

**BERKSHIRE
HATHAWAY**
PENFED REALTY

McNELIS
ASSOCIATES

COMMERCIAL

5.5-ACRE PARCEL WITH
RT. 4 & HG TRUEMAN RD
FRONTAGE

**FOR
SALE**

8200 Crain Hwy
La Plata, MD 20646



Thomas McKay

Commercial Advisor

