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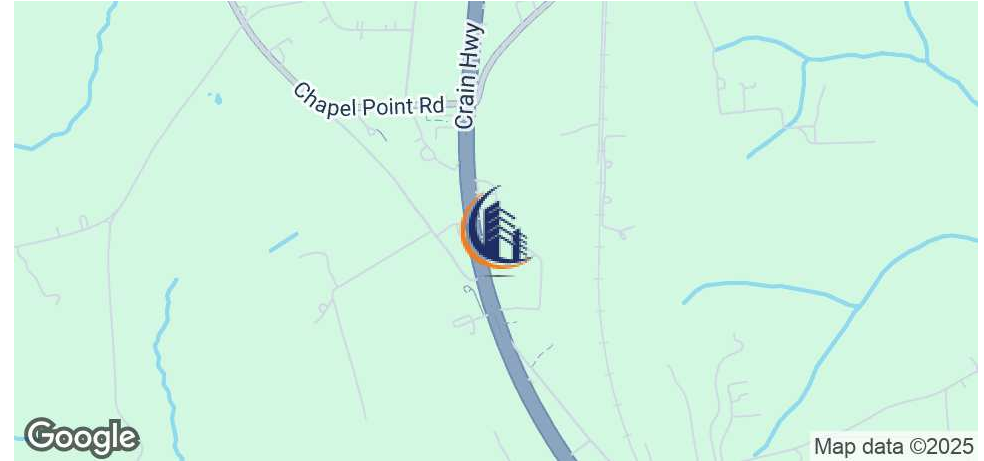
# Crain Truck Stop

9335 ROBERT S. CRAIN HIGHWAY, BEL ALTON, MD 20611



## EXECUTIVE SUMMARY

**Crain Truck Stop** 9335 Robert S. Crain Highway, Bel Alton, MD 20611



### OFFERING SUMMARY

Available SF:	1,222 SF
Lease Rate:	\$3,500.00 per month (NNN)
Lot Size:	0.86 Acres
Year Built:	1958
Building Size:	1,222
Renovated:	2025
Zoning:	CV
Market:	Washington DC
Submarket:	Charles County
Traffic Count:	19,582

### PROPERTY OVERVIEW

K&M Commercial, as the exclusive representative of the owner, is happy to present this property with CV Zoning (Commercial Village), making it suitable for various commercial uses, including auto repair or body shop operations. Its previous use as a truck stop further supports this potential, providing ample space and infrastructure for automotive-related businesses. The location's zoning and history make it an ideal choice for entrepreneurs looking to establish or expand their presence in the automotive industry. Feel free to ask if you need further details or assistance with this!

### PROPERTY HIGHLIGHTS

- - Prime location on Robert S. Crain Highway
- - High visibility for retail or commercial use
- - Spacious interior layout for versatile business needs
- - Ample parking for customers and employees
- - Zoned for diverse commercial applications

