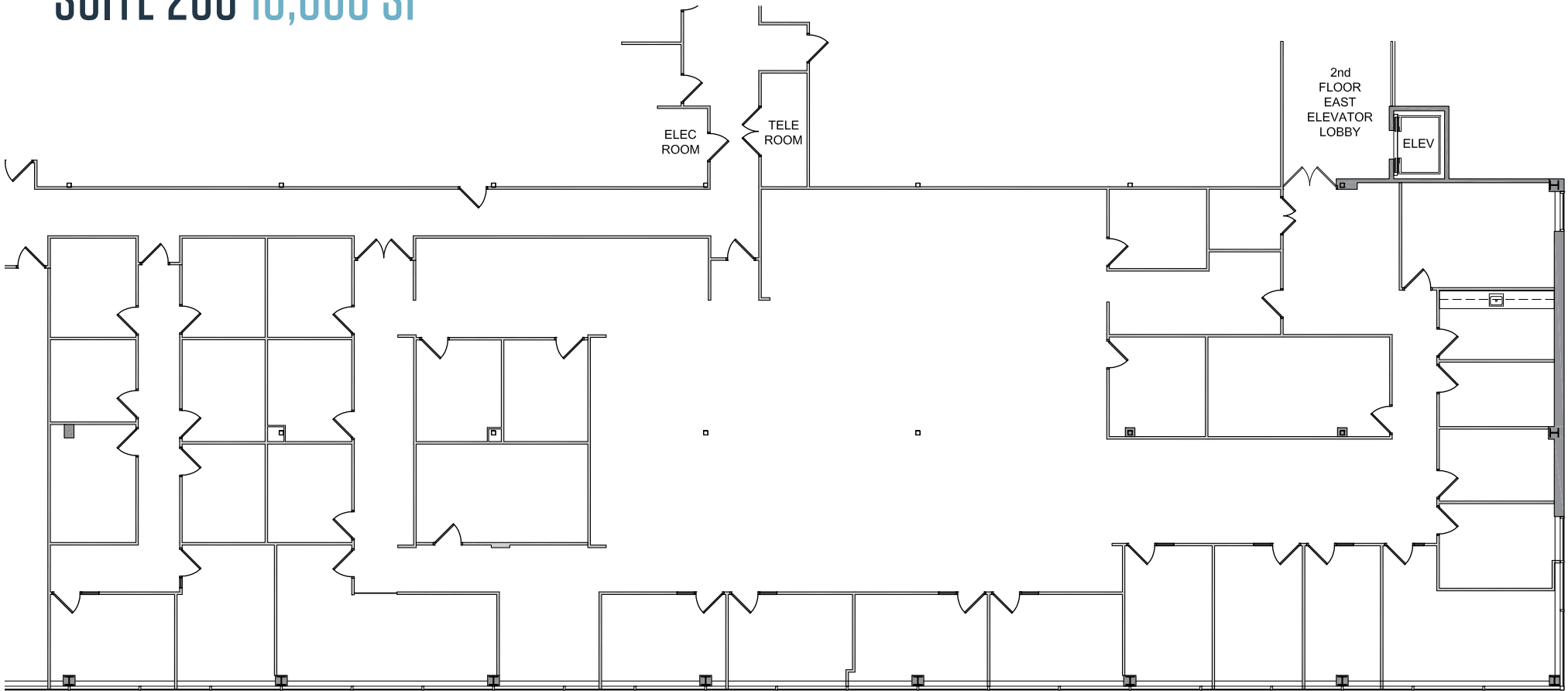
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## SUITE 200 10,000 SF





# 8301 PROFESSIONAL PL

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## FOR MORE INFORMATION, PLEASE CONTACT:

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