

For Sale & Lease
2.65 Acres Available



6601 Suitland Road

Suitland, Maryland 20746

Property Highlights

- 2.65± acres (115,547± SF) available
- Zoning - CS (Commercial Services)
- Site is cleared and fenced
- Excellent contractor storage yard
- Permits in place for a car wash development
- 250± feet of road frontage
- 1/2 mile to Joint Base Andrews main entrance
- Average daily traffic count of 15,393 on Suitland Road
- Quick access to the Capital Beltway (I-495), Pennsylvania Ave (Route 4), Suitland Parkway and Branch Ave (Route 5)
- LEASE RATE: \$2.75 per dirt foot net of taxes and insurance
- Contact Listing Team for sales pricing



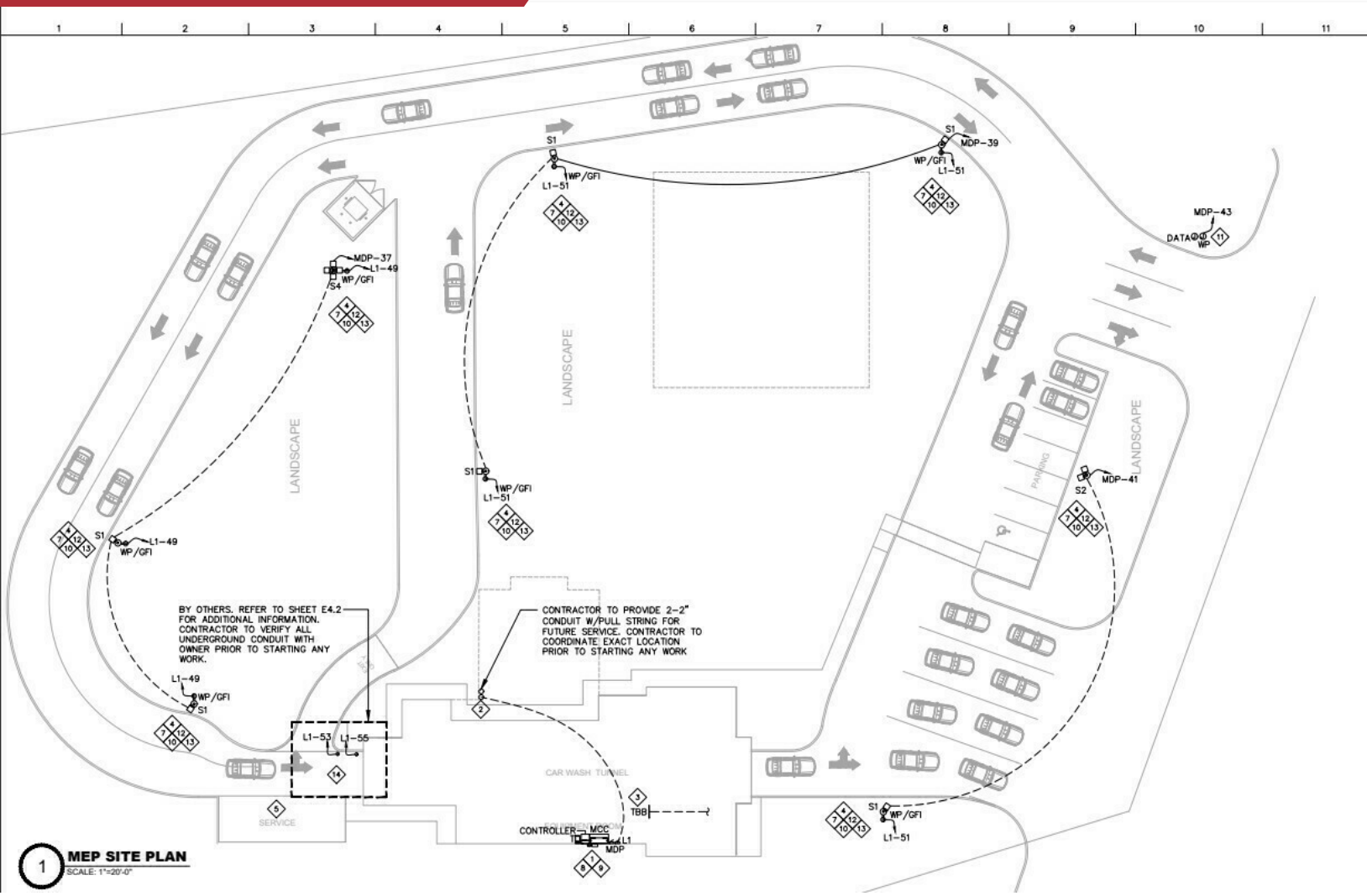
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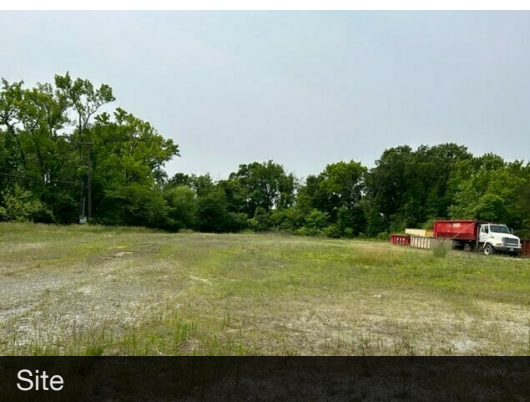
Brady Thompson

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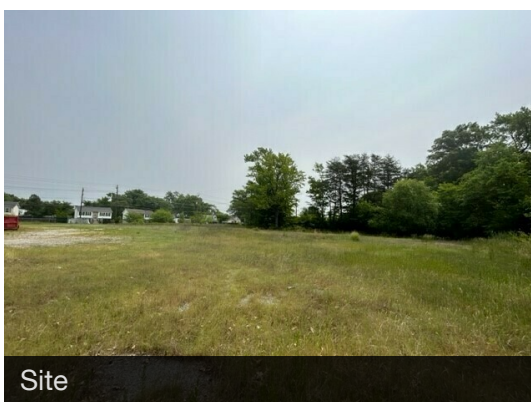
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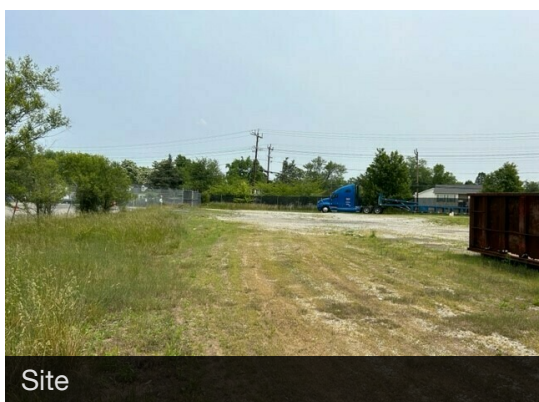
Car wash development example



Site



Site



Site