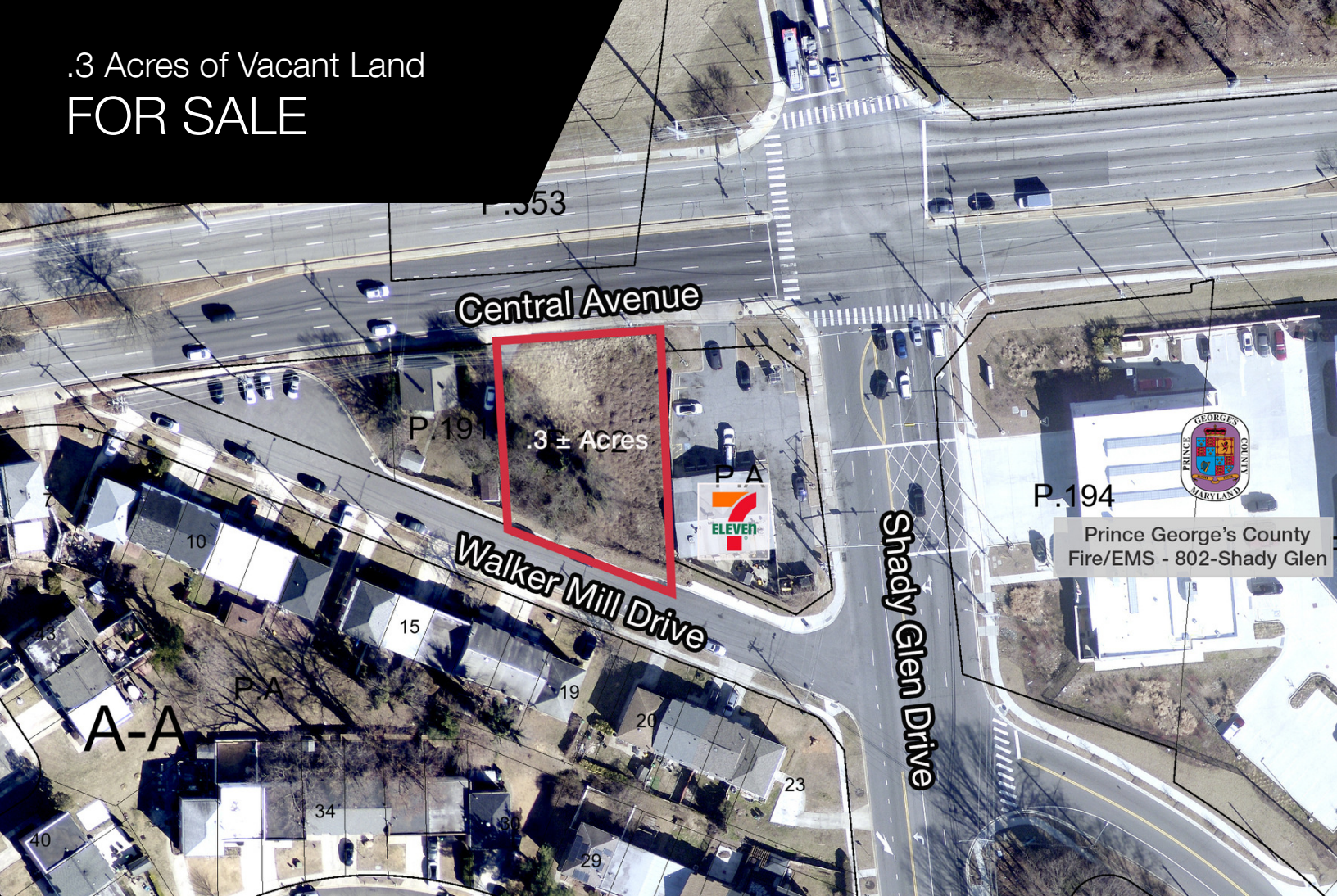


.3 Acres of Vacant Land FOR SALE



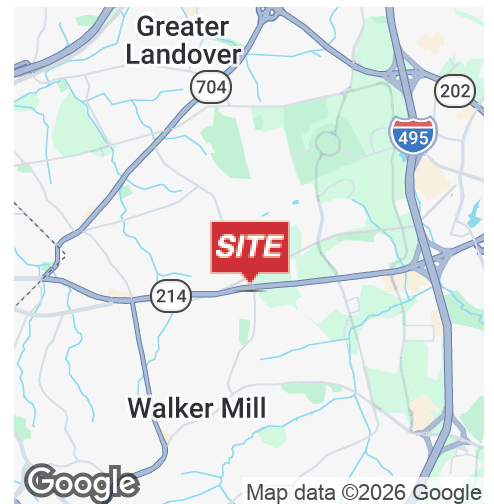
7407 Central Avenue Capitol Heights, MD 20743

