

FOR SALE



5 PARK PLACE UNIT 524, ANNAPOLIS, MD 21401

8110 WASHINGTON BLVD

Jessup, MD 20794



Presented By:

Scott Douglas

Principal Broker

301.655.8253

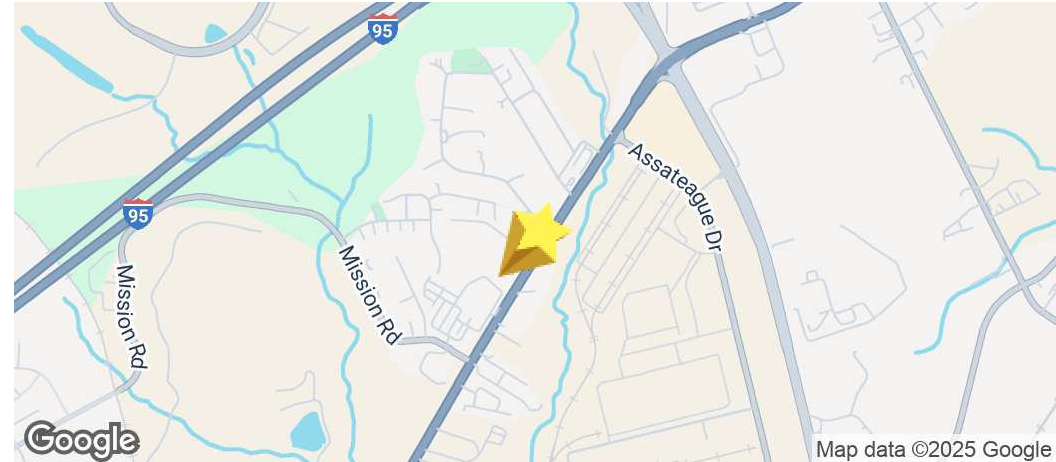
sdouglas@douglascommercial.com

FOR SALE 1.48 ACRES

EXCEPTIONAL LAND OPPORTUNITY

8110 WASHINGTON BLVD

Jessup, MD 20794



OFFERING SUMMARY

Sale Price: \$1,400,000

Lot Size: 1.48 Acres

Zoning: B-1

Price / SF: \$21.72

PROPERTY OVERVIEW

Presenting a prime 1.48-acre parcel located at 8110 Washington Boulevard (US Route 1) in Jessup, Maryland — a property that combines excellent visibility, strong infrastructure, and strategic location for commercial & industrial developers, investors, or businesses seeking room to grow.

Situated on a major artery (Washington Blvd / US-1), ensuring high visibility and direct access to commuter routes. The property lies in Jessup, Howard County — a hub that benefits from proximity to both Baltimore (~14-20 miles north) and Washington, D.C. (~25-30 miles south).

PROPERTY HIGHLIGHTS

- 1.48 acres of industrial-general land. B1 zoned – Neighborhood Business — offering flexibility for a wide range of commercial/retail uses.
- Situated on a major artery (Washington Blvd / US-1), ensuring high visibility and direct access to commuter routes.
- Close to key transport routes, rail, and the airport — enabling efficient shipping and commuting.

