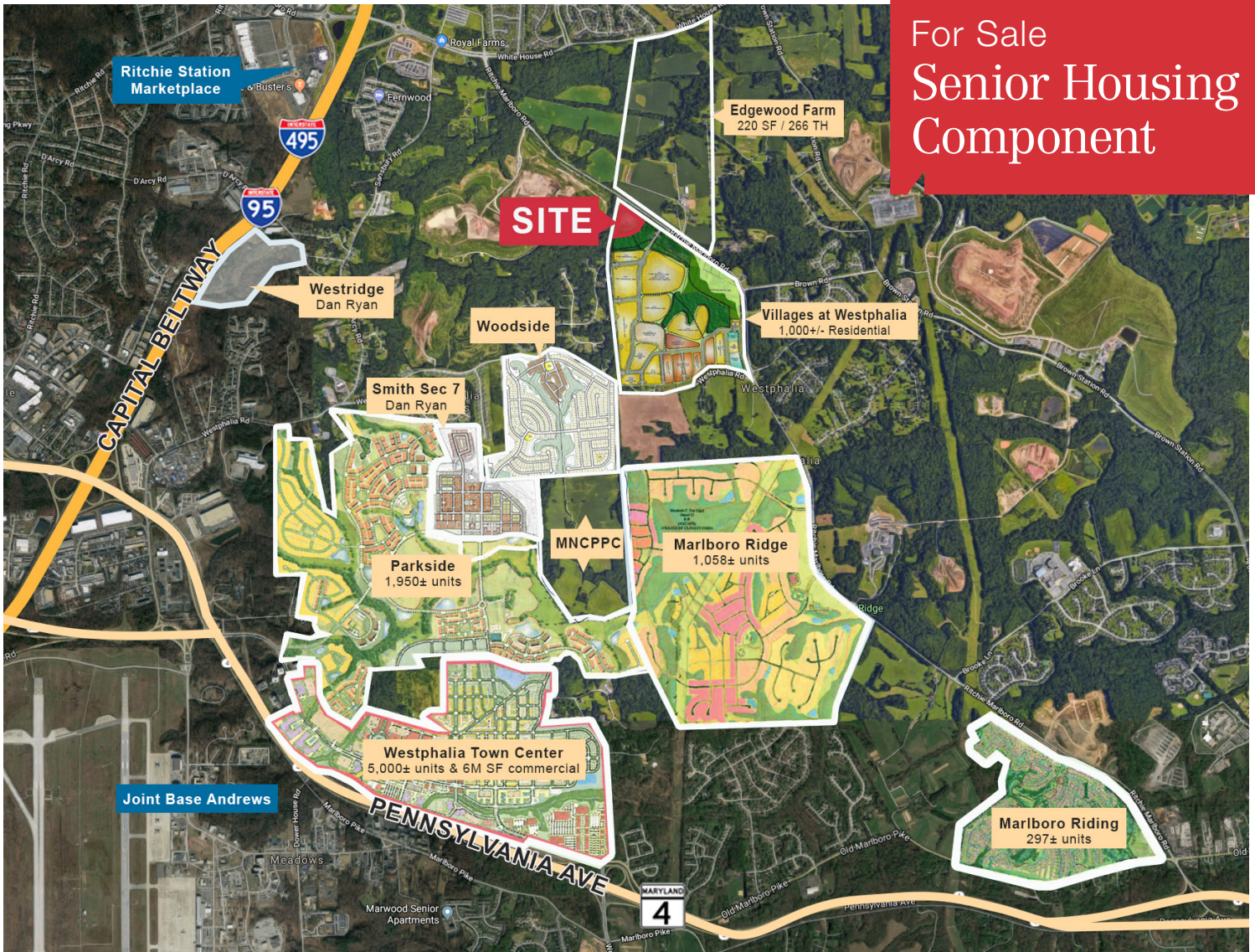


# For Sale Senior Housing Component



## The Preserve at Rock Creek Ritchie Marlboro Road, Upper Marlboro, MD 20772

### Property Description

- Planned for 120+/- senior housing units
- 8+/- acres of land
- Preserve at Rock Creek planned for 600+ single-family & townhomes
- Close to new Regional Hospital/Medical Center, Westphalia Town Center & Parkside Communities
- Abundant open space
- Wooded, tranquil setting, yet close to amenities
- \$25,000 per approved unit

### Demographics

|                 | 1 mile    | 3 mile    | 5 mile    |
|-----------------|-----------|-----------|-----------|
| Population      | 5,315     | 23,862    | 142,781   |
| Households (HH) | 1,948     | 8,096     | 51,908    |
| Avg HH Income   | \$201,334 | \$162,888 | \$125,673 |

