



LAND & COMMERCIAL, INC.

Serving Maryland's Real Estate Needs Since 1974

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**4.79 ACRES
COMMERCIAL ZONED
DEVELOPMENT
SITE FOR SALE**

- 1.7 miles from Capital Beltway I-95/495
- High visibility and traffic count

9306 Marlboro Pike, Upper Marlboro, MD 20772 Asking \$1,500,000

- ◇ 7 contiguous parcels with easy access to MD Rt 4
- ◇ 4.79 Acres total - Zoned CGO (Commercial, General & Office)
- ◇ Zoning permits Car Wash, Restaurant, Fast Food (with Drive through), Retail, Office, Multi-Family and many other uses.
- ◇ Across Rt 4 from ongoing future 'Westphalia' development
- ◇ High Traffic Counts: 60,771 on MD Rt 4; 11,251 on Marlboro Pike per ADT in 2022
- ◇ Less than 2 miles from the Capital Beltway I-95/495
- ◇ Convenient to Joint Base Andrews



Visit **LANDCOMMERCIAL.COM** for
Details, Photos & Documents

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