



# INDIAN HEAD HIGHWAY & LIVINGSTON ROAD

ACCOKEEK, MD 20607



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ACCOKEEK, MD 20607



## PROPERTY OVERVIEW



### OFFERING SUMMARY

Sale Price:	\$1.5 Million
Lot Size:	1.08 Acres
Condition:	As is
Delivery:	Immediate

### PROPERTY OVERVIEW

Ground lease or sale opportunity on over an acre of land in Accokeek, MD.

### PROPERTY HIGHLIGHTS

- Sale Price: \$1,500,000
- 1.08 acre of land at the corner of Indian Head Highway and Livingston Road
- Zoned CGO for retail use
- Seeking Food, Bank, Retail, Pharmacy or Urgent Care user
- Signalized intersection with high visibility with 49,000 cars per day

### DEMOGRAPHICS

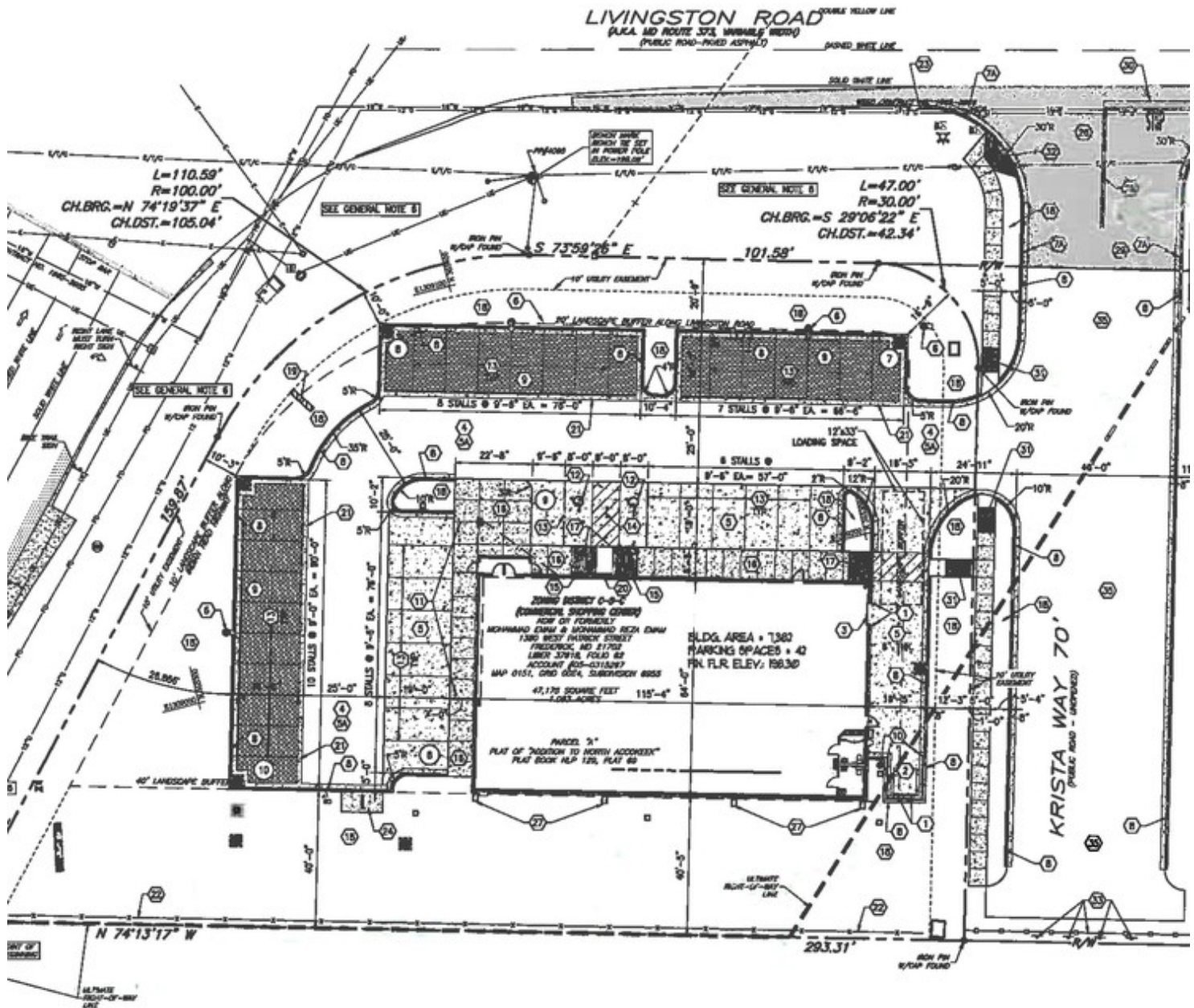
	1 Mile	3 Miles	5 Miles
Total Households:	1,165	6,606	27,246
Total Population:	3,333	19,783	81,725
Average HH Income:	\$184,197	\$177,788	\$176,665