**KAYVAN MEHRBAKHS, CCIM, MBA**

703.734.2822

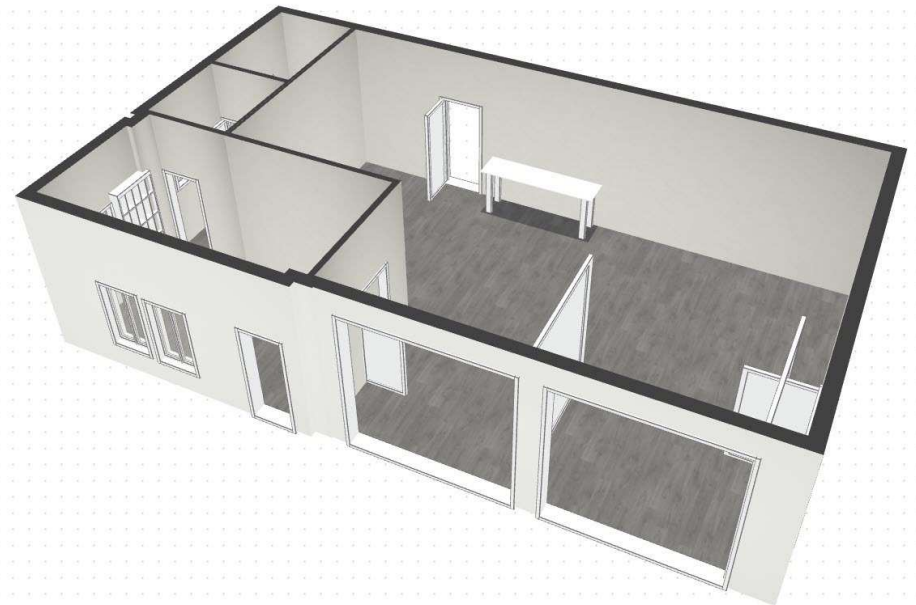
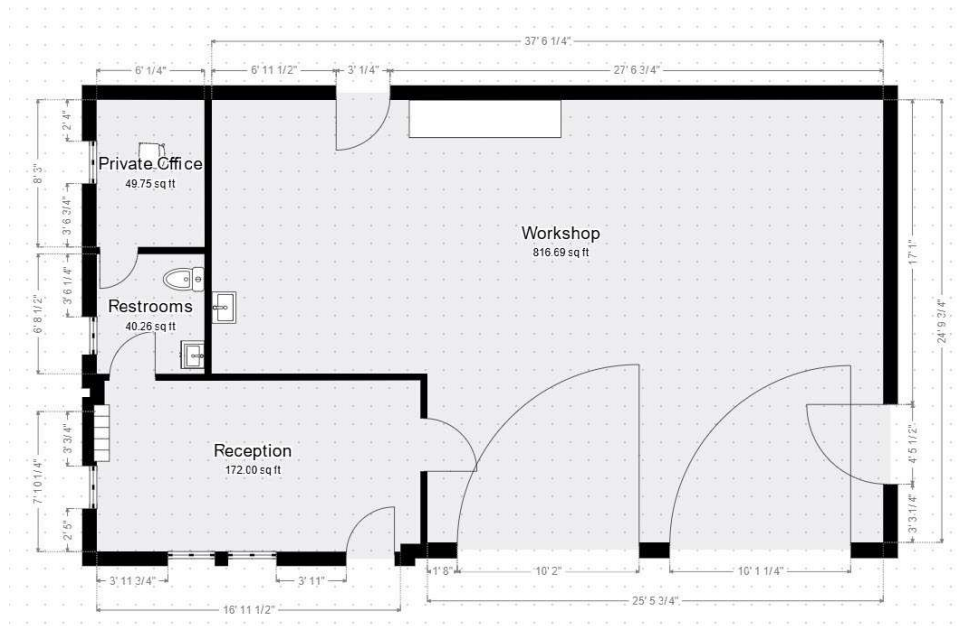
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## FLOOR PLANS

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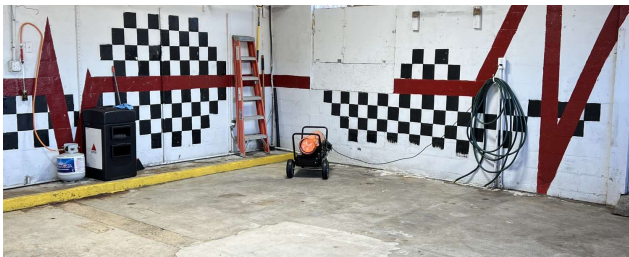
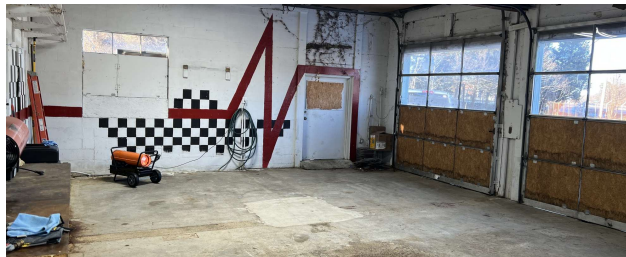
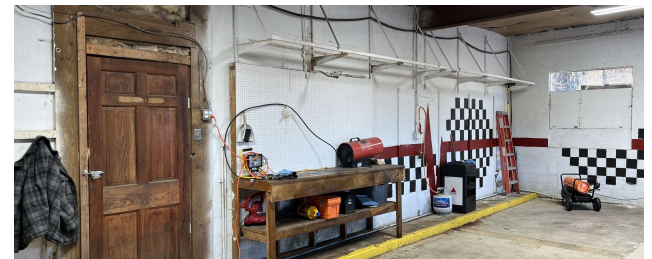
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## ADDITIONAL PHOTOS