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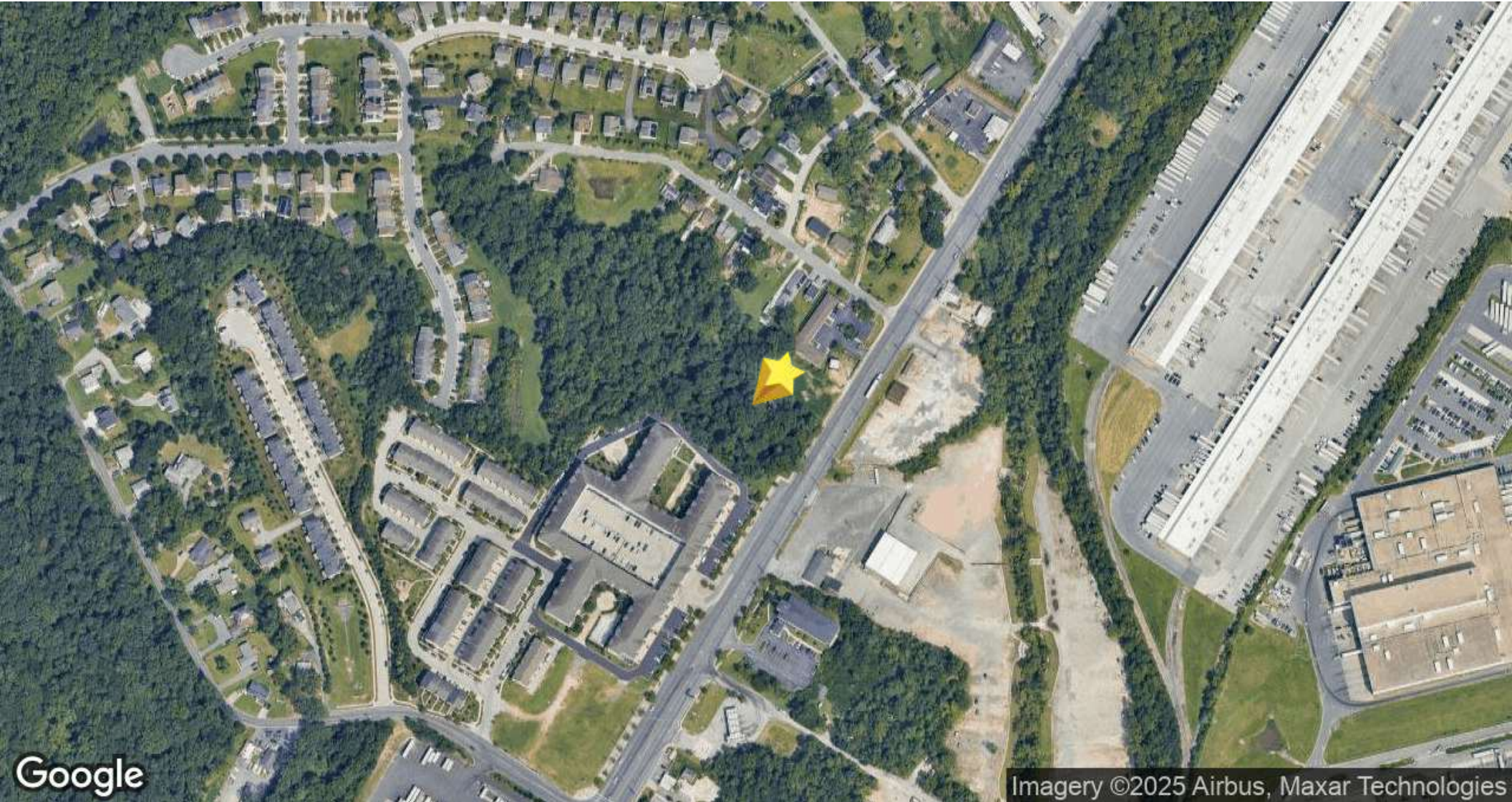
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LAND FOR SALE IN JESSUP, MD

LOCATION MAP

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Jessup, MD 20794



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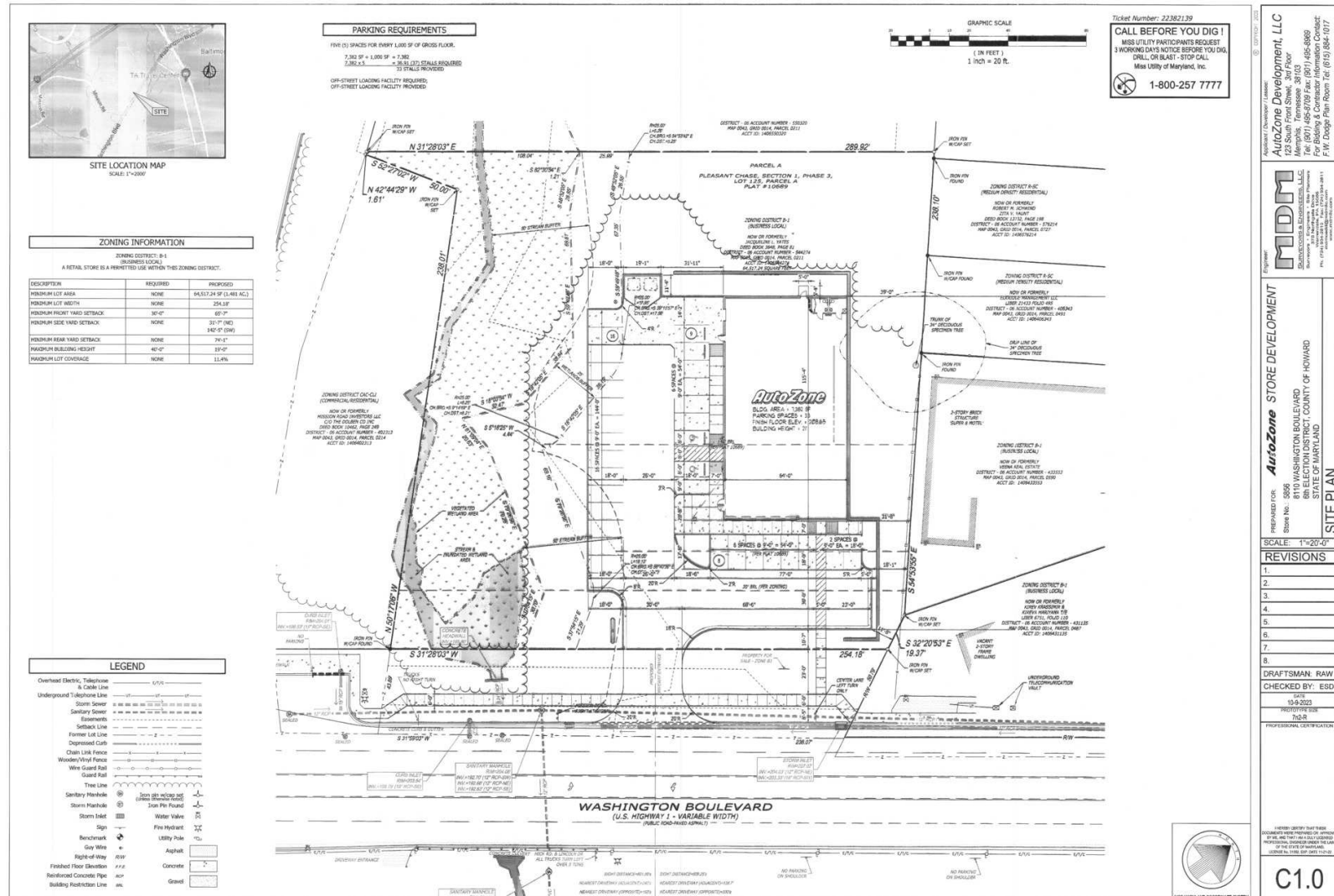
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1.48 ACRES IN JESSUP, MD

