OFFICE/CONDO FOR SALE

PARK PLACE PROFESSIONAL CENTER

5879 Allentown Rd Unit #39, Suitland, MD 20746

WIN
COMMERCIAL GROUP
of Keller Williams Realty Centre
MAKE YOUR NEXT MOVE A WIN

OFFICE/CONDO FOR SALE

5879 ALLENTOWN ROAD

OFFERING SUMMARY

PRICE:	$298,995
BUILDING SF:	1,929 SF
PRICE / SF:	$155/SF
TAXES:	$2,960
CONDO FEES:	$402/month
YEAR BUILT:	1987
BUILDING CLASS:	B
ZONING:	CO
PARKING:	Free and unreserved

PROPERTY OVERVIEW

- 1,929 SF 2-level office condo
- 1st Floor: Reception area, private office space, conference/breakroom and restroom.
- 2nd Floor: 6 private offices and an additional restroom
- Located in Park Place Professional Center in Suitland
- Minutes from Andrews Airforce Base and close to I-495 North and South.
- 12 miles from Washington DC and approximately 25 minutes from Reagan National Airport.
- Ample Parking Available

HELEN DELLHEIM
O: (410) 258-4136
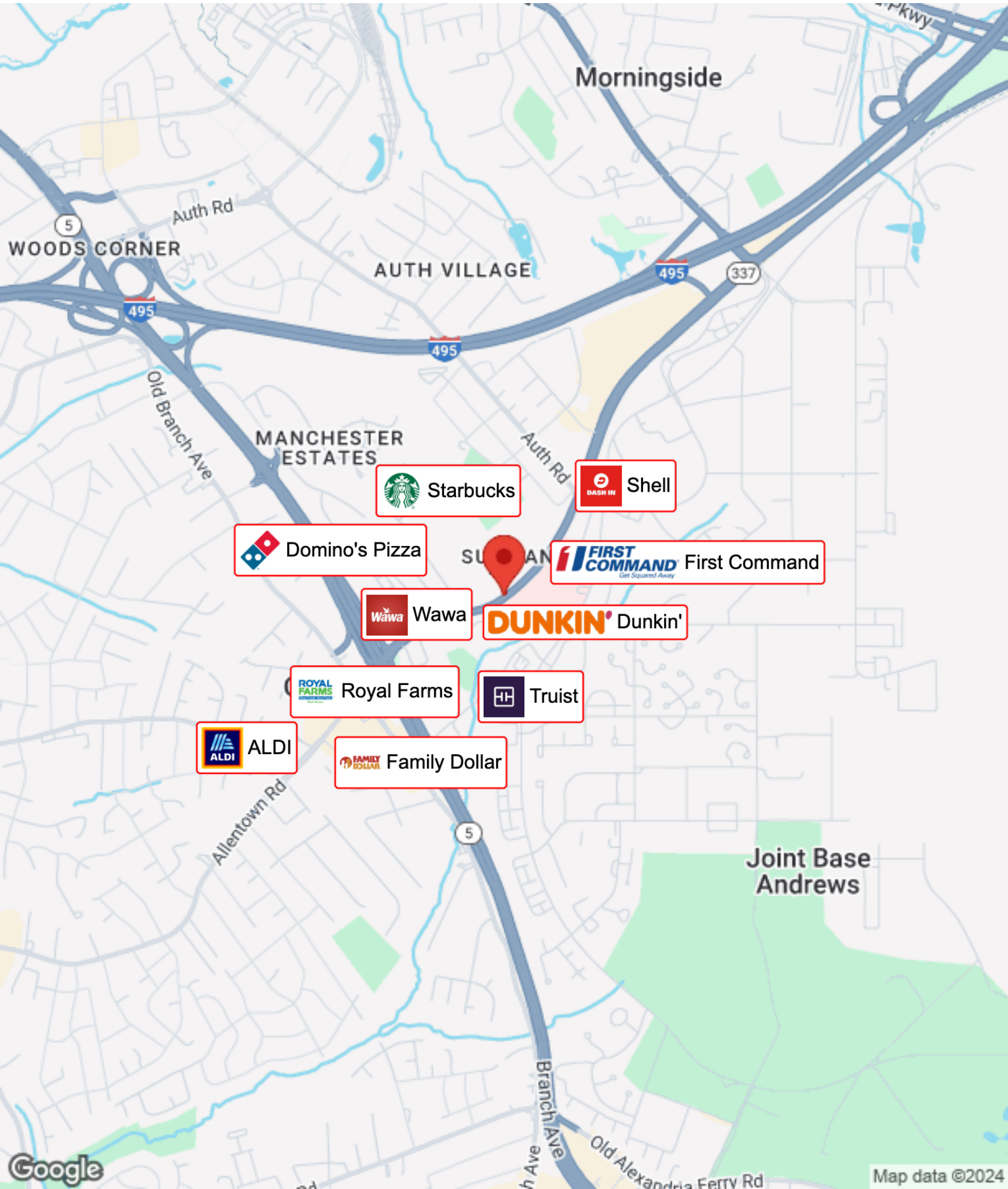C: (410) 258-4136
helen@wincommercial.com
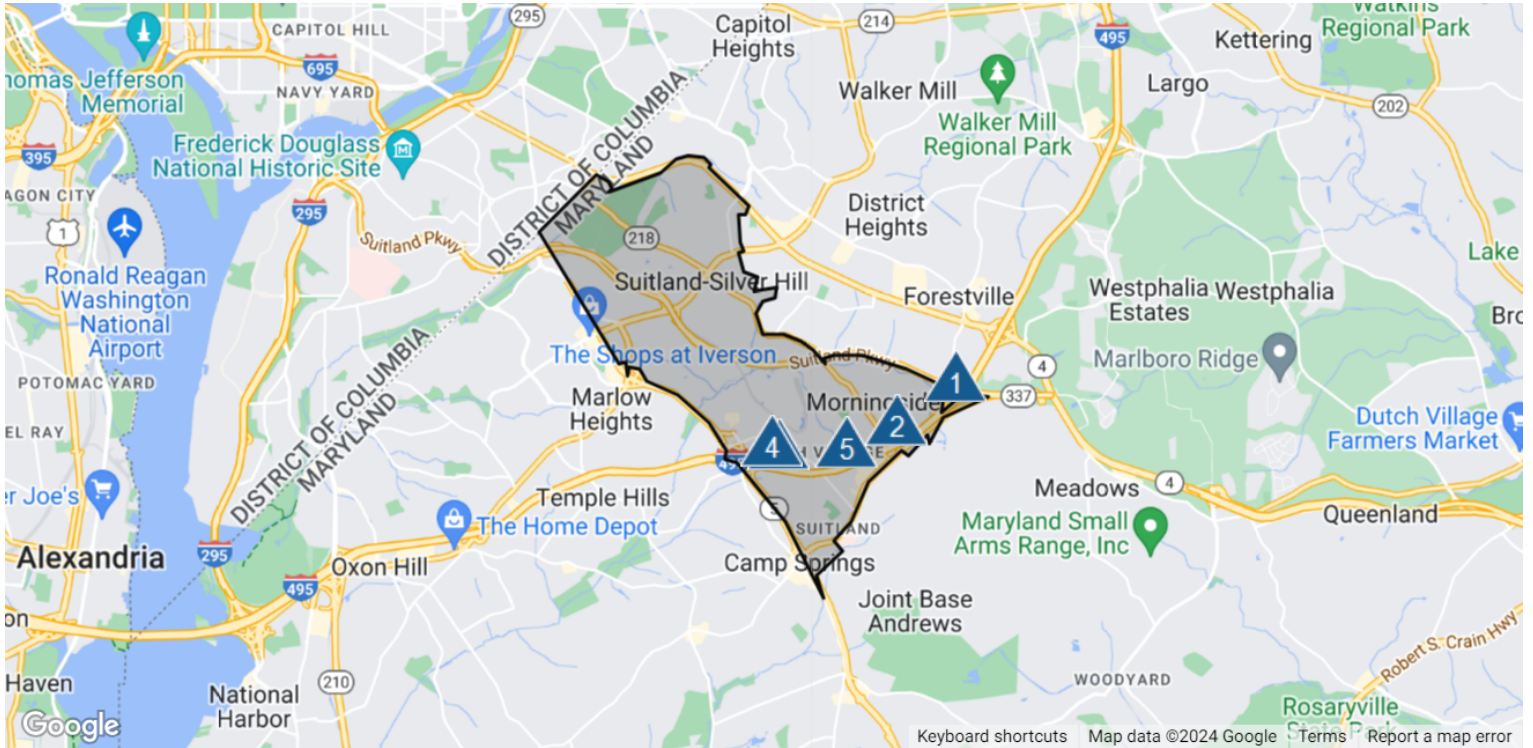
PROPERTY PHOTOS

