



## INDIAN HEAD HIGHWAY & LIVINGSTON ROAD

ACCOKEEK, MD 20607



# INDIAN HEAD HIGHWAY & LIVINGSTON ROAD

ACCOKEEK, MD 20607

Colliers

## PROPERTY OVERVIEW



## OFFERING SUMMARY

<b>Sale Price:</b>	\$1.5 Million
<b>Lot Size:</b>	1.08 Acres
<b>Condition:</b>	As is
<b>Delivery:</b>	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

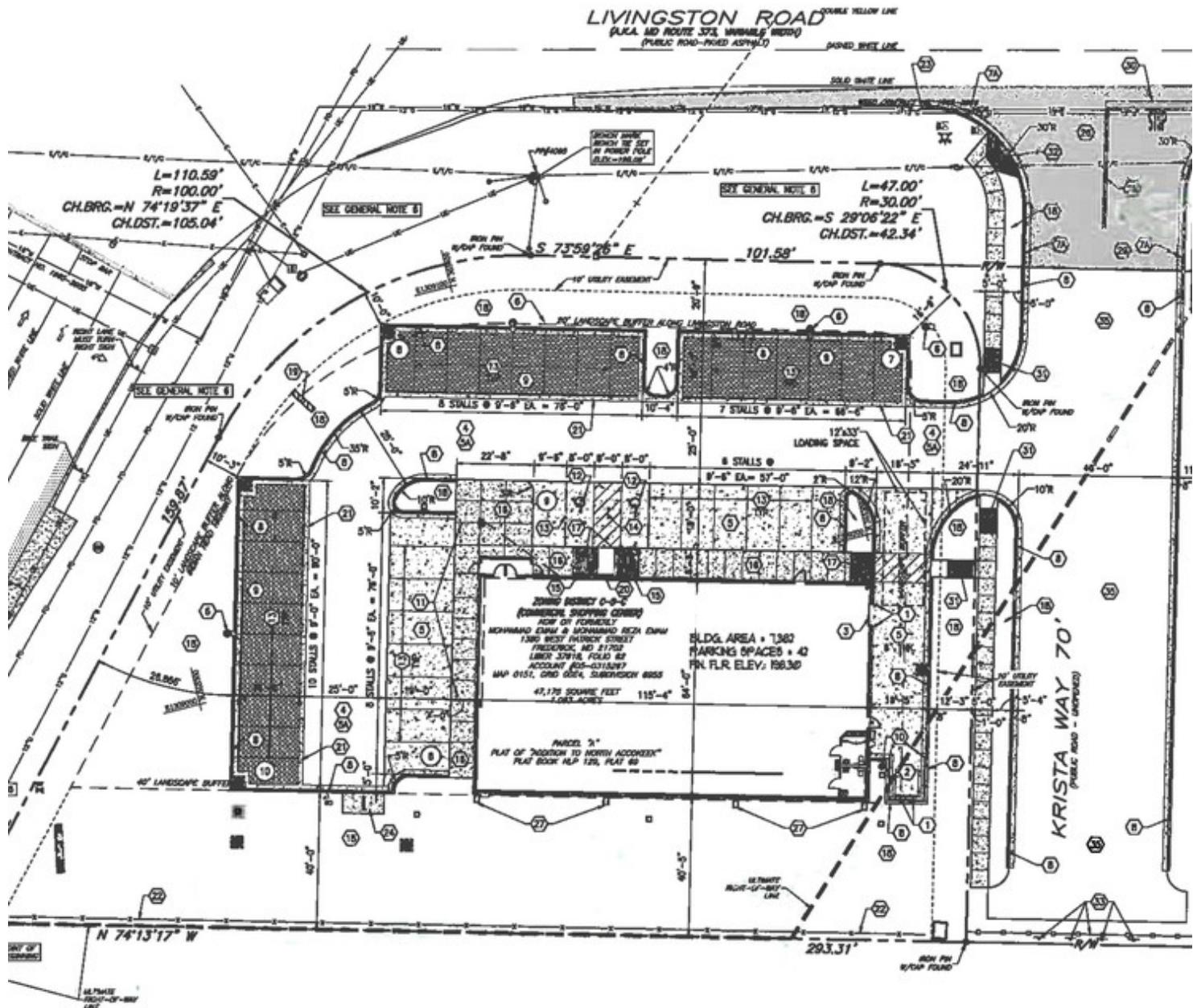
	1 Mile	3 Miles	5 Miles
Total Households:	1,165	6,606	27,246
Total Population:	3,333	19,783	81,725
Average HH Income:	\$184,197	\$177,788	\$176,665

