

FOR SALE/LEASE



5 PARK PLACE UNIT 524, ANNAPOLIS, MD 21401

8509 OAK ST.

8509 Oak St.
Laurel, MD 20707



Presented By:

Scott Douglas

Principal Broker

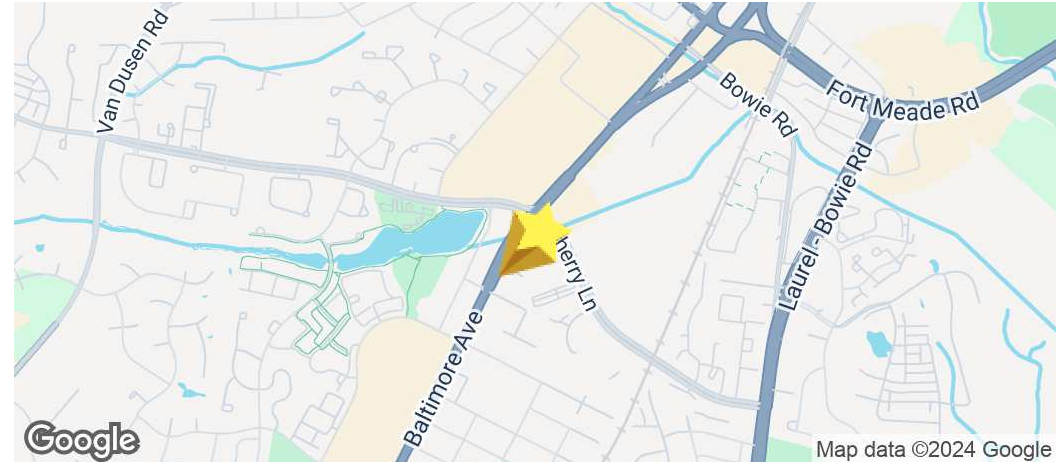
301.655.8253

sdouglas@douglascommercial.com

FOR SALE/LEASE RETAIL PROPERTY

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OFFERING SUMMARY

Available SF:	416(+/-) SF
Lease Rate:	\$95,000.00 per year (NNN)
Sale Price:	\$900,000
Lot Size:	0.24 Acres
Building Size:	416(+/-)
Year Built:	1990

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PROPERTY OVERVIEW

Former Bank of America bank building available for lease or sale. Already drive through equipped with a built-in ATM machine. Can easily be retrofitted to accommodate drive thru fast service, coffee, smoothie, bakery, Medical Marijuana dispensary, etc.

PROPERTY HIGHLIGHTS

- Located along Route 1 near the NSA and Fort Meade with easy access to the ICC and I-95. The property is centrally located between Baltimore and Washington, DC.
- Property for Sale or Lease.
- Conveys with 2 Pylon Signs.
- Ample road frontage and high AVPD

