

RETAIL | DEVELOPMENT LAND FOR SALE



7205 Indian Head Highway
Bryans Road, Charles County, MD 20616

PROPERTY HIGHLIGHTS

- 1.89 ± acres of Retail Development Land For Sale
- Parcel Size - 82,328 SF (1.89 Acres)
- Zoned CER (Core Development/Residential)
- Prime Visibility with direct frontage along Indian Head Hwy (Route 210)
- Great access with ingress and egress near signalized intersection
- Traffic Count includes 25,000 VPD - per MDSHA
- Flexible Development Program - Conceptual 2,224 SF QSR pad & 9,088 SF inline retails strip
- High growth location with an expanding residential base and limited retail saturation.
- Topography is level and development ready
- All public utilities available to the site (water, sewer and electric)
- **ASKING PRICE: \$849,000**

LOCATION DESCRIPTION

Located in the heart of Bryans Road, MD, this property is ideal for potential developers and investors. Surrounding areas include Potomac River and Piscataway Park. Due to strong demographics and unrivaled highway visibility, this property presents an unparalleled opportunity for those seeking a strategic investment in the Bryans Road area.

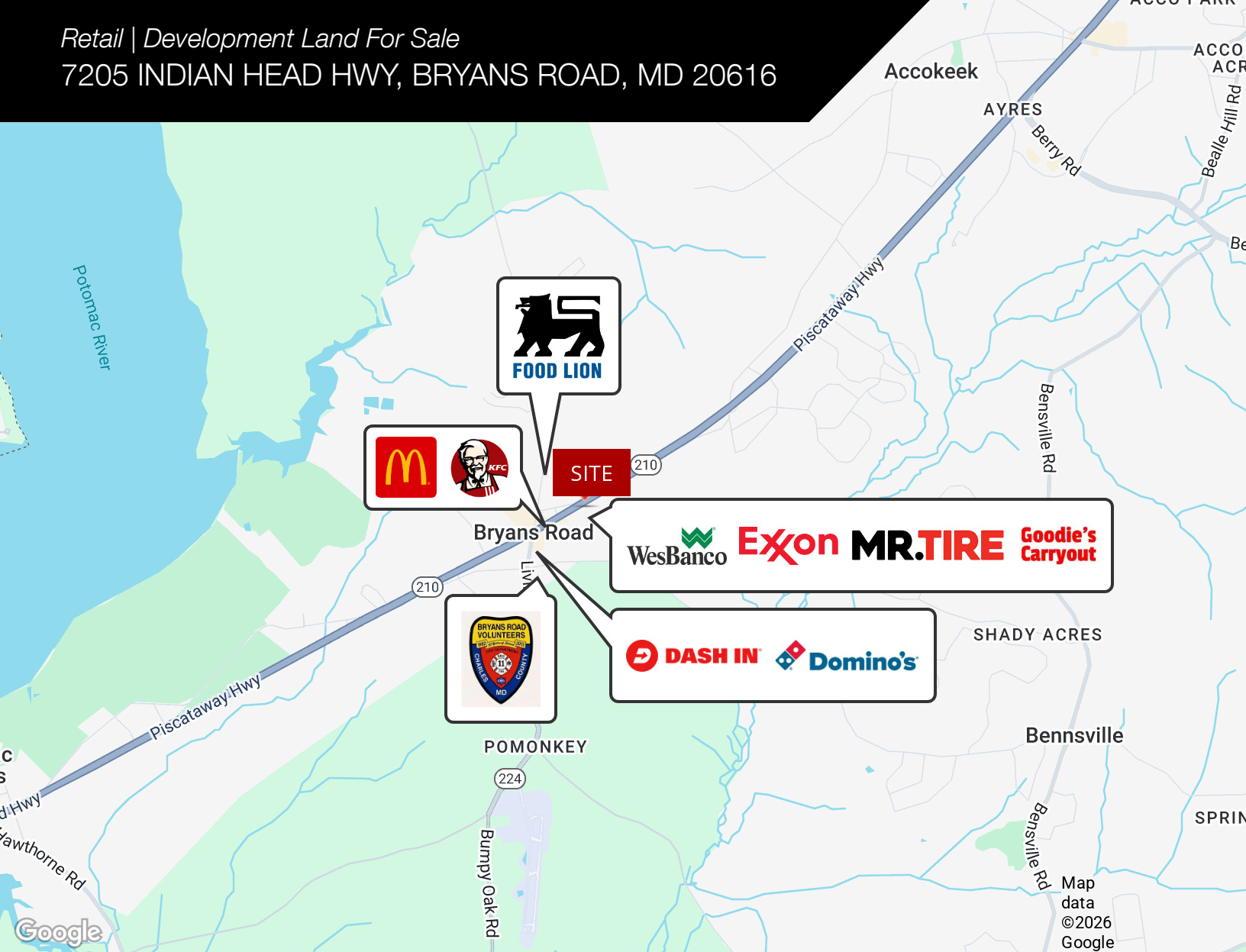


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DEMOGRAPHICS



POPULATION



HOUSEHOLDS



AVG. HOUSEHOLD INCOME

1 Mile	4,662	1,629	\$131,493
3 Miles	18,375	6,219	\$146,380
5 Miles	38,109	12,919	\$156,906

2020 American Community Survey (ACS)



ZONING, USES & LOCATION CONTEXT:

- Zoned CER (Core Development/Residential)
- Commercial permitting retail, QSR (with drive-thru), and multi-tenant strip retail
- Inline Retail - 9,088 SF Strip for service tenants (salon, insurance, dry cleaner, medical).
- Gateway community of Bryans Road, MD includes a commuter corridor between Southern Maryland and Washington, DC.
- Undeserved retail market with strong demand drivers.
- High growth location - Charles County has an expanding residential base and limited retail saturation.

IDEAL FOR:

- National QSR Developers (preferred developers for Starbucks, Dunkin', Chick-Fil-A, Chipotle)
- Regional Retail Developers (multi-tenant strip builders).
- 1031 Exchange Investors (development-ready land).
- Local Owner-Operators seeking retail frontage.

