

For Sale

Rare Opportunity - Long Term Absolute Net Ground Lease



## 10707 Connecticut Avenue

Kensington, Maryland 20895

### Property Description

- Approximately 2,990 square feet of gross floor area
- Approximately 30,795 square feet of land
- Lease Term: 7 years remaining on original Lease term
- Zoning: CRT (Commercial Residential Town - CR Town)
- Lease Renewals: Two (2) Ten (10) year and One (1) Five (5) year
- Sale subject to ground lease with Capital One Bank
- SALE PRICE: \$4,000,000

### Location Overview

Conveniently located just outside the Capital Beltway (I-495) at the intersection of Connecticut Avenue and University Boulevard near Dupont Avenue in affluent Kensington, MD.

### Demographics

	1 Miles	3 Miles	5 Mile
Total Households	6,292	66,031	178,523
Total Population	17,348	179,789	464,726
Average HH Income	\$189,024	\$170,226	\$175,146



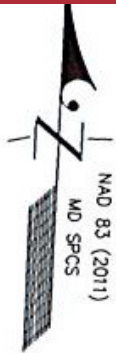
Allen Cornell

O: 301 918 2909  
acornell@naimichael.com

For Sale  
Kensington, MD



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UNIVERSITY BLVD. MD 193 (VAR.)  
SRC PLATS 1949 & 1950

FARRAGUT AVE.

SHORT WALL  
EXTENDS  
FROM BLDG.

BUILDING CORNER;  
BLDG. FACE  
ON LINE

BUILDING CORNER

13.3563

10707 Connecticut Ave.  
Kensington, MD 20895  
Two-Story Brick Building

CONNECTICUT AVE.  
VAR. WIDTH  
PLAT No. 14427

P.O.B.  
N: 496897.34  
E: 1291210.41

BENT PIPE  
FOUND

317

CONCORD  
AVE.

BENT PIPE FOUND

DUPONT AVENUE 50' R/W



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