

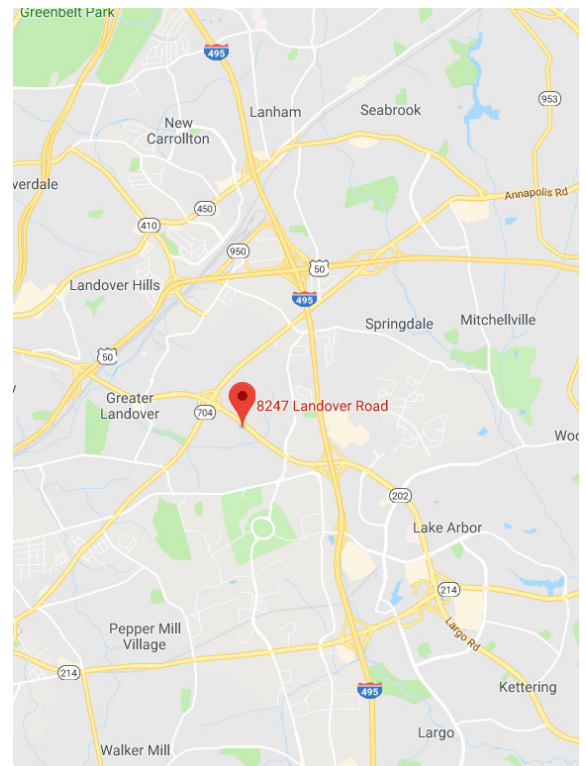


# 8247 Landover Road

Landover, Prince George's County, MD

## Property Features

- **APPROXIMATELY 161,607 SF TOTAL**
- Approximately 3.71 acres of Land
- Zoned C-G-O (Commercial General Office)
- Located at a Traffic Light
- High visibility
- Within 1/2 mile of Beltway and Route 50
- Nearby to Prince George's County Administration Building and University of Maryland Capital Region Medical Center
- Traffic Count:  
Landover Rd @ Matthew Henson Ave - 39,312 vpd per MDSHA
- This site is an ideal Retail location with high traffic count and excellent demographics on Landover Road
- **SALE PRICE: \$2,262,500.00**



**Terry Rogers**

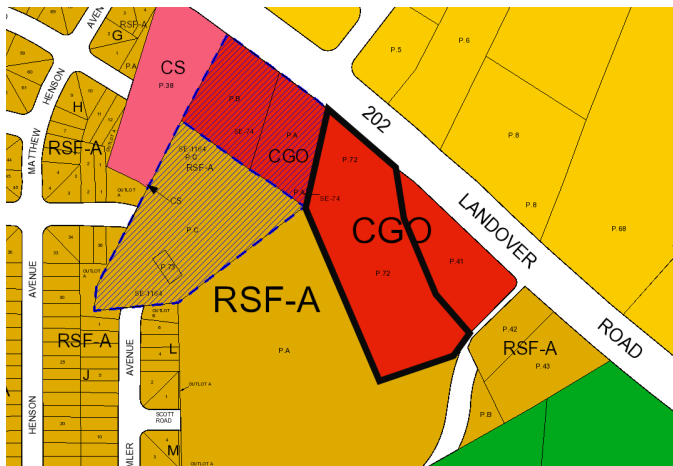
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For Sale  
Commercial Land



Demographics  
Nielsen Site Report (2024 est)

	1 mile	3 mile	5 mile
Population	19,528	123,409	342,335
Households (HH)	6,733	43,948	120,685
Avg HH Income	\$83,292	\$108,774	\$108,252

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