SITE PLAN

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LAND FOR SALE IN JESSUP, MD

DEMOGRAPHICS

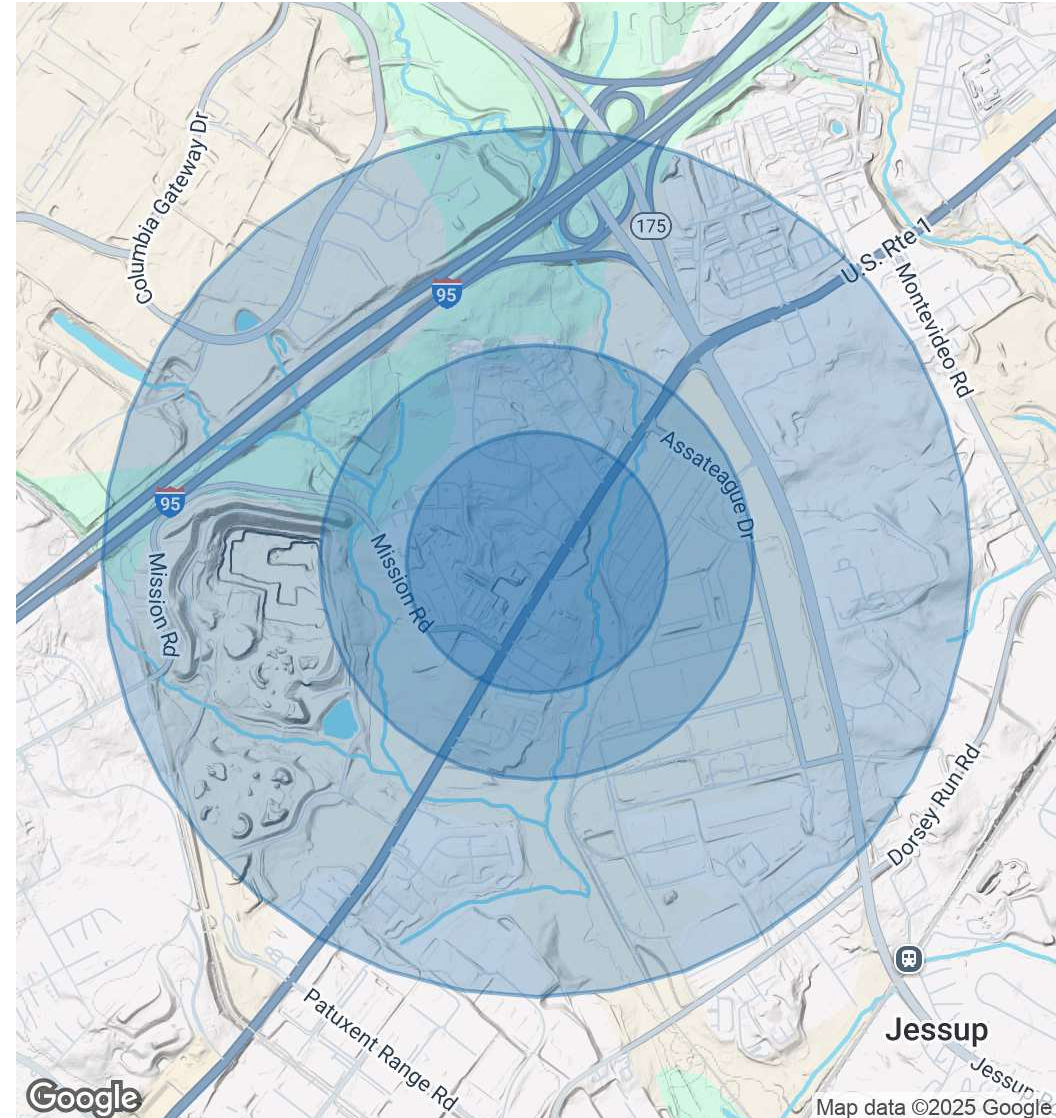
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	824	1,929	7,531
Average Age	36	36	36
Average Age (Male)	35	35	35
Average Age (Female)	37	37	37

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	271	633	2,376
# of Persons per HH	3	3	3.2
Average HH Income	\$156,409	\$152,556	\$144,199
Average House Value	\$399,732	\$389,909	\$419,600

Demographics data derived from AlphaMap



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