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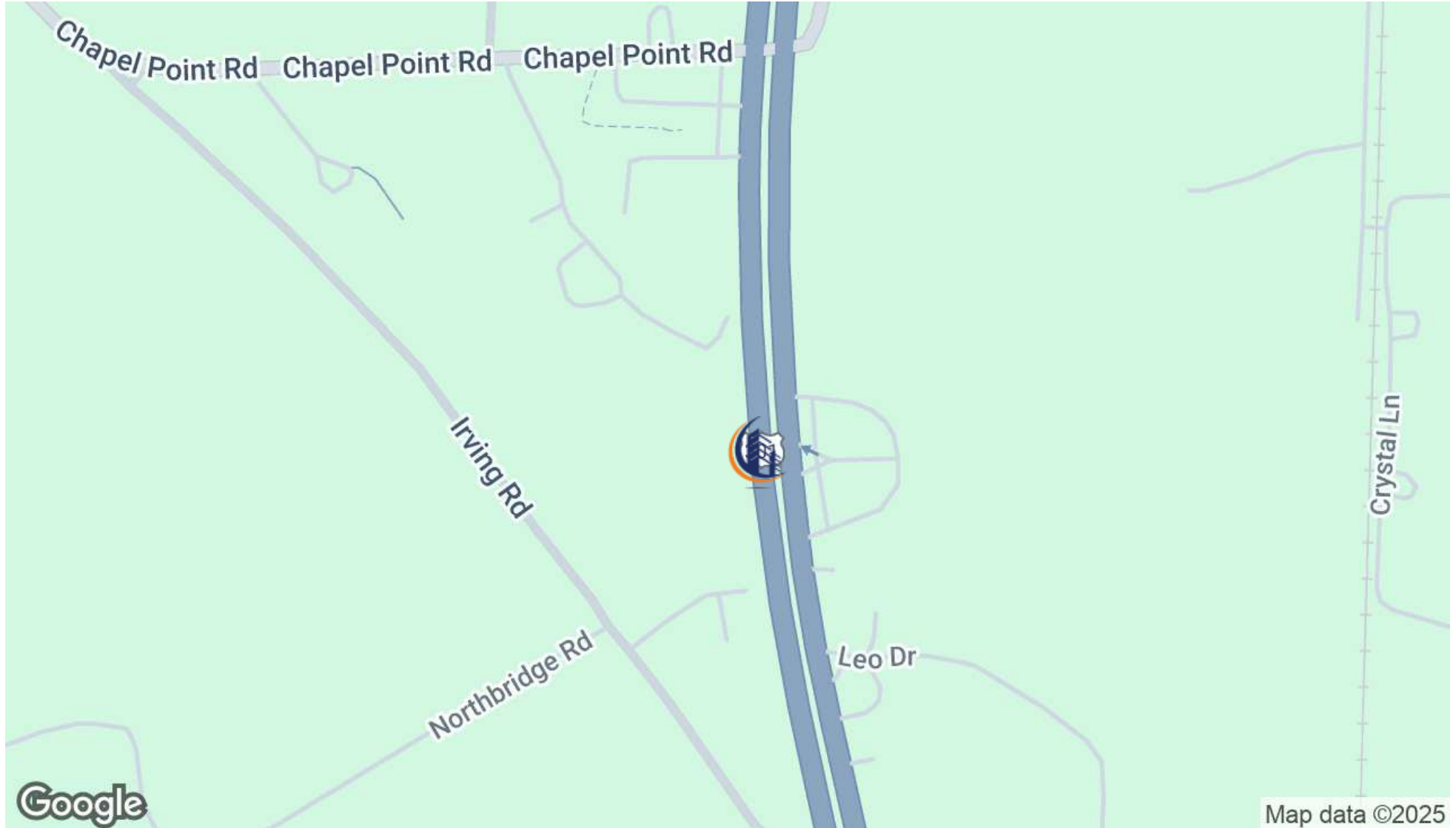
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## LOCATION MAP

