

# 15792 Livingston Rd

Accokeek, Maryland 20607

## Property Highlights

- 1.17± acre commercial parcel
- Zoned CGO (Commercial General Office)
- Permitted uses include retail, restaurant, convenience store, etc.
- Ideal for retail pad, medical development, QSR, or service center
- Frontage and great visibility along Livingston Road & Indian Head Highway close to Route 228 towards Waldorf
- High traffic volume - Livingston Rd @ Jennifer Dr - 7,201 vpd per MDSHA
- Surrounded by national brands (Weis, Exxon, Dunkin' Donuts, Burger King, and U-Haul)
- Existing land condition - Vacant Land (cleared and leveled)
- **REDUCED OFFERING PRICE: \$950,000.00**

## Property Overview

Investment Offering For Sale. 1.17 acres of Land Zoned CGO ideal for retail or medical development.

## Offering Summary

<b>Sale Price:</b>	\$950,000
<b>Lot Size:</b>	1.17 Acres

## Demographics 1 Mile 3 Miles 5 Miles

	1 Mile	3 Miles	5 Miles
<b>Total Households</b>	1,072	6,893	27,633
<b>Total Population</b>	3,051	20,901	82,135
<b>Average HH Income</b>	\$182,237	\$185,239	\$169,957

## For More Information

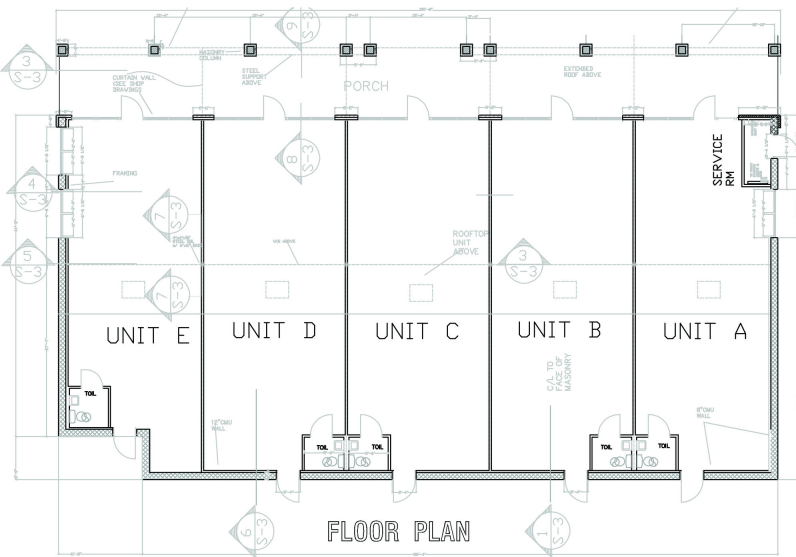
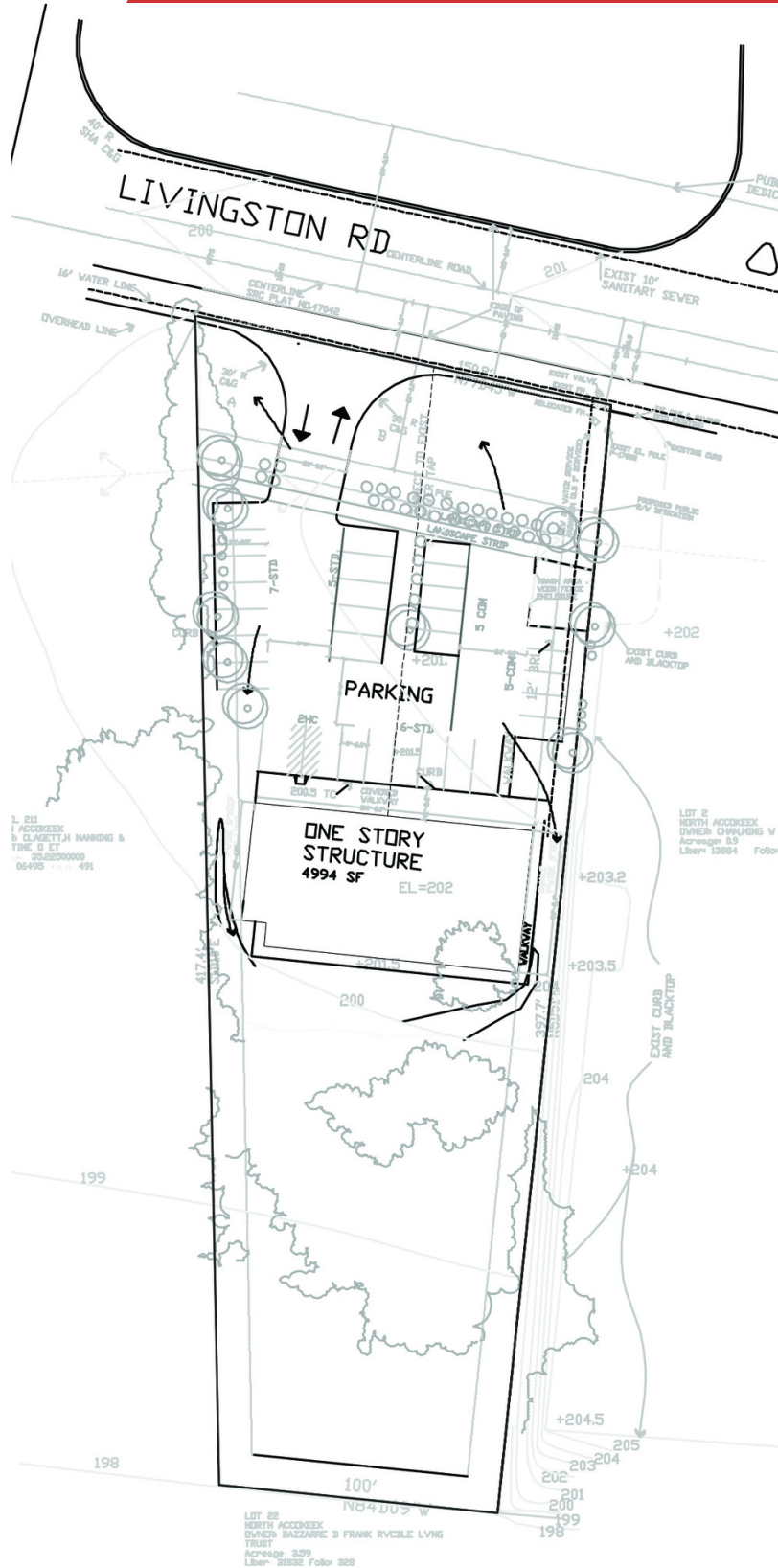
**Marcus N. Daniels**

