

For Sale
\$1,700,000



9600 Lottsford Rd

Largo, Maryland 20785

Property Highlights

- Property adjacent to Inglewood Restaurant Park (Lot 52)
- Great development location with good visibility

Location Overview

4 blocks from the NEW University of Maryland Capital Region Hospital
1 mile from I-95 and 10 miles from Washington, DC
1.2 miles from Largo Town Center Metro

Demographics

	1 Mile	3 Miles	5 Miles
Total Households	3,307	31,877	80,010
Total Population	7,837	87,458	223,109
Average HH Income	\$89,221	\$87,547	\$84,007

OFFERING SUMMARY

Sale Price	\$1,700,000
Lot Size	1.38 Acres
Current Zoning:	C-O (Commercial Office)
Future Zoning:	RTO-H-e (Regional Transit Oriented High Intensity Edge)
DDO Location:	Development District Overlay Zone
Traffic Count:	59,330 vpd per MDSHA (2018)

Edward Luckett

O: 301 318 3100
eluckett@naimichael.com

Marcus N. Daniels

O: 301 918 2954
mdaniels@naimichael.com

Terry Rogers

O: 301 526 2584
trogers@naimichael.com

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