

For Sale - Redevelopment Site

118 Washington Blvd., Laurel, MD 20707

Prime Redevelopment Opportunity – Laurel, MD

We are proud to present a **rare property offering in the heart of Laurel, MD**, located at **118 Washington Blvd.** This site spans three parcels totaling **±41,208 SF (.94 acres)** and includes the long-standing **Tastee Diner**, a local landmark, as well as two separate residential buildings. With prominent frontage on Washington Blvd (US-1) and strong daily traffic counts, the property offers exceptional potential for continued restaurant use, a drive-thru concept, or broader redevelopment.

Property Highlights:

- **Address:** 118 Washington Blvd, Laurel, MD 20707
- **Total Land Area:** ±41,208 SF (.94 acres) across 3 parcels
- **Improvements:** Existing Tastee Diner structure plus two residential buildings
- **Parcel Breakdown:**
 - Parcel 1: 21,078 SF land area | 8,234 SF building
 - Parcel 2: 7,250 SF land area
 - Parcel 3: 12,880 SF land area | 4,106 SF building
- **Traffic Counts (2024):**
 - Washington Blvd Southbound AADT: **15,841** (AAWDT: 17,111)
 - Washington Blvd Northbound AADT: **15,551** (AAWDT: 16,801)
- **Combined Exposure:** Over **31,000 vehicles daily**, rising to **33,900+ on weekdays**
- **Location Advantage:** Positioned on an island between northbound and southbound Washington Blvd lanes, maximizing visibility in both directions

Asking Price: \$2,500,000



Although information contained herein is from sources deemed reliable, such information has not been verified and is submitted subject to errors, omissions, change of price or withdrawal or further change without notice. Prospective purchasers should conduct their own study to determine the feasibility of the business and property as to their requirements.

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Key Advantages:

- Rare **assemblage of three contiguous parcels** in a prime Laurel location
- High-profile visibility along US-1 with combined daily traffic exceeding 30,000 vehicles
- Strong redevelopment potential for a **drive-thru, QSR, or mixed-use project**
- Existing operating diner provides immediate income opportunity
- ±41,208 SF (.94 acres) with excellent frontage and access

This is a standout opportunity for investors, developers, and restaurant operators looking to establish a presence in one of Prince George's County's most dynamic corridors.

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