



GROUND LEASE AVAILABLE

75,000+ Daily Vehicle Count



OPTION 1

Land Acres: +/- 15,000 SF / .35 Acres

Zoning: CGO (mixed used land)



OPTION 2

Land Acres: +/- 1 Acres

Zoning: CGO (mixed used land)



OPTION 3

Land Acres: 1.44 Acres

Zoning: CGO (mixed used land)

Inquiries:

Reza Sabaii
202.580.5010
reza@capitalinvestmentllc.com

Capital Investment LLC
202.723.5500
capitalinvestmentllc.com



CGO (MIXED USE LAND)

ZONING CGO: COMMERCIAL, GENERAL AND OFFICE ZONE

Development allowed in the CGO Zone includes retail sales and services; personal services; eating or drinking establishments; recreation and entertainment; offices; limited vehicle sales and services; institutional; commercial marine and water-oriented activities along waterfronts; mixed-use development (including residential); and supporting public facilities.

Subject site would be perfect for a coffee shop because the eastbound traffic goes into Washington, D.C.



**CGO
ZONING**

**6490-6492
Landover Road**
Hyattsville, MD 20785



**+/- 1 ACRES
OR
1.44 ACRES**

Inquiries:

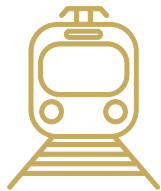
Reza Sabaii
202.580.5010
reza@capitalinvestmentllc.com

Capital Investment LLC
202.723.5500
capitalinvestmentllc.com



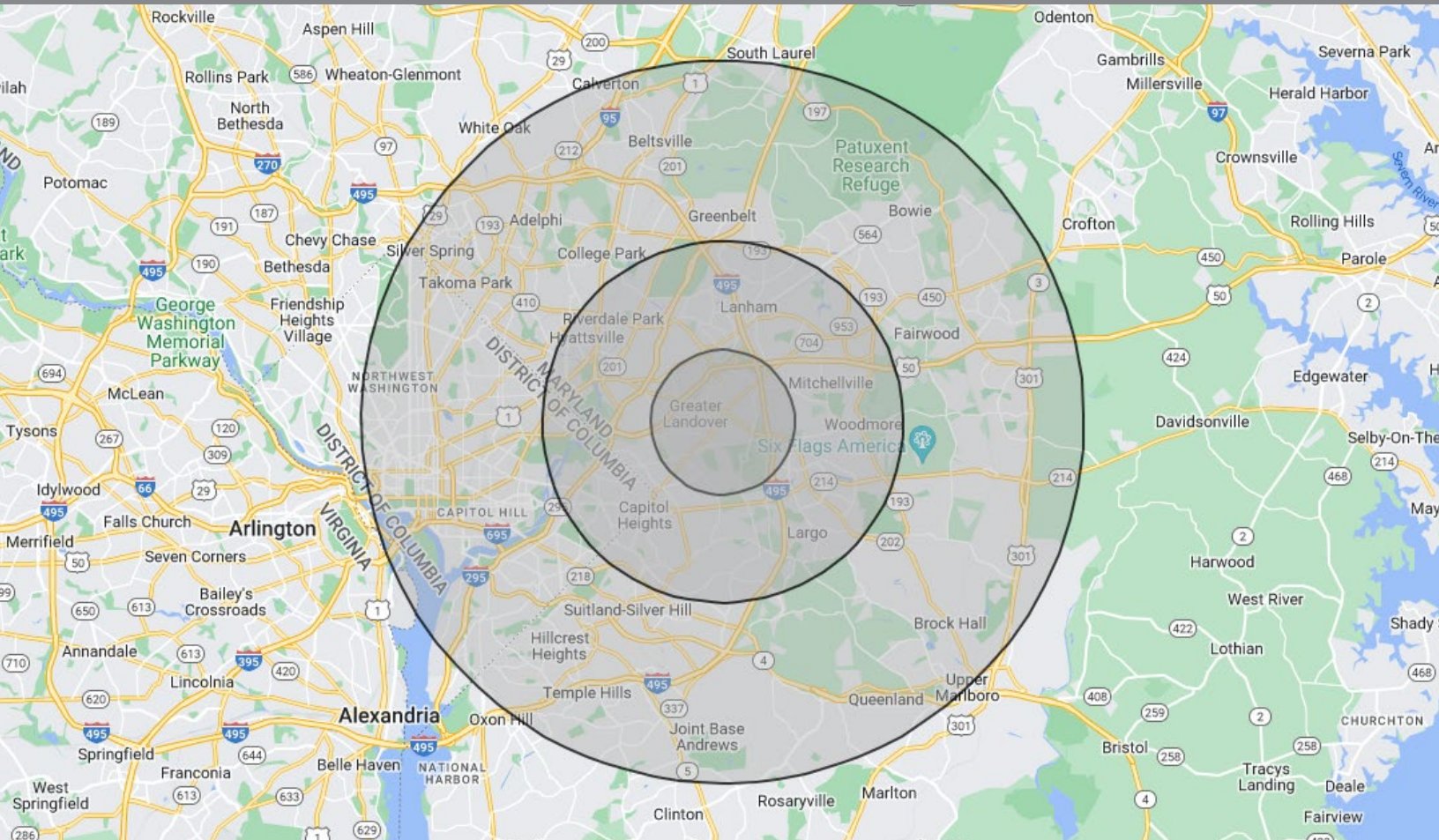


61 WALK SCORE



RIVERDALE
MARC STATION
(8 MINS)





POPULATION	2 Miles	5 Mile	10 Miles
Total Population	71,430	447,585	1,593,341
Average Age	36.5	36.4	37.3
Bachelor's Degree or Higher	17%	29%	34%
HOUSEHOLDS & INCOME	2 Miles	5 Mile	10 Miles
Total Households	23,298	159,649	644,037
# Of Persons Per HH	3	2.7	2.4
Average HH Income	\$82,916	\$92,055	\$118,942
Average House Value	\$287,303	\$336,868	\$410,186

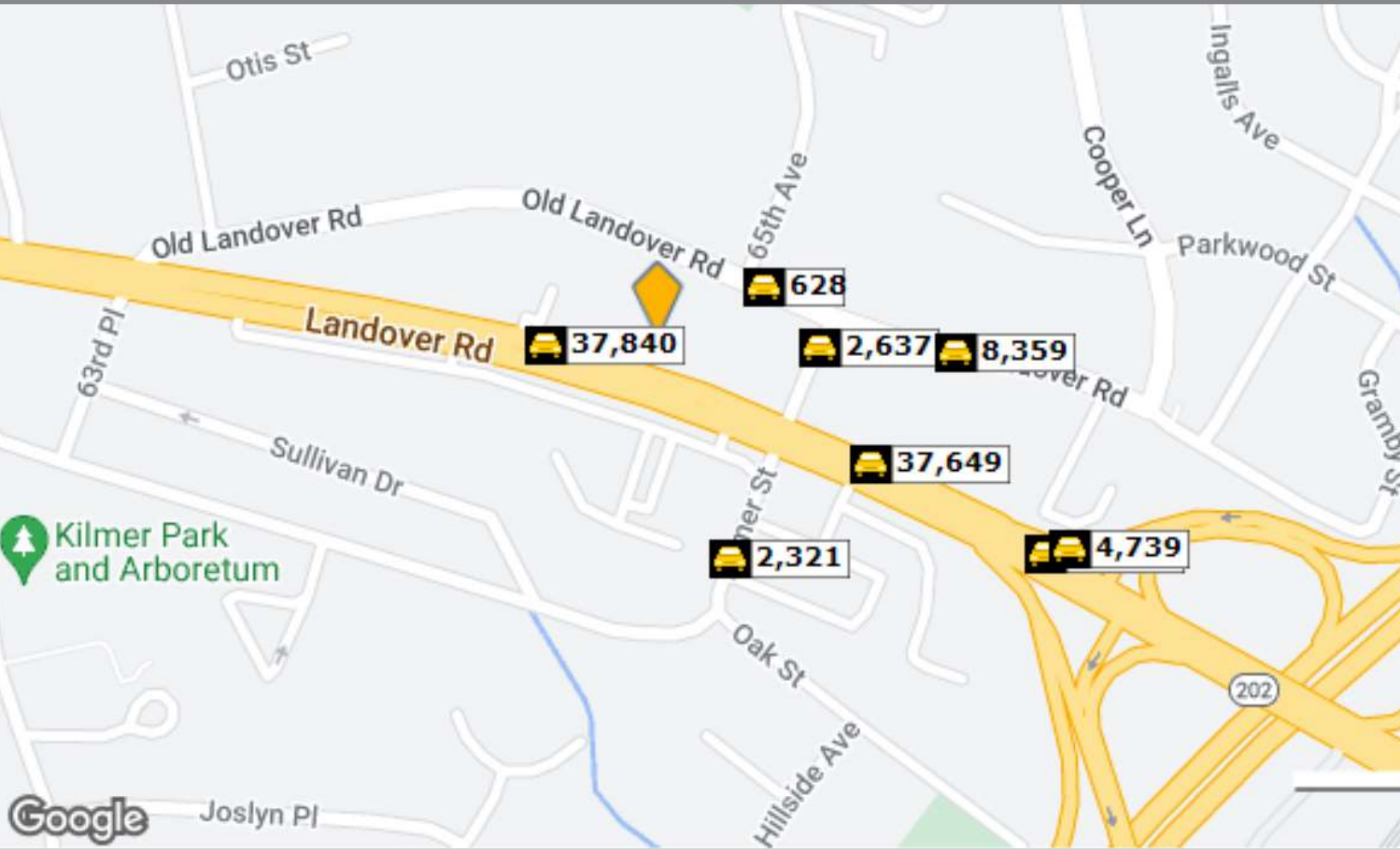
**Demographic data derived from 2022 US Census*

Inquiries:

Reza Sabaii
202.580.5010
reza@capitalinvestmentllc.com

Capital Investment LLC
202.723.5500
capitalinvestmentllc.com





Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Landover Road	65th Ave	0.10 E	2022	37,840	MPSI	.05
2 Old Landover Rd	65th Ave	0.01 NW	2022	628	MPSI	.06
3 Kilmer Street		0.00	2022	2,637	MPSI	.08
4 Kilmer St	Oak St	0.03 S	2020	2,399	MPSI	.11
5 Kilmer St	Oak St	0.03 S	2022	2,321	MPSI	.11
6 Landover Rd	Kilmer St	0.04 NW	2022	37,649	MPSI	.12
7 Old Landover Road	Kilmer St	0.06 W	2020	8,870	MPSI	.14
8 Old Landover Road	Kilmer St	0.06 W	2022	8,359	MPSI	.14
9 Landover Road		0.00	2022	38,055	MPSI	.21
10 Landover Rd	Cobb Rd	0.12 SE	2020	4,739	MPSI	.22

Inquiries:

Reza Sabaii
202.580.5010
reza@capitalinvestmentllc.com

Capital Investment LLC
202.723.5500
capitalinvestmentllc.com





Capital Investment LLC

COMMERCIAL REAL ESTATE ADVISORS

Reza Sabaii
202.580.5010
reza@capitalinvestmentllc.com

Capital Investment LLC
202.723.5500
capitalinvestmentllc.com

Washington, D.C.

925 U Street NW Suite 200
Washington, DC 20001

Tysons, VA

8230 Old Courthouse Road
Suite 110 Vienna, VA 22182

Bethesda, MD

7809 Woodmont Avenue
#3A Bethesda, MD 20814

The information contained in this offering memorandum, contains selected information pertaining to the property detailed herein, and based upon sources deemed to be accurate. It does not purport to be all-inclusive or to contain all the information which a prospective purchaser may desire, and each potential purchaser is encouraged to verify the information contained herein. The offering memorandum is not a substitute for buyer's thorough due diligence investigation. Any verification or analysis or information contained herein are solely the responsibility of the recipient. Capital Investment, LLC and the offeror makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information contained herein. Capital Investment, LLC and its client expressly disclaim any responsibility for any incompleteness or inaccuracies herein.