

# FOR SALE

22750 WASHINGTON ST, LEONARDTOWN, MD 20650



Land with Parking,  
Stormwater Complete,  
and High-Traffic Area

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## PROPERTY DESCRIPTION

Introducing a prime opportunity for Office / Office Building investors! This distinguished property, built in 1960, boasts a coveted location in the Leonardtown area and is zoned C-B, offering an array of possibilities for commercial use. With its timeless charm and strategic positioning, this property presents an exceptional investment prospect. Discover the potential for creating a dynamic office space that stands out in this thriving area.

## HIGHLIGHTS

- Great Area
- Own municipality
- Concept plans and stormwater complete
- Parking Complete



## OFFERING



## FOR SALE

### OFFICE SPACE

Property Type	Land
Price	\$325,000
Land Size	.188 acres



# RETAILER MAP



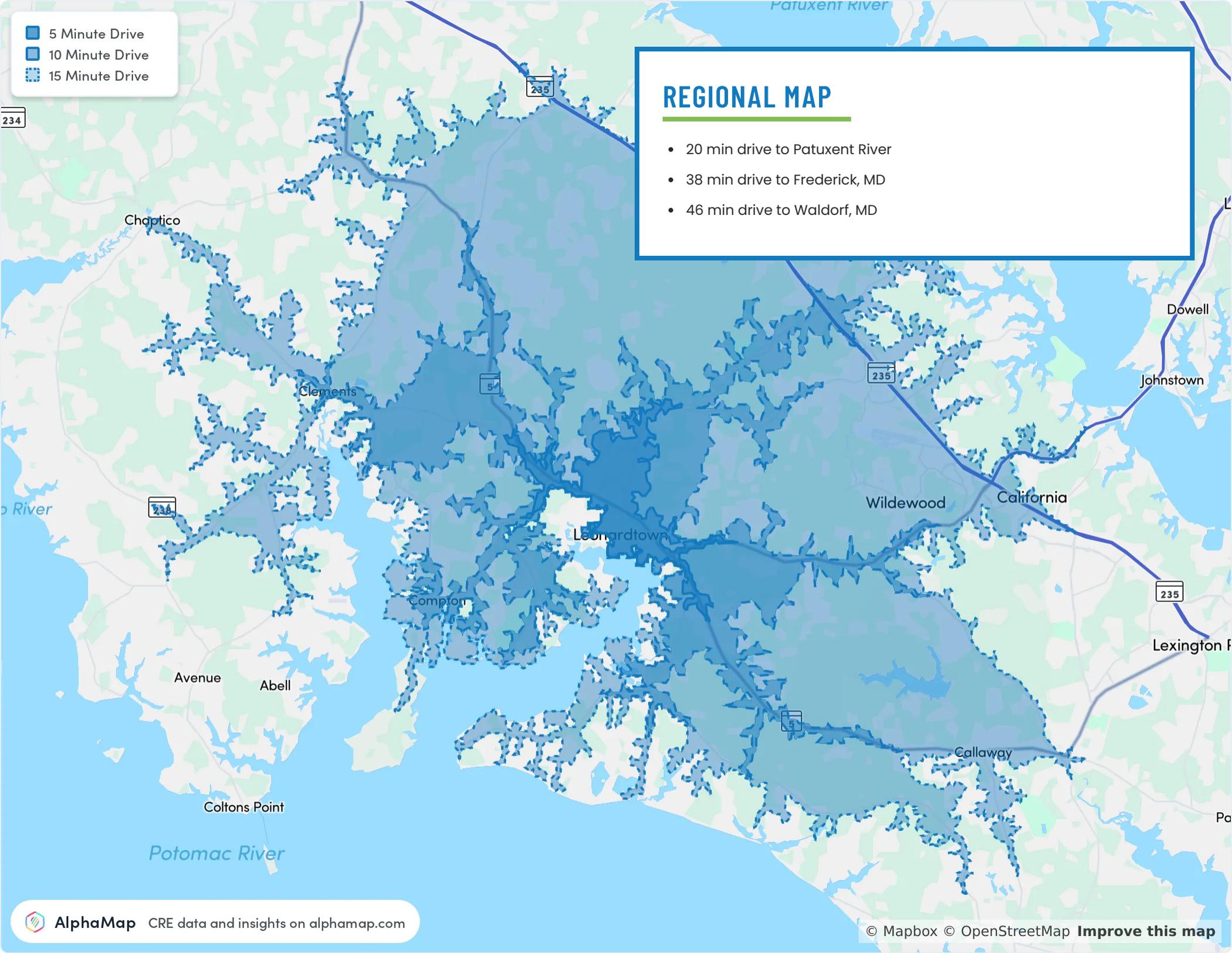
- Breton Bay
- Walgreens
- McDonald's
- HAPPY DRAGON 兴隆
- CVS pharmacy
- DASH IN
- Noli's
- WesBanco
- PNC
- Shore United Bank
- SIP
- SMASH HOUSE
- AG
- SWEETBAY RESTAURANT & BAR
- Social
- REX
- Front Porch
- ESLICE HOUSE
- Salon
- Mae's
- Leonardtwn
- DUNKIN' DONUTS
- Botanic Cafe
- Tealove RESTAURANT
- SHRED NATIONS. SHRED SMARTER
- 22750 Washington St



5 Minute Drive  
10 Minute Drive  
15 Minute Drive

### REGIONAL MAP

- 20 min drive to Patuxent River
- 38 min drive to Frederick, MD
- 46 min drive to Waldorf, MD





# CONTACT

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