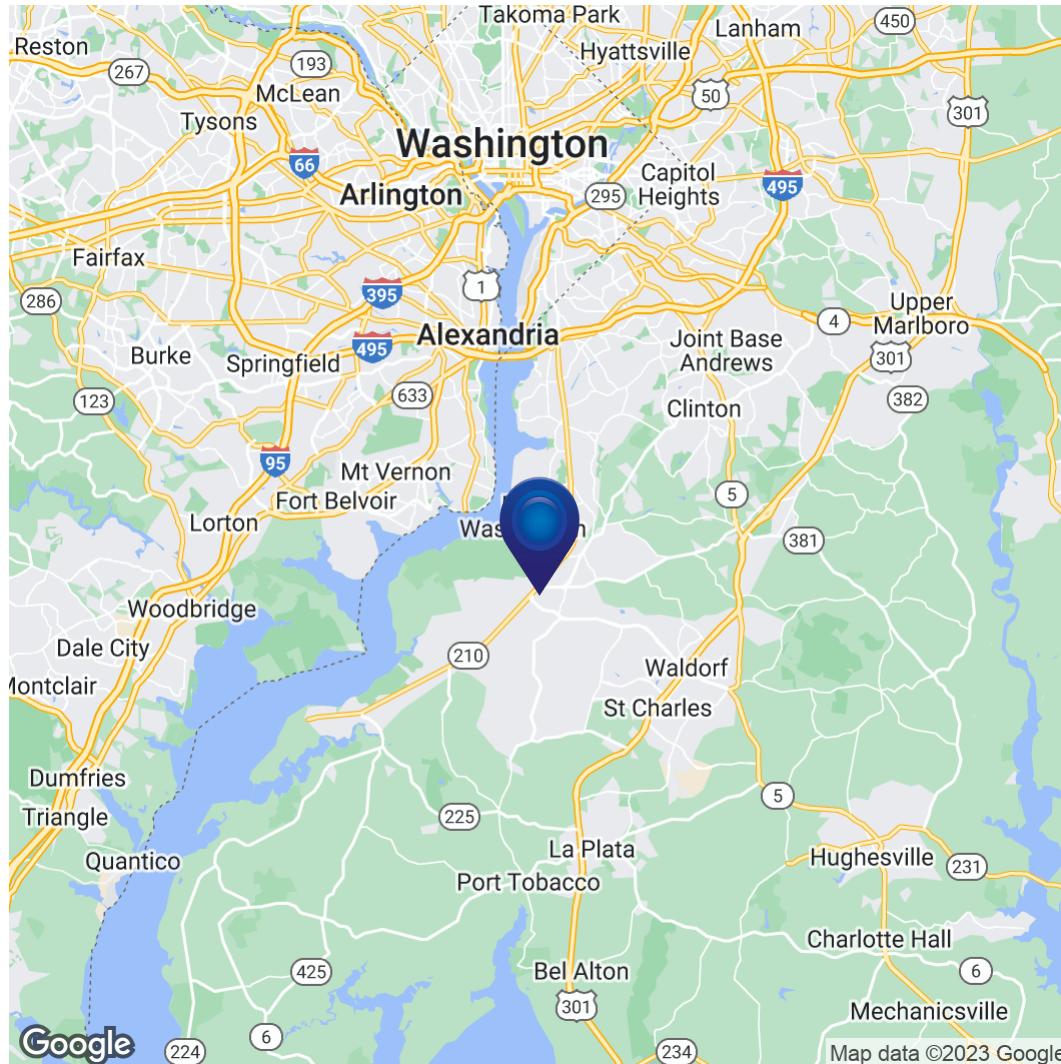
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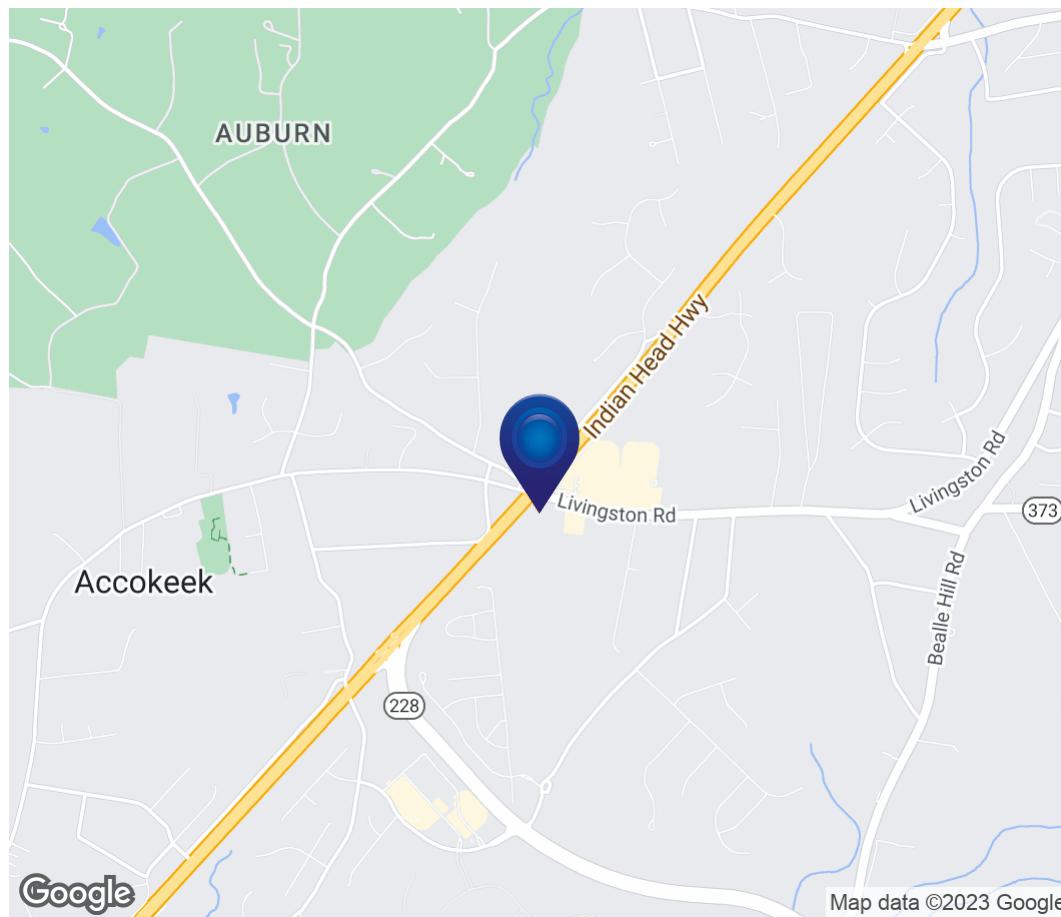
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## SITE PLAN





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