



# 3.44 ACRE DEVELOPMENT SITE FOR SALE or GROUND LEASE

13909 Baltimore Ave, Laurel, MD

## OFFERING SUMMARY

<b>PRICE:</b>	\$1,700,000
<b>LOT SIZE:</b>	3.44 AC
<b>ZONING:</b>	CGO & RSF-65
<b>TRAFFIC COUNT:</b>	92,140 AADT

## PROPERTY OVERVIEW

- Positioned along Baltimore Avenue/Route 1, offering strong visibility and daily traffic exposure
- Dual zoning designations (CGO & RSF-65) support commercial, residential, or mixed-use projects
- Quick access to I-95 for easy commuter and delivery routes
- Surrounded by homes, shops, and community services in Laurel
- Potential for Ground Lease of portion or all of the property
- Additional 1 acre also available - inquire for price.



### HELEN DELLHEIM

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