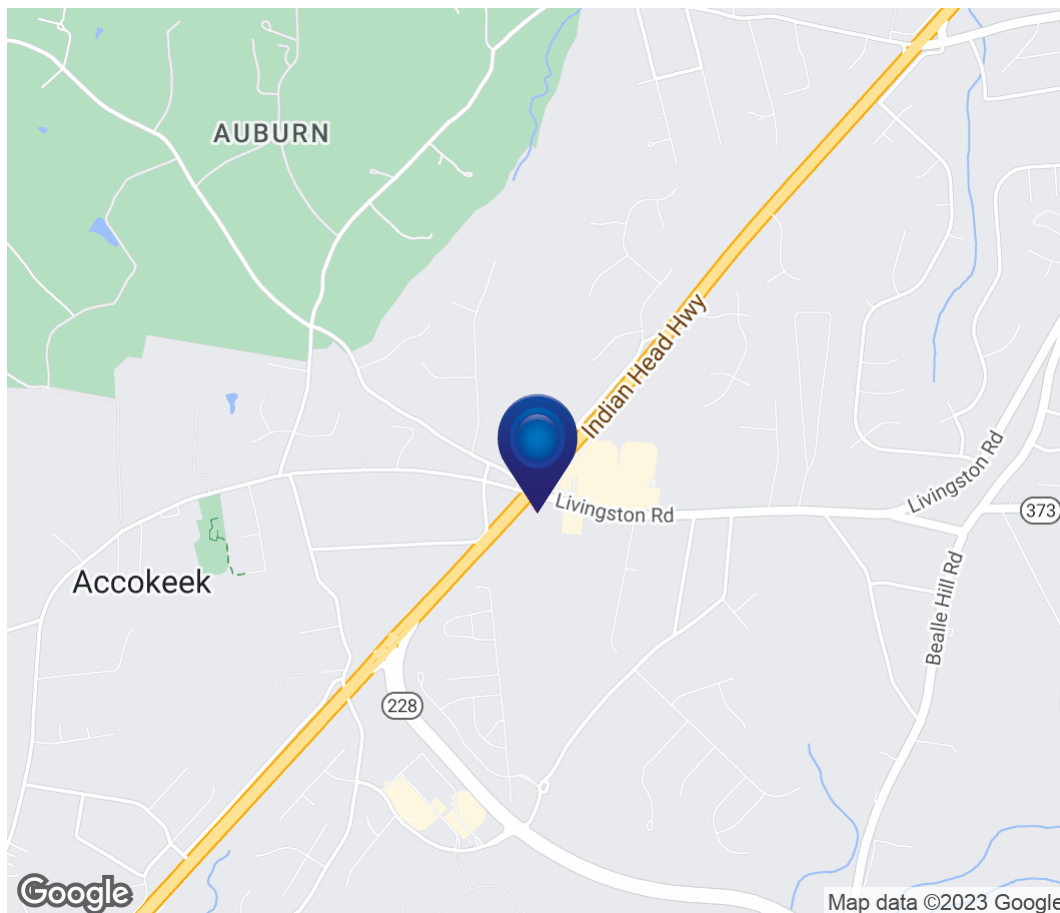
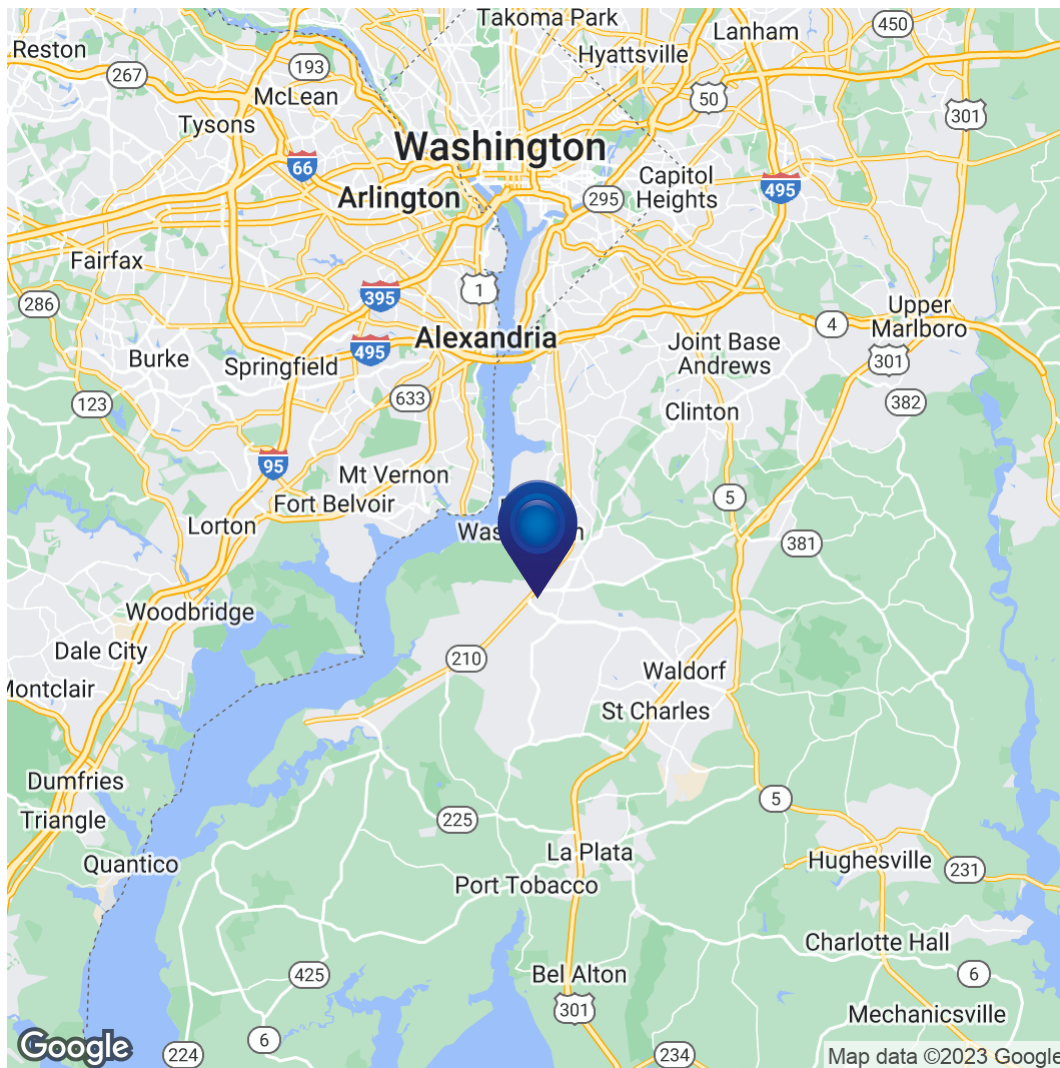


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## SITE PLAN





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