PROPERTY HIGHLIGHTS

- .3 ± Acres of Vacant Commercial Land
- Prime Central Avenue location in high-visibility corridor with great business exposure
- Strong daily traffic counts - approx. 15,105 vpd on Central Ave (at Hill Rd)
- Flexible CGO (Commercial General Office) Zoning - supports office, medical, service and select retail uses
- Transit oriented and easy commuter access to nearby bus routes and Addison Road-Seat Pleasant and Capitol Heights subway stations
- Beltway connectivity, providing seamless regional access; just minutes to I-495 and I-295
- Ready -To-Build Site on vacant land
- All public utilities at the site, offering immediate development potential
- **SALE PRICE: \$350,000**

PROPERTY DESCRIPTION

.3 ± Acres of Vacant Commercial Land in Prime Central Avenue Location

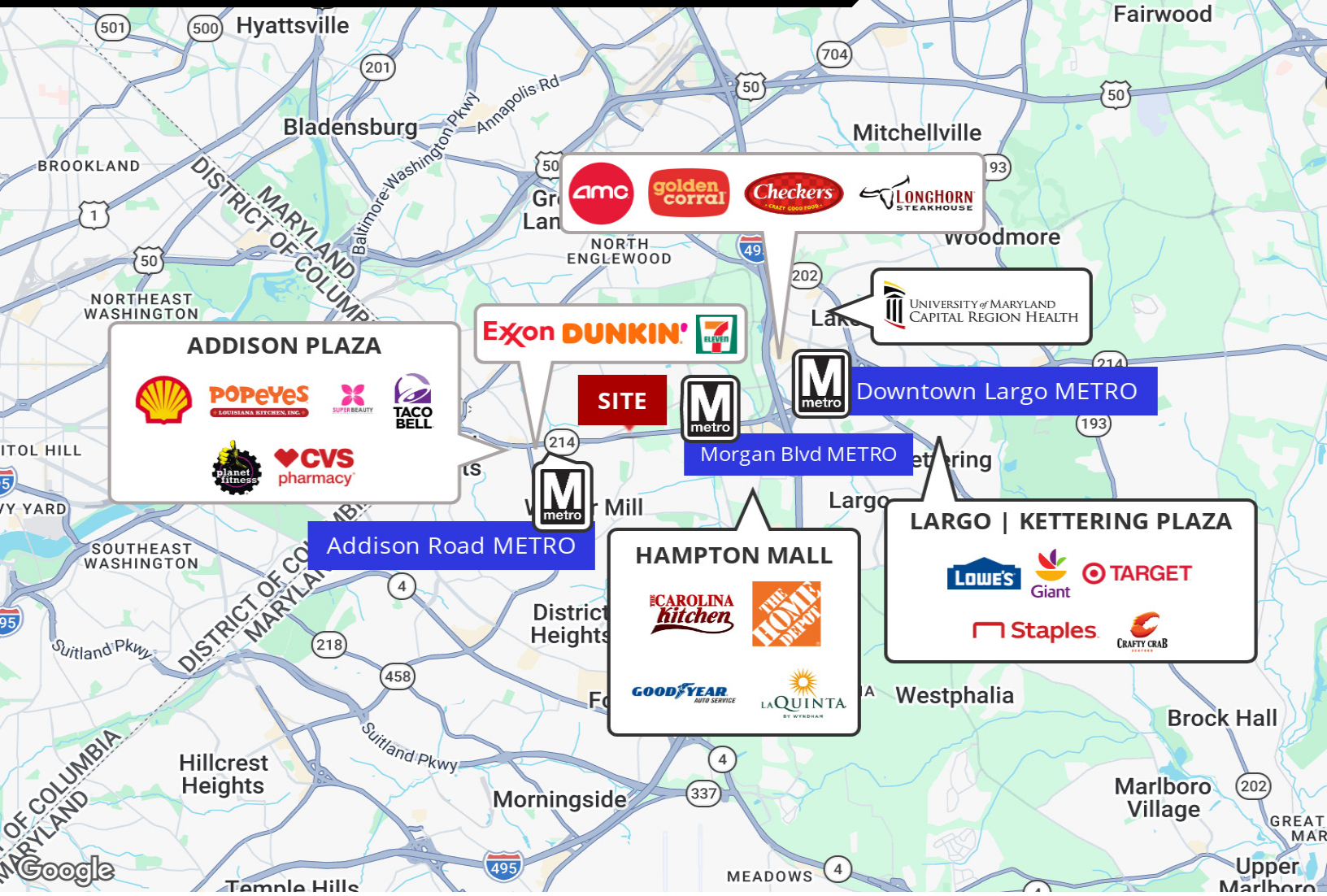


TERRY ROGERS
O: 301.526.2584
trogers@naimichael.com

EDWARD LUCKETT
O: 301.318.3100
eluckett@naimichael.com

Land For Sale

7407 CENTRAL AVE, CAPITOL HEIGHTS, MD 20743



DEMOGRAPHICS



POPULATION



HOUSEHOLDS



AVG. HOUSEHOLD INCOME

0.25 Miles	779	294	\$112,903
0.5 Miles	3,145	1,225	\$110,845
