

For Lease
24,280 ± SF Industrial Lot



8703 Martin Luther King Jr. Hwy

Landover, Maryland 20785

Property Highlights

- Approx. 24,280 SF Available
- Can be divided to allow 8,000 SF Lot or larger
- Zoned CS (Commercial, Service)
- Fenced and graveled lot
- 24-hour access
- Close proximity to Route 50 and I-495
- Great visibility on busy road - Traffic Count - 26,156 vpd per MDOT SHA

Property Description

Approximately 24,280 ± SF of Industrial Storage land for lease.

Location Overview

8703 Martin Luther King, Jr Hwy is located in close proximity to Route 50 and I-495 in Landover, MD. This land is also located near the New Carrollton Metro.

OFFERING SUMMARY

Available SF	24,280 SF
Lease Rate	\$7,000.00 per month (NNN)
Lot Size	0.5 ± Acres

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	9,360	\$76,736
3 Miles	103,662	\$77,102
5 Miles	276,575	\$80,520

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