

# FOR SALE

22780 WASHINGTON ST, LEONARDTOWN, MD 20650



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

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# PROPERTY DESCRIPTION

Discover an exceptional investment opportunity in the heart of Leonardtown, MD. This prime property, zoned C-B, is ideally situated in a rapidly growing area, offering significant potential for a wide range of development opportunities. With the convenience of its own municipality and concept plans already in place, this property is poised to fulfill your vision. Notably, the completed storm water and parking facilities add to its allure, ensuring that essential infrastructure needs are already met.

# HIGHLIGHTS

- Great Area
- Own municipality
- Concept plans and storm water complete
- Parking Complete



# OFFERING



# FOR SALE

## LAND

Property Type	Land
Price	\$425,000
Land Size	0.46 Acres



# RETAILER MAP



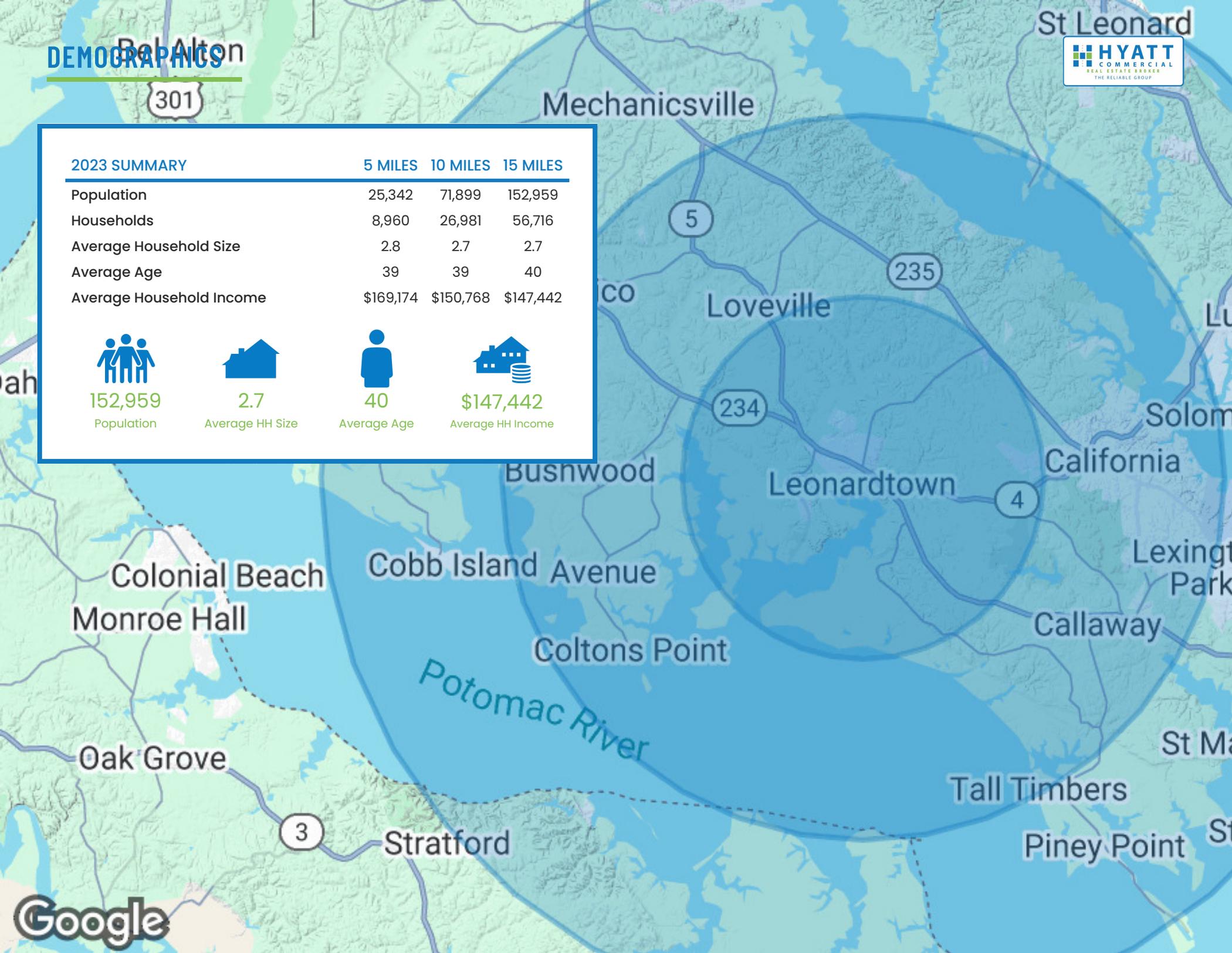
# DEMOGRAPHICS



2023 SUMMARY	5 MILES	10 MILES	15 MILES
Population	25,342	71,899	152,959
Households	8,960	26,981	56,716
Average Household Size	2.8	2.7	2.7
Average Age	39	39	40
Average Household Income	\$169,174	\$150,768	\$147,442