5879 ALLENTOWN RD SUITLAND, MD 20746

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Starbucks

Shell

Domino's Pizza

First Command

Wawa

Dunkin'

Royal Farms

Truist

ALDI

Family Dollar

Traffic Counts

Daily Traffic Counts: ▲ 6,001 – 15,000   ▲ 15,001 – 30,000   ▲ 30,001 – 50,000   ▲ 50,001 – 100,000   ▲ Over 100,000 / day
▲ Up 6,000 / day

▲ 1	▲ 2	▲ 3	▲ 4	▲ 5
198,815	**194,099**	**190,204**	**171,524**	**154,894**
2023 Est. daily traffic counts	**2023 Est. daily traffic counts**	**2023 Est. daily traffic counts**	**2023 Est. daily traffic counts**	**2023 Est. daily traffic counts**
Street: **Capital Beltway**	Street: **Capital Beltway**	Street: **Capital Beltway**	Street: **I- 95**	Street: **I 95;I 495**
Cross: **–**	Cross: **–**	Cross: **Silver Valley Way**	Cross: **Branch Ave**	Cross: **Morris Ave**
Cross Dir: **–**	Cross Dir: **–**	Cross Dir: **N**	Cross Dir: **W**	Cross Dir: **E**
Dist: **–**	Dist: **–**	Dist: **0.07 miles**	Dist: **0.38 miles**	Dist: **0.08 miles**

	Historical counts			Historical counts			Historical counts			Historical counts			Historical counts	
Year	Count	Type	Year	Count	Type	Year	Count	Type	Year	Count	Type	Year	Count	Type
2017 ▲	201,532	AADT	2017 ▲	196,752	AADT	2018 ▲	192,370	AADT	2012 ▲	186,420	AADT	2020 ▲	155,952	AADT
									2008 ▲	161,451	AADT			
									2003 ▲	181,560	AADT			
									2002 ▲	177,375	AADT			

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (*)

HELEN DELLHEIM

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