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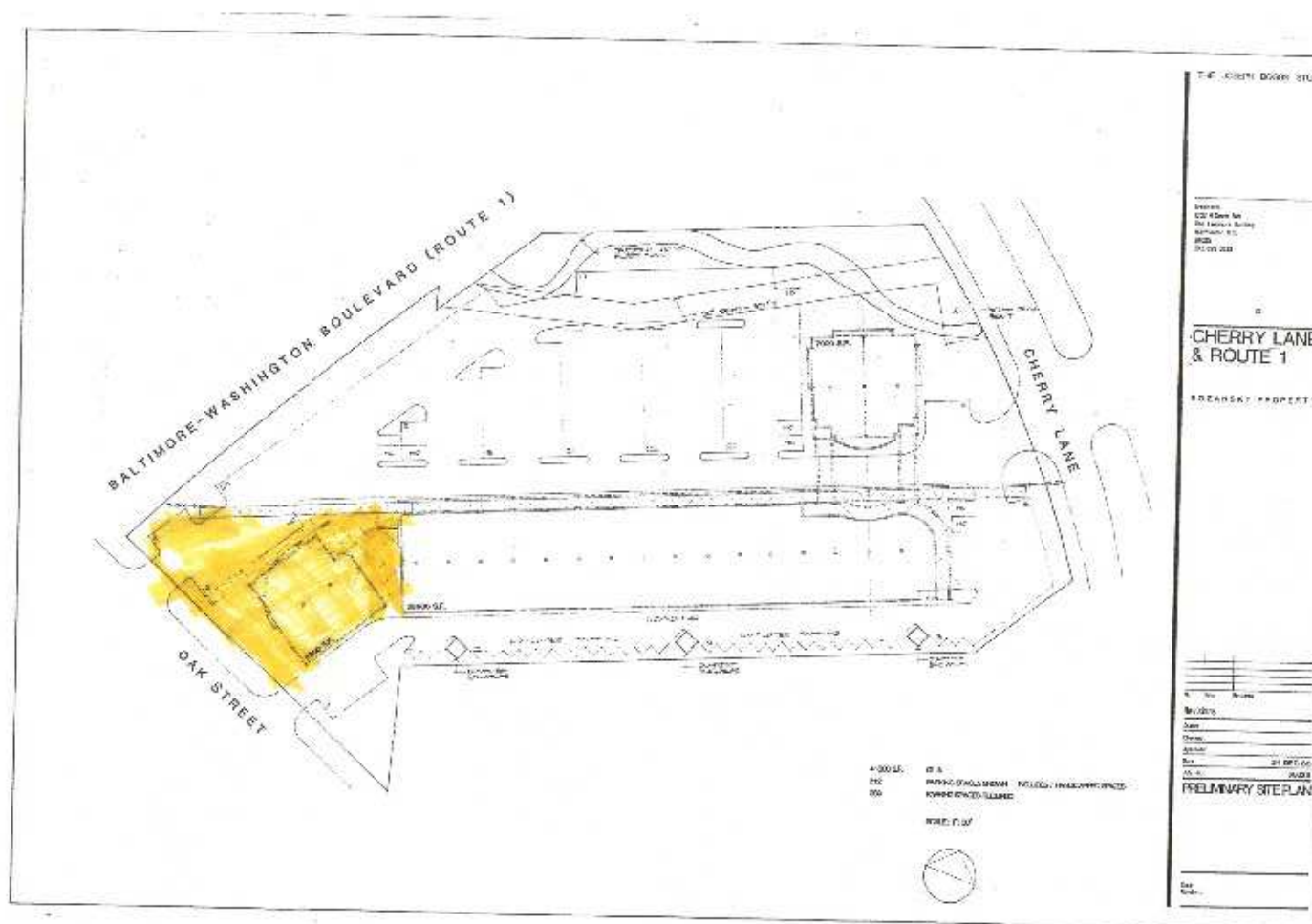
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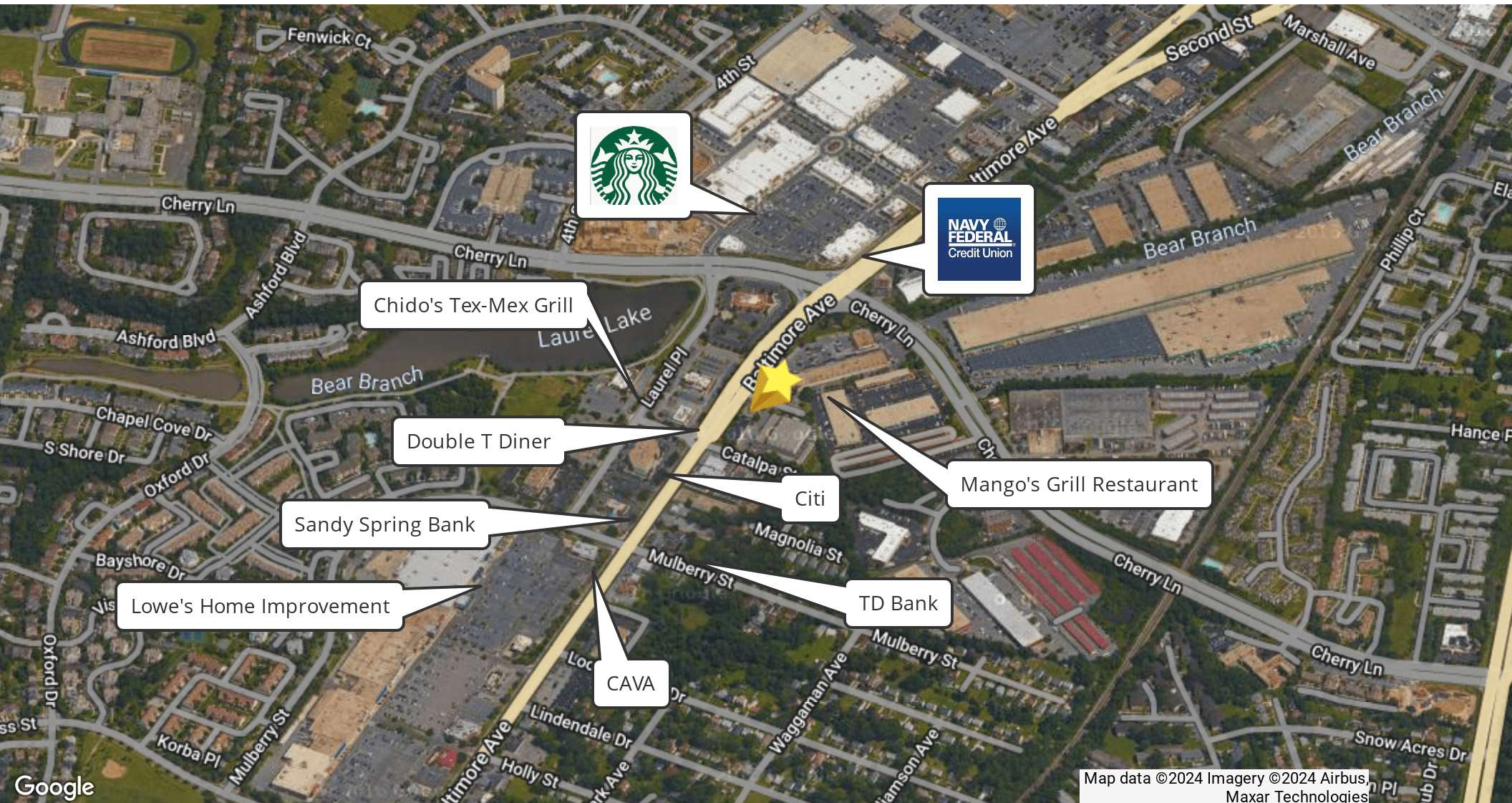
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