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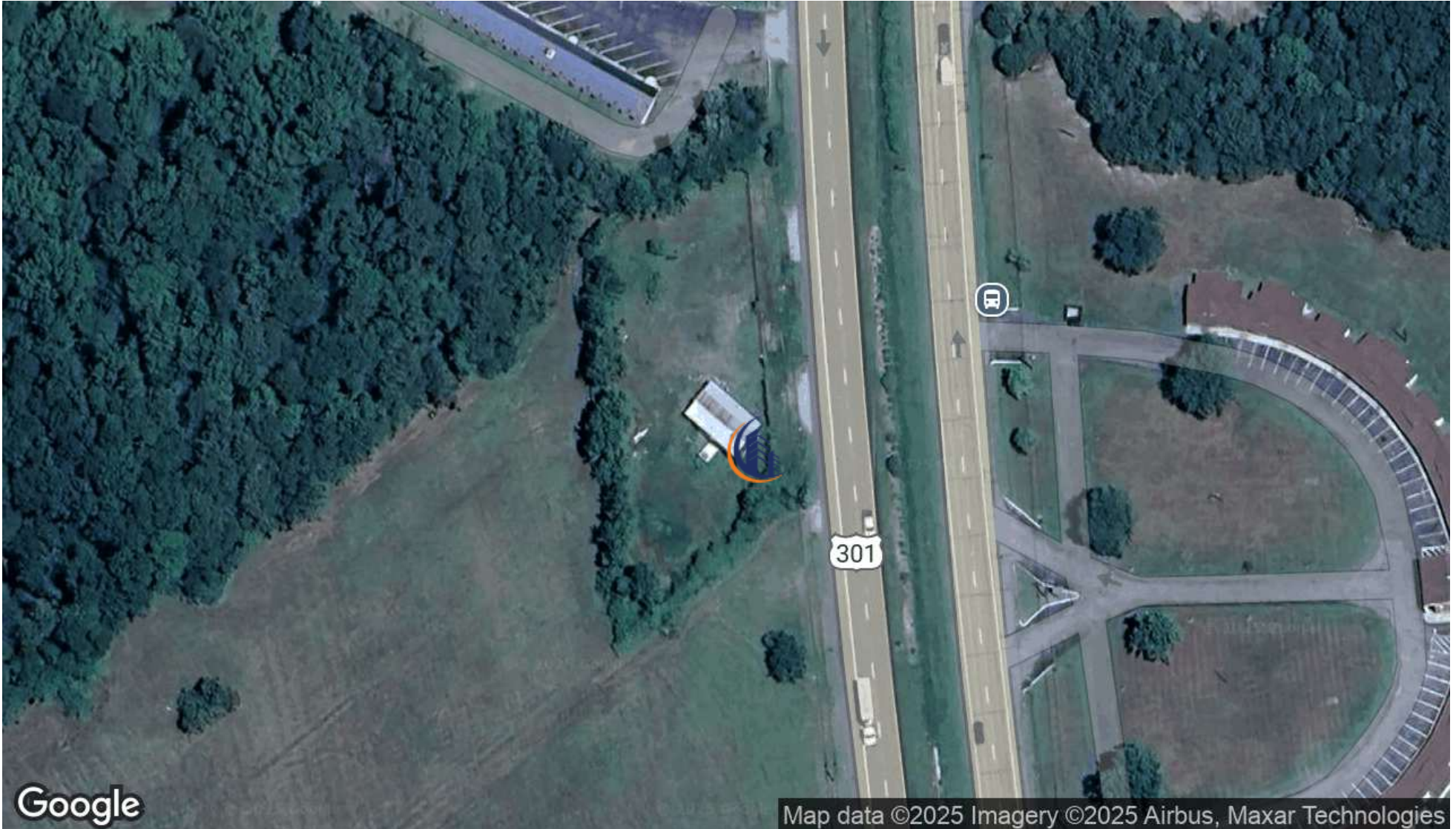
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## AERIAL MAP

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## DEMOGRAPHICS MAP & REPORT

