

# JUST 2 LOTS LEFT IN A HIGH DEVELOPMENT AREA OF JESSUP

## JESSUP ROAD LOTS

2858 - 2860 Jessup Rd  
Jessup, MD 20794



### BUSINESS OPPORTUNITY IN JESSUP!

Located in a Dynamic Growth Area of Jessup, MD, these 2 lots offer a great opportunity for a new business in the midst of dense residential, commercial and business development. Significant traffic during weekdays/nights and weekends. Route 175 is currently being widened and traffic light was installed at Intersection directly in front of these lots. Close to National Business Park, Schools and BWI Airport. Across from new High's Mini-Mart/Gas Station, New Luxury Garage Townhomes and New Luxury Apartment Complex.

### PROPERTY DESCRIPTION

2 Commercially Zoned Lots in Jessup  
2858 Jessup Rd - .82 Acres \$999,999.00  
2860 Jessup Rd - .87 Acres \$999,999.00  
Zoned C-1  
Just off I-295 on Rte 175

**Presented By:**  
**Scott Douglas**

301.655.8253  
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All sources deemed reliable, but not guaranteed by Douglas Commercial or its agents. Listing information is subject to price changes, errors, omissions, corrections. status changes or withdrawal.

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**ACROSS FROM NEW HIGH'S MINI-MART/GAS STATION**  
**LOCATED CLOSE TO I-295/RTE 175 INTERSECTION**

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# DENSE RESIDENTIAL & BUSINESS DEVELOPMENT SURROUND THE LOTS

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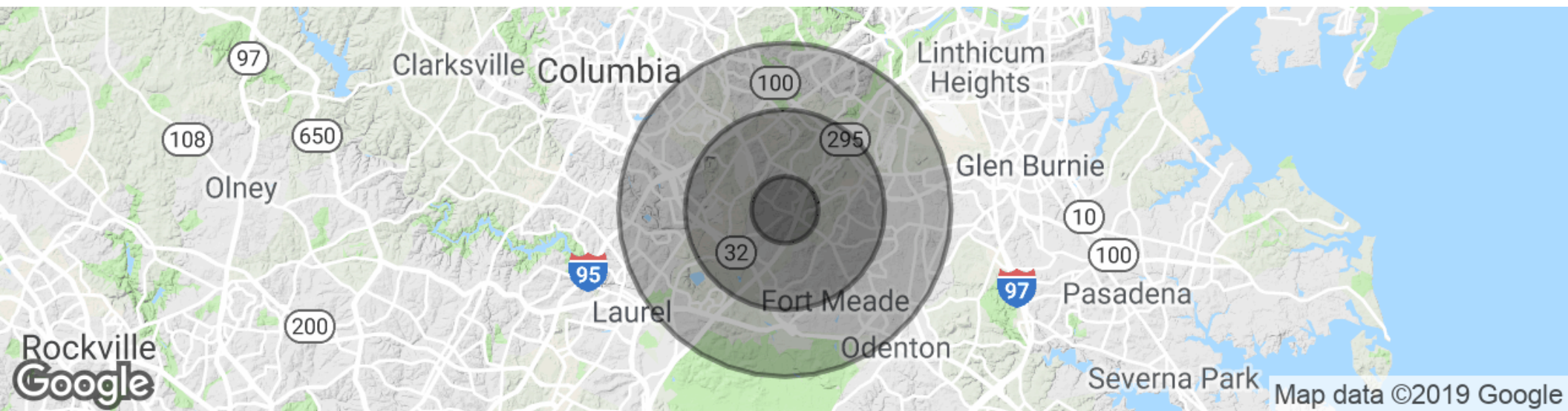
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# DEMOGRAPHICS

## JESSUP ROAD LOTS

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### POPULATION

	1 MILE	3 MILES	5 MILES
Total population	5,390	45,889	141,755
Median age	32.8	31.5	33.0
Median age (Male)	32.1	30.1	31.4
Median age (Female)	34.1	32.7	34.1

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	985	11,698	47,217
# of persons per HH	5.5	3.9	3.0
Average HH income	\$91,358	\$91,038	\$98,833
Average house value	\$328,316	\$349,730	\$367,171

\* Demographic data derived from 2010 US Census

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