



For Sale or Lease

Real Estate Opportunity

2101 Brooks Drive | District Heights, MD 20747

District Heights

- ± 1.88 Acres Available
- Surrounded by dense neighborhoods & apartment complexes
- New mixed-use development located before entering Washington DC on Route 4 (Pennsylvania Ave)

Exclusive Broker:
Constantine Gogos

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cgogos@papadop.com





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EXECUTIVE SUMMARY



AVAILABILITIES

- ± 1.88 Acres

KEY HIGHLIGHTS

- Opportunity to buy or lease one of the final opportunities for retail development before DC
- The property benefits from high visibility and accessibility
- Conveniently positioned next to CubeSmart Self Storage, Wawa, and another Retail Pad Site
- Surrounded by vibrant neighborhoods and numerous apartment communities boasting strong demographics

DEMOGRAPHICS

| | 5 MILE |
|---------------------------|---------------------|
| Population | 424,665 |
| Avg HH Income | \$103,149 |
| Traffic Route 4 Estimates | 22,000 - 28,000 VPD |

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Exclusive Brokers:

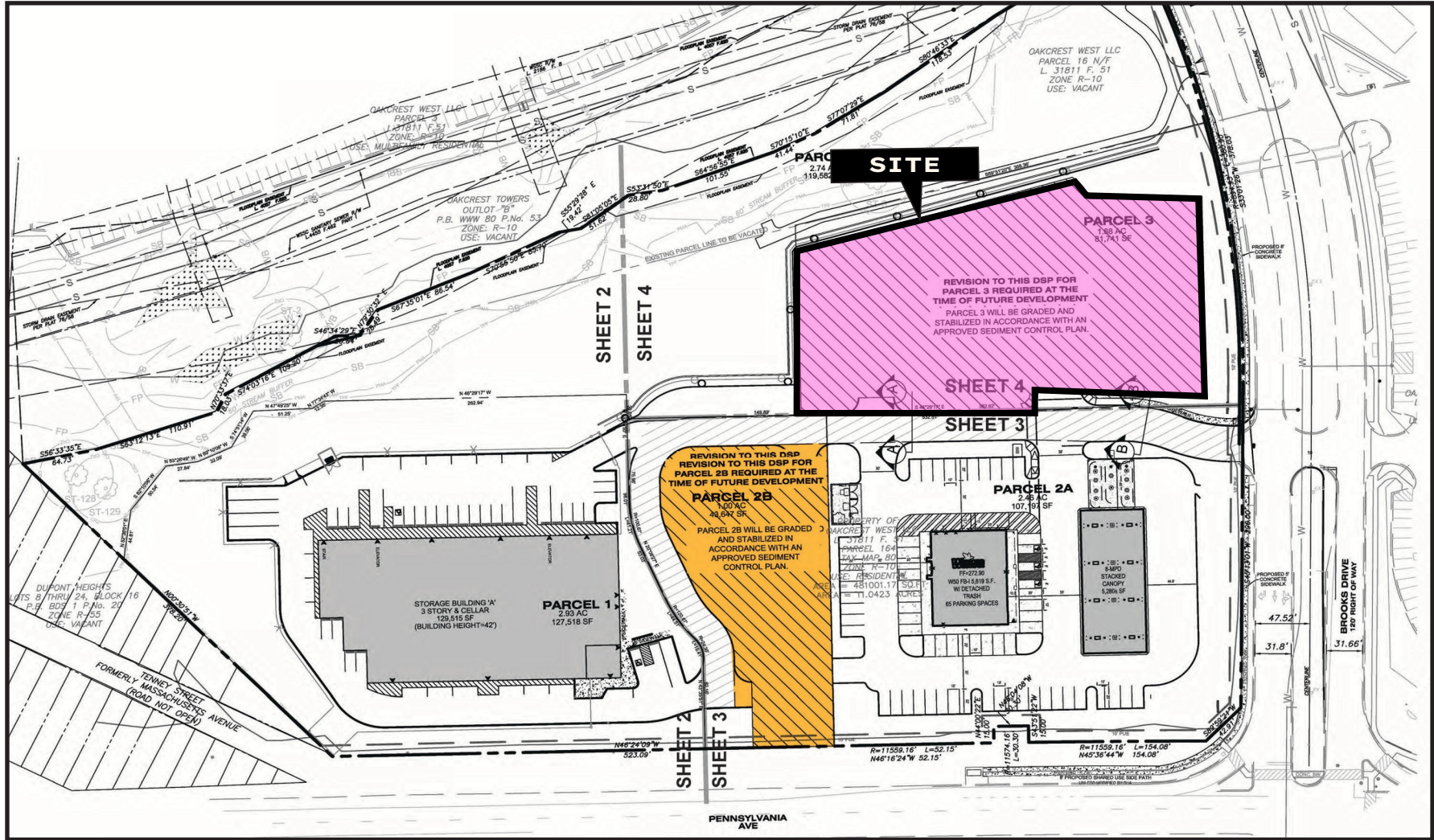
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SITE PLAN



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AREA MAP



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