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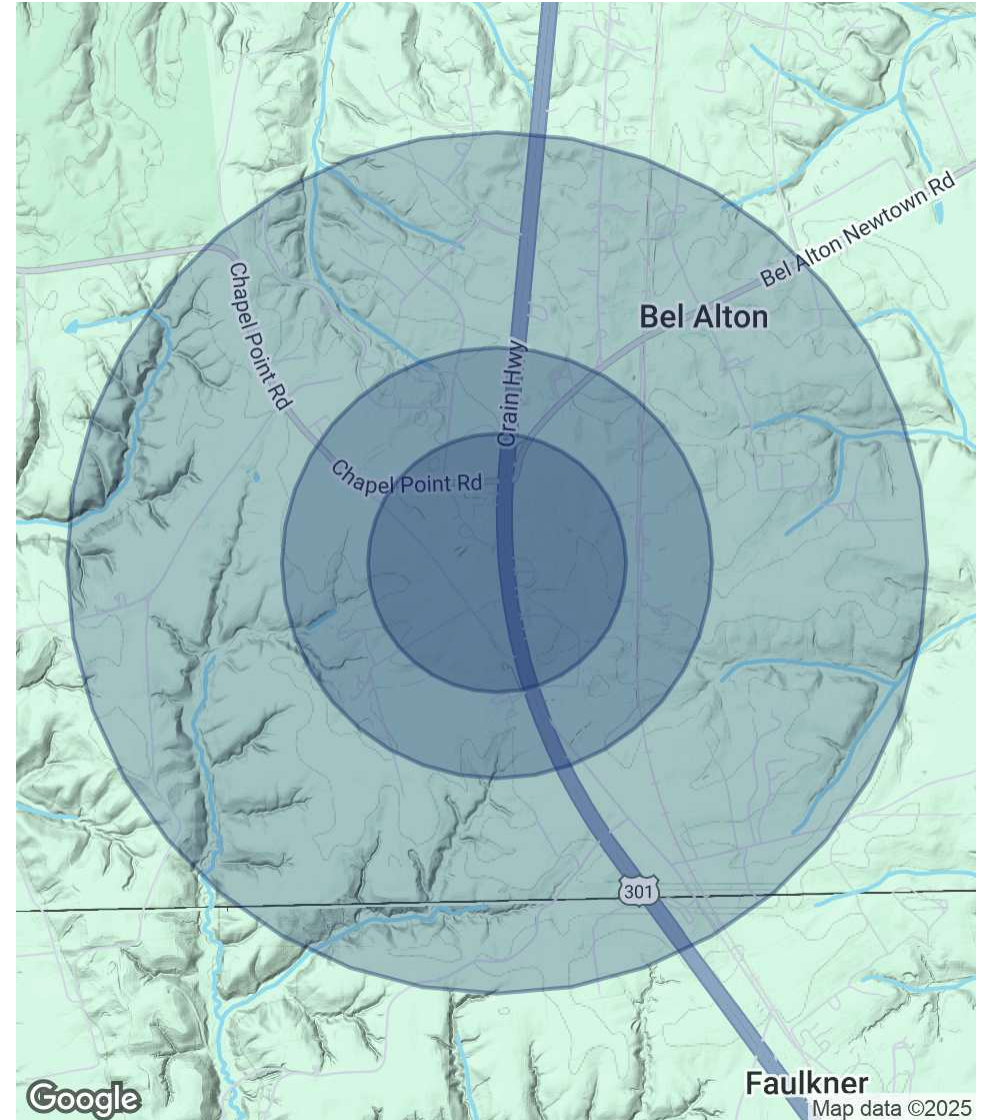
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	57	143	444
Average Age	42	43	43
Average Age (Male)	42	43	43
Average Age (Female)	42	43	43

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	21	52	162
# of Persons per HH	2.7	2.8	2.7
Average HH Income	\$138,150	\$157,445	\$176,757
Average House Value	\$556,545	\$562,394	\$568,248

*Demographics data derived from AlphaMap*



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## ADVISOR BIO 1

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### **KAYVAN MEHRBAKHSH, CCIM, MBA**

Managing Director

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### **PROFESSIONAL BACKGROUND**

Kayvan Mehrbakhsh, CCIM, serves as Managing Director for the K&M Commercial Real Estate Office in Herndon, Virginia. Mr. Mehrbakhsh specializes in the sale and leasing of Medical and Government properties and similar transactions for office facilities outfitted with high-tech networking systems in the Northern Virginia region.

Throughout his 23-plus-year career, Mr. Mehrbakhsh has closed more than \$940 million in transactions. He diligently monitors market conditions to adequately advise clients and ensure they receive fair market rates for leases, property investments, and sales.

Before his service at K&M Commercial Real Estate, Mr. Mehrbakhsh was an associate commercial broker at Fairfax Realty, Inc., where he provided expert advice and served as a Broker for financial institutions, corporate landowners, and other investors.

Mr. Mehrbakhsh also has previous experience as a Senior Project Manager at MCI Telecommunications, where he oversaw land acquisition transactions, building design and construction, and the migration of data centers throughout both the United States and Europe.

A Northern Virginia Association of Realtors member, Mr. Mehrbakhsh, sits as Chairman of the Association Commercial Alliance. He has also served as president of the Mid Atlantic Real Estate Marketing Association (MAREMA) in 2007 and continues serving as a board member. He also maintains membership in the following organizations: the International Council of Shopping Centers (ICSC), the Realtors Land Institute, the Greater Washington Commercial Association of Realtors, and the North Carolina Association of Realtors.

Mr. Mehrbakhsh has earned the prestigious designation of Certified Commercial Investment Member (CCIM) and currently holds a seat on their Washington DC-Maryland chapter board.

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