1 Mile	12,258	4,719	\$108,952

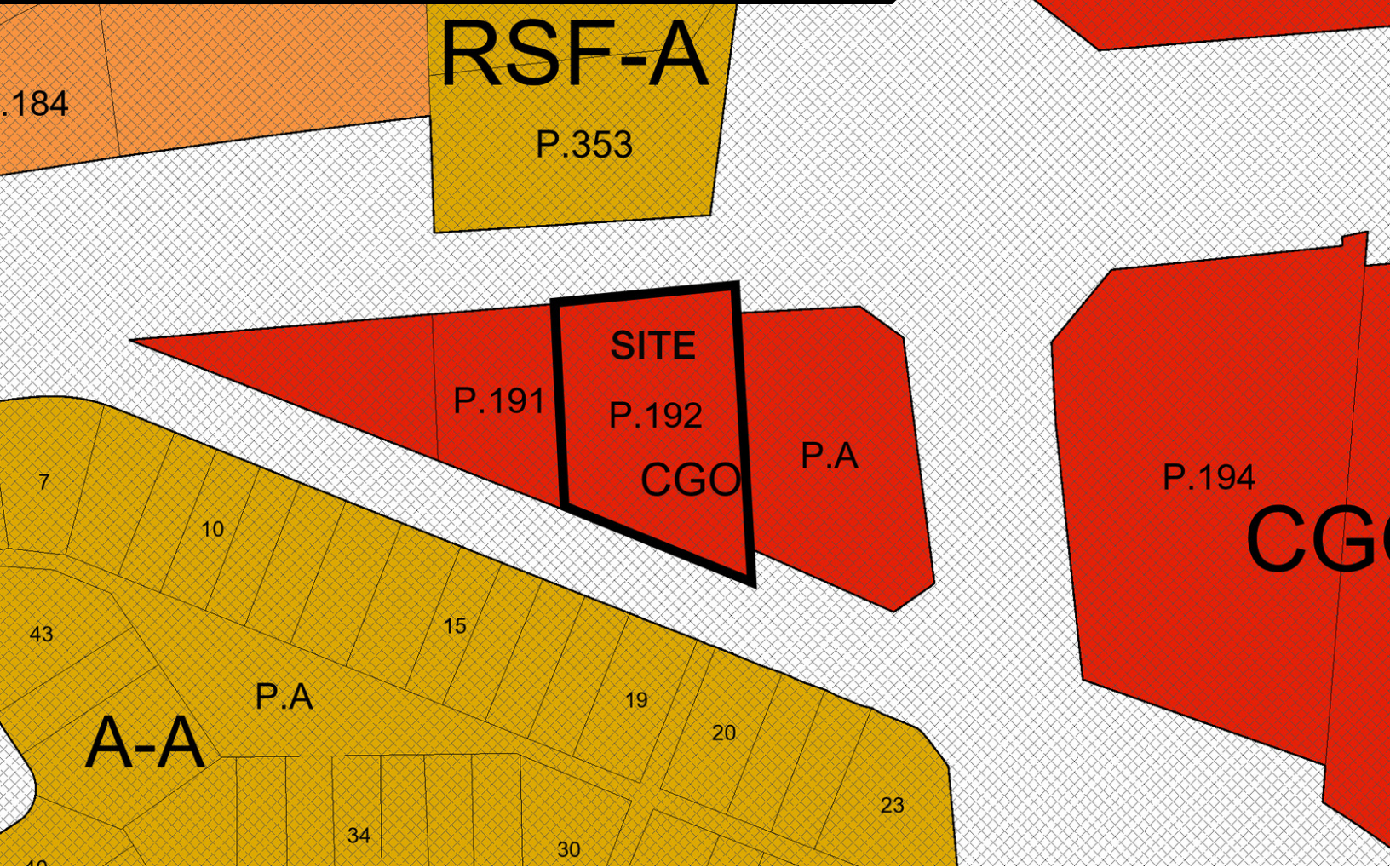
2023 American Community Survey (ACS)

LOCATION DESCRIPTION

Prime Central Avenue location, situated in close proximity to major transportation routes and only a short drive from the heart of Washington, D.C., this location offers a strategic advantage for Land and Office investors. The area is surrounded by an array of essential amenities, including retail centers, dining options, and recreational facilities. With its convenient access to public transportation and a dynamic mix of businesses, this available property presents an attractive opportunity for commercial real estate investment.

Land For Sale

7407 CENTRAL AVE, CAPITOL HEIGHTS, MD 20743



Central Avenue

Naimichael

TERRY ROGERS

EDWARD LUCKETT

301.526.2584 | trogers@naimichael.com

301.318.3100 | eluckett@naimichael.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Floor plans, site plans and other graphic representations of this property have been reduced and reproduced, and are not necessarily to scale. All information should be verified prior to purchase or lease.