

FOR SALE

Two Commercial Land Parcels | 3.11 Acres



9672 Pennsylvania Avenue & 9684 Marlboro Pike

Upper Marlboro, MD 20772

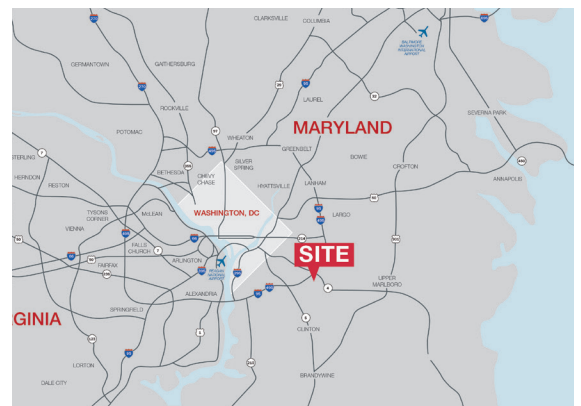
Land Parcels

Parcel 118: 2.74 Acres

Parcel C: 0.37 Acres

Property Highlights

- Two (2) parcels of commercial zoned land totaling approximately 3.11 acres
- Zoned C-O (Commercial Office)
- Located on Pennsylvania Avenue & Marlboro Pike in the growing economic corridor of Upper Marlboro
- Great opportunity for developer or investor seeking to develop office, retail, medical or commercial spaces
- **ASKING PRICE: \$300,000**