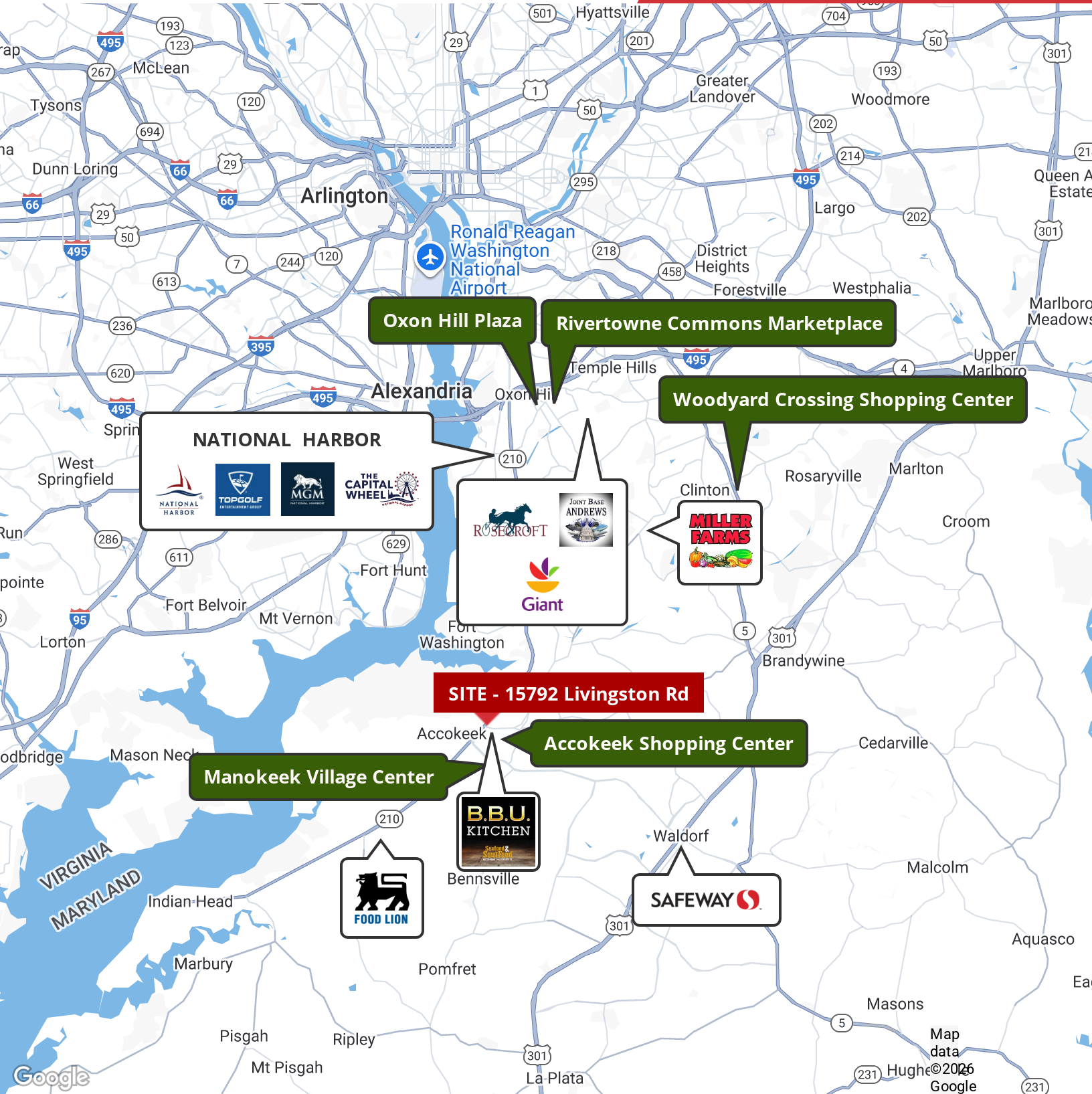
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**SITE - 15792 Livingston Rd**