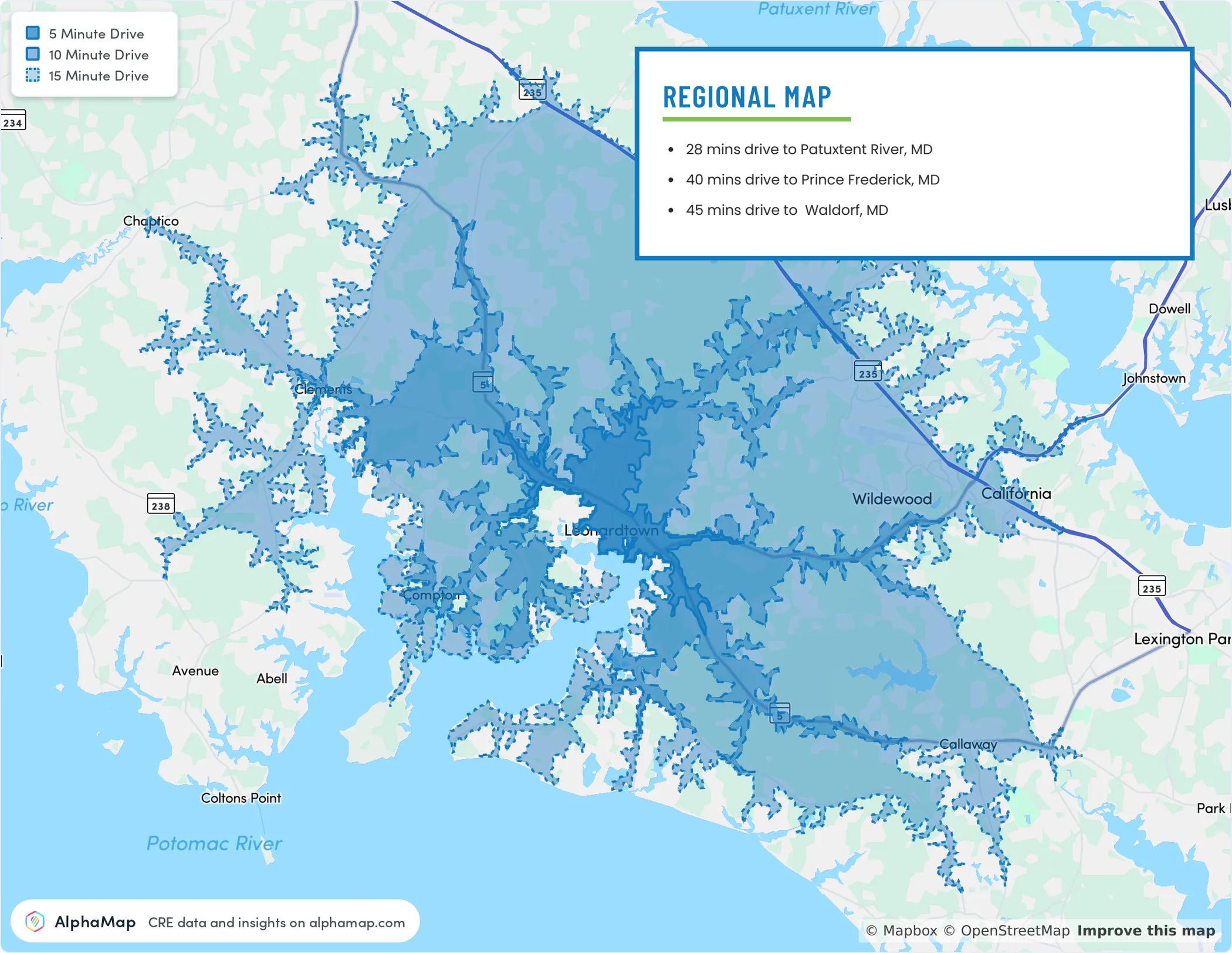
 152,959 Population	 2.7 Average HH Size	 40 Average Age	 \$147,442 Average HH Income
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- 5 Minute Drive
- 10 Minute Drive
- 15 Minute Drive

### REGIONAL MAP

- 28 mins drive to Patuxent River, MD
- 40 mins drive to Prince Frederick, MD
- 45 mins drive to Waldorf, MD





# CONTACT

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