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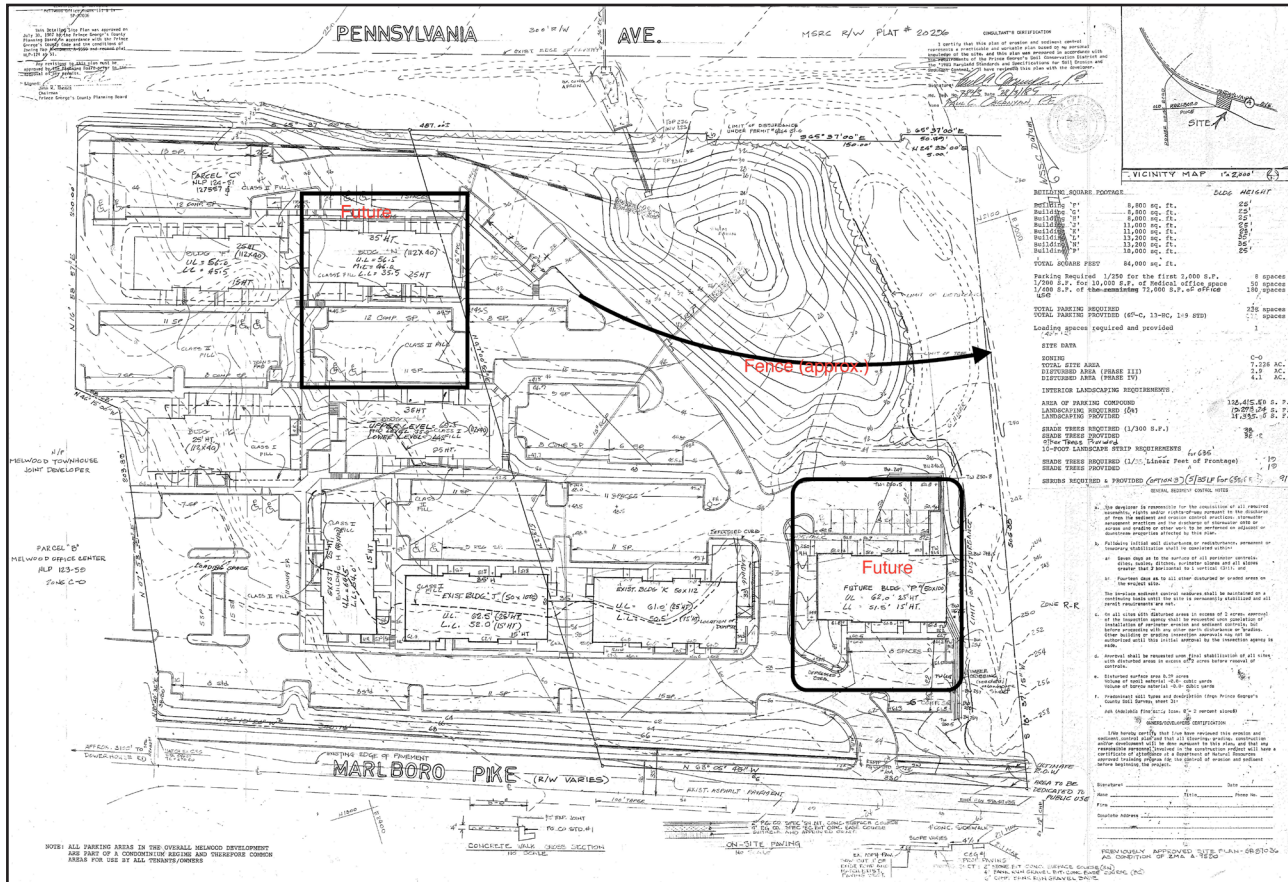
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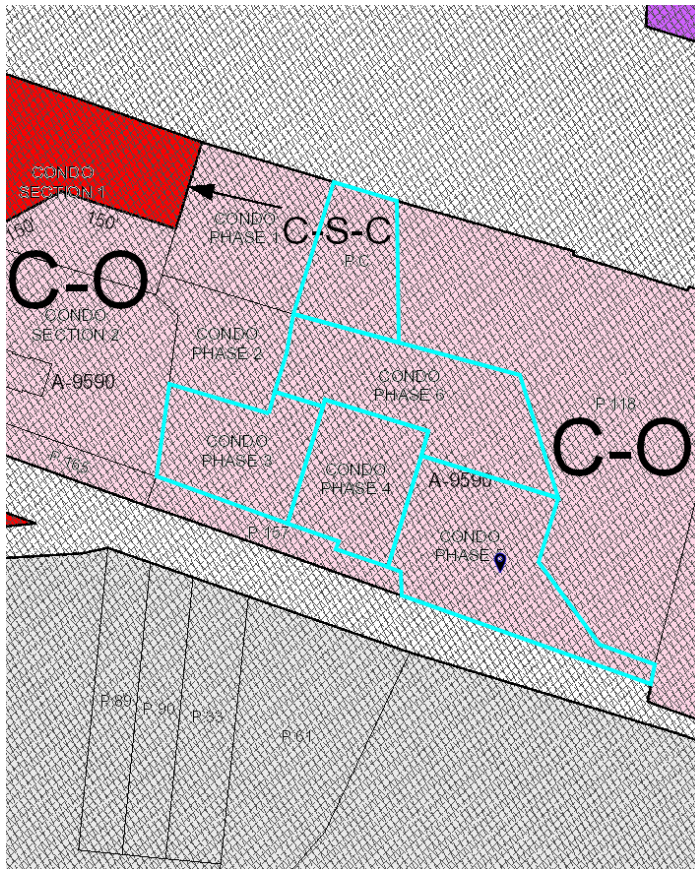
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3.11 Acres of Commercial Land



Site Plan

FOR SALE
3.11 Acres of
Commercial Land



DEMOGRAPHICS

Enviroics Analytics 2021

	1 Mile	3 Miles	5 Miles
Population	3,469	24,360	145,274
Households	1,202	8,859	52,267
Avg Household Income	\$163,318	\$137,358	\$117,873

TRAFFIC

MD SHA 2018

Pennsylvania Ave (Route 4)	58,362 vehicles per day
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FOR MORE INFORMATION, PLEASE CONTACT:

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