

FOR LEASE

2400 OLD WASHINGTON ROAD
WALDORF, MD 20601



LEASED

DOMINIC DIGIOVANNANTONIO

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ROB FREEDMAN

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PROPERTY DESCRIPTION

2,000+/- sf free-standing retail/office building on a 1.4 Acre lot with direct visibility off Route 925. Fully fenced and secure with 8’ white vinyl privacy fencing. The property is currently improved with one 2,000+/- sf retail/office building and a partially enclosed 1-bay industrial metal building. Product is served by all public utilities.

PROPERTY HIGHLIGHTS FOR 2400:

-  ZONING: COMMUNITY COMMERCIAL (CC)
-  FOR LEASE: PLEASE CALL BROKER FOR DETAILS
-  USES: INDUSTRIAL STORAGE YARD W/ OFFICE, AUTOMOTIVE SALES, CONTRACTORS STORAGE YARD W/ OFFICE, AUTOMOTIVE STORAGE, RETAIL SALES, AND VARIOUS OTHER COMMERCIAL/INDUSTRIAL USES.
-  TRAFFIC COUNT FROM CRAIN HWY: 59,456
-  2,000+/- SF OFFICE/RETAIL BUILDING AND SMALL INDUSTRIAL BAY SITUATED ON A 1.4 ACRE LOT.
-  ABILITY TO DEMISE SITE INTO MULTIPLE FENCED AND SECURED LOTS.

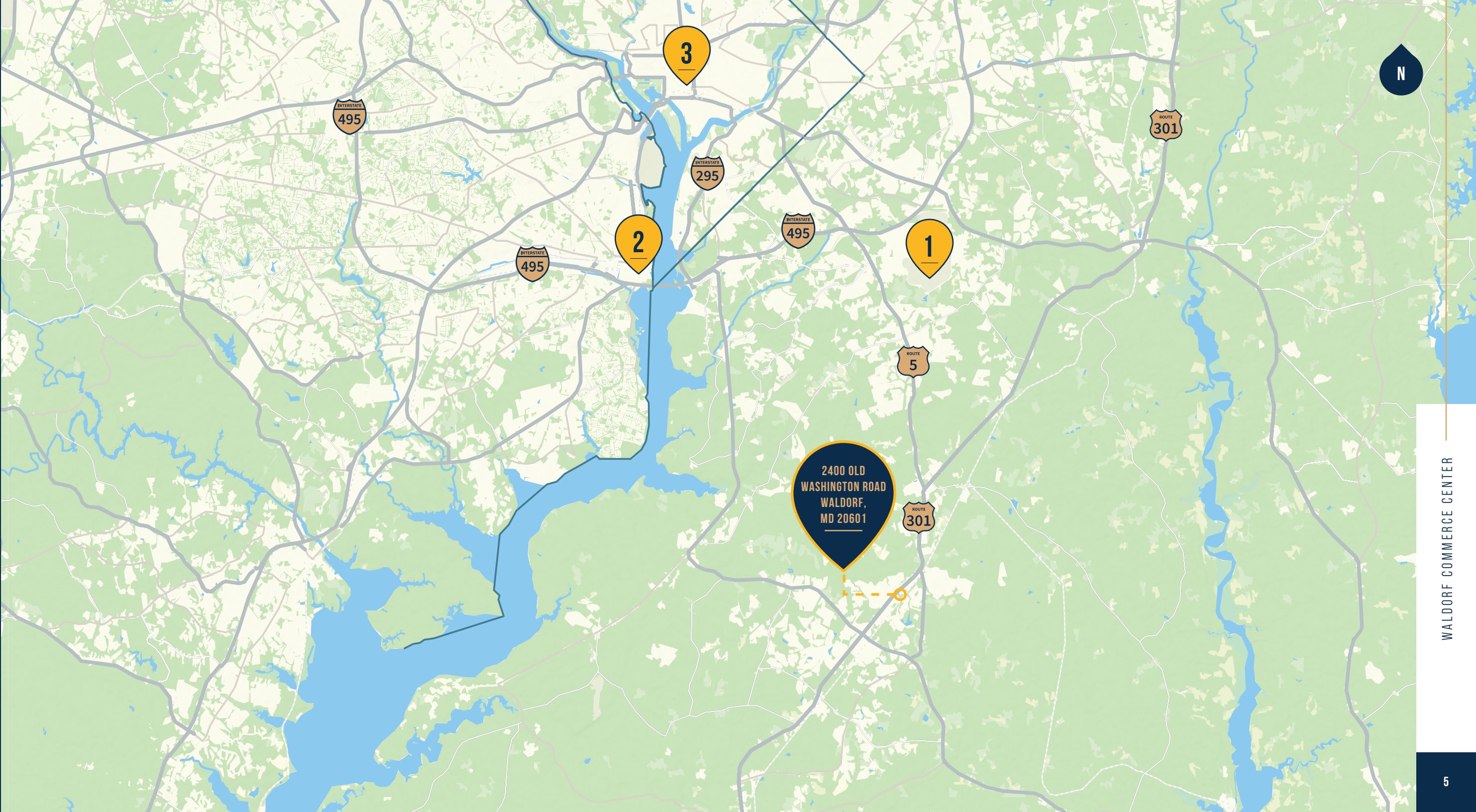


OFFERING SUMMARY

NEW LOT SIZE:
1.4 ACRES

LOCATION

DISTANCE TO		
	PRINCE GEORGES COUNTY	12 MILES
	NORTHERN VIRGINIA	22 MILES
	WASHINGTON D.C.	25 MILES
	ROUTE 301	IMMEDIATE ACCESS
	INTERSECTION OF ROUTE 301 AND BERRY RD	3.4 MILES
	INTERSECTION OF ROUTE 301 AND ROUTE 5	12 MILES
	INTERSTATE 495	16.8 MILES
	INTERSTATE 295	19.4 MILES
	PENNSYLVANIA AVE	15.2 MILES



DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,174	42,247	93,671
AVERAGE AGE	36	38	38
AVERAGE AGE (MALE)	35	36	37
AVERAGE AGE (FEMALE)	38	40	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,721	15,621	33,243
# OF PERSONS PER HH	2.6	2.7	2.8
AVERAGE HH INCOME	\$119,483	\$123,388	\$140,967
AVERAGE HOUSE VALUE	\$368,772	\$407,610	\$447,240

DEMOGRAPHICS DATA DERIVED FROM ALPHAMAP



CONTACT US

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