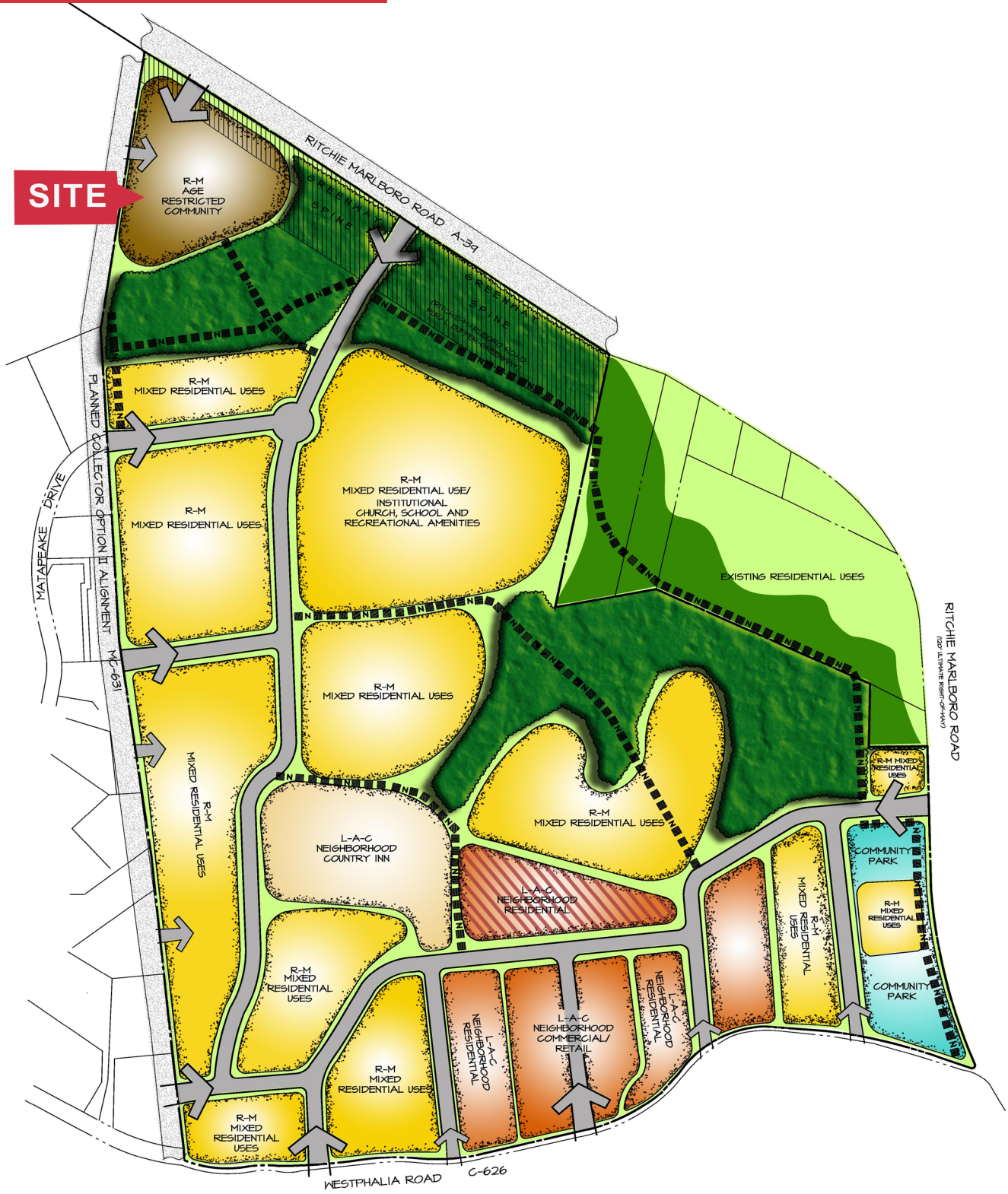
Claritas Est's 2022



10100 Business Parkway  
Lanham, Maryland 20706  
+1 301 459 4400  
[naimichael.com](http://naimichael.com)

For Sale

# 8+/- acres of R-M Land



For Sale

Upper Marlboro, MD

# ROCK CREEK SENIOR

Date: 06.15.2022

| UNIT TYPES<br>AVG UNIT AREA (GSF) | GARAGE (SF) | AMENITY (SF) | LANDSCAP COURT (SF) | 1-BED  |        |      | TOTAL          | UNIT AREA | FLOOR GROSS |
|-----------------------------------|-------------|--------------|---------------------|--------|--------|------|----------------|-----------|-------------|
|                                   |             |              |                     | 1A     | 2A     | 3A   |                |           |             |
| FRIST FLOOR                       | -           | 6,000        | -                   | 18     | 5      | 0    | 23             | 17,510    | 28,000      |
| SECOND FLOOR                      | -           | -            | -                   | 23     | 7      | 0    | 30             | 23,040    | 28,000      |
| THIRD FLOOR                       | -           | -            | -                   | 25     | 7      | 0    | 32             | 24,380    | 28,000      |
| FOURTH FLOOR                      | -           | -            | -                   | 25     | 7      | 0    | 32             | 24,380    | 27,400      |
|                                   | -           | -            | -                   | 0      | 0      | 0    | 0              | 0         | 0           |
| <b>TOTAL UNITS</b>                |             |              |                     | 91     | 26     | 0    | <b>117</b>     | 89,310    | 111,400     |
| <b>TOTAL SQUARE FOOTAGE</b>       | -           | <b>6,000</b> | -                   | 60,970 | 28,340 | 0    | <b>89,310</b>  |           |             |
| <b>PERCENTAGE</b>                 |             |              |                     | 77.8%  | 22.2%  | 0.0% | <b>100.00%</b> |           |             |

|                                  |       |
|----------------------------------|-------|
| BUILDING EFFICIENCY              | 80.2% |
| UFAS ACCESSIBLE UNITS @ 5%       | 6     |
| VHI UNITS SHALL BE PROVIDED @ 2% | 2     |

|                        |     |
|------------------------|-----|
| TOTAL PARKING PROVIDED | 103 |
| XX                     | -   |

NOTE: The gross area includes 3 levels of brick exterior



## FEASIBILITY STUDY

### ROCK CREEK SENIOR BUILDING

SITE PLAN (Scale: 1" = 45'-0")

Prince George County, MD

June 15, 2022



10100 Business Parkway  
Lanham, Maryland 20706  
+1 301 459 4400  
naimichael.com

## Location

- Close to I-95/495
- Excellent shopping at Ritchie Station
- Close to new University of Maryland Capital Regional Medical Center and medical offices in Largo

For Sale

Upper Marlboro, MD



**Barbara Richman Kahn**

301-918-2952

[brichman@naimichael.com](mailto:brichman@naimichael.com)