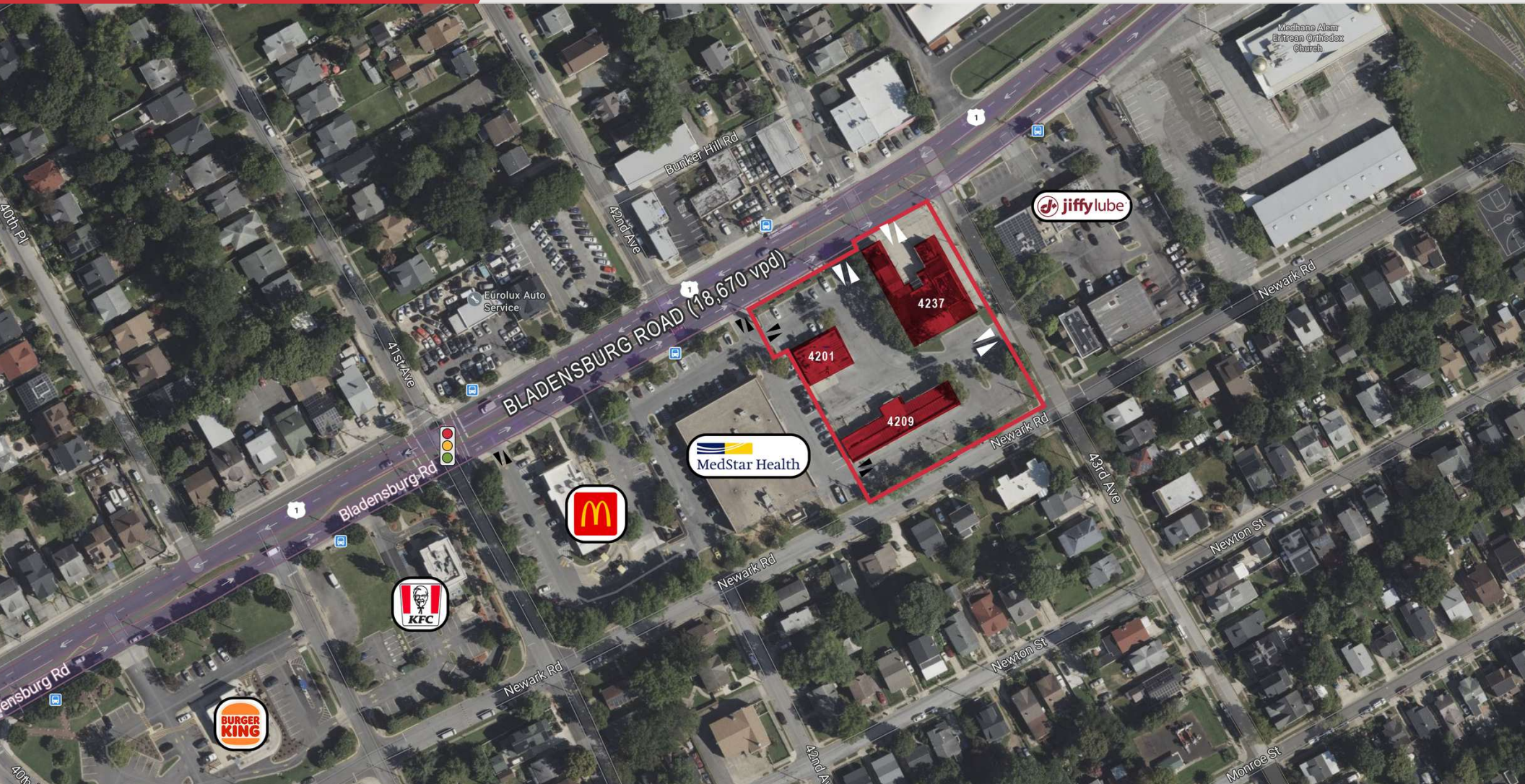


LAND FOR DEVELOPMENT SALE OR LEASE

4201, 4209, 4237 BLADENSBURG ROAD
Brentwood, MD 20722



PROPERTY DETAILS

- Total of 1.4± acres with three existing buildings totaling 14,900± SF of footprints
- Prominent site at corner location with multiple curb cuts
- Lighted access from adjacent high-volume McDonald's and MedStar Clinic
- **4201 Bladensburg:** 2,700± SF convenience store leased through November 2025 (no renewal options) - annual rent is \$45,000 per year
- **4209 Bladensburg:** 5,000± SF footprint (former car wash)
- **4237 Bladensburg:** 7,200± SF footprint (former garage/storefront)
- Zoned NAC (Neighborhood Activity Center)
- Flexible uses include multifamily, churches, private or trade schools, medical offices, restaurants (no drive-thru), retail, convenience stores, pharmacies, grocery stores, and more
- Less than a mile from the District of Columbia, along one of the major northeast corridors (Alt Route 1)
- Average daily traffic on Bladensburg Road is 18,670 vehicles (MD SHA)
- Ideal for owner-operators, investors or developers



4209 Bladensburg - former car wash



4201 Bladensburg - current convenience store



4237 Bladensburg - former garage/storefront

Land For Sale / Lease

4201, 4209, 4237 BLADENSBURG ROAD, BRENTWOOD, MD 20722



DEMOGRAPHICS



POPULATION

1 Mile	13,574
3 Miles	198,006
5 Miles	691,855



HOUSEHOLDS

1 Mile	4,640
3 Miles	71,175
5 Miles	272,836



AVG. HOUSEHOLD INCOME

1 Mile	\$98,030
3 Miles	\$104,969
5 Miles	\$128,136

Demographics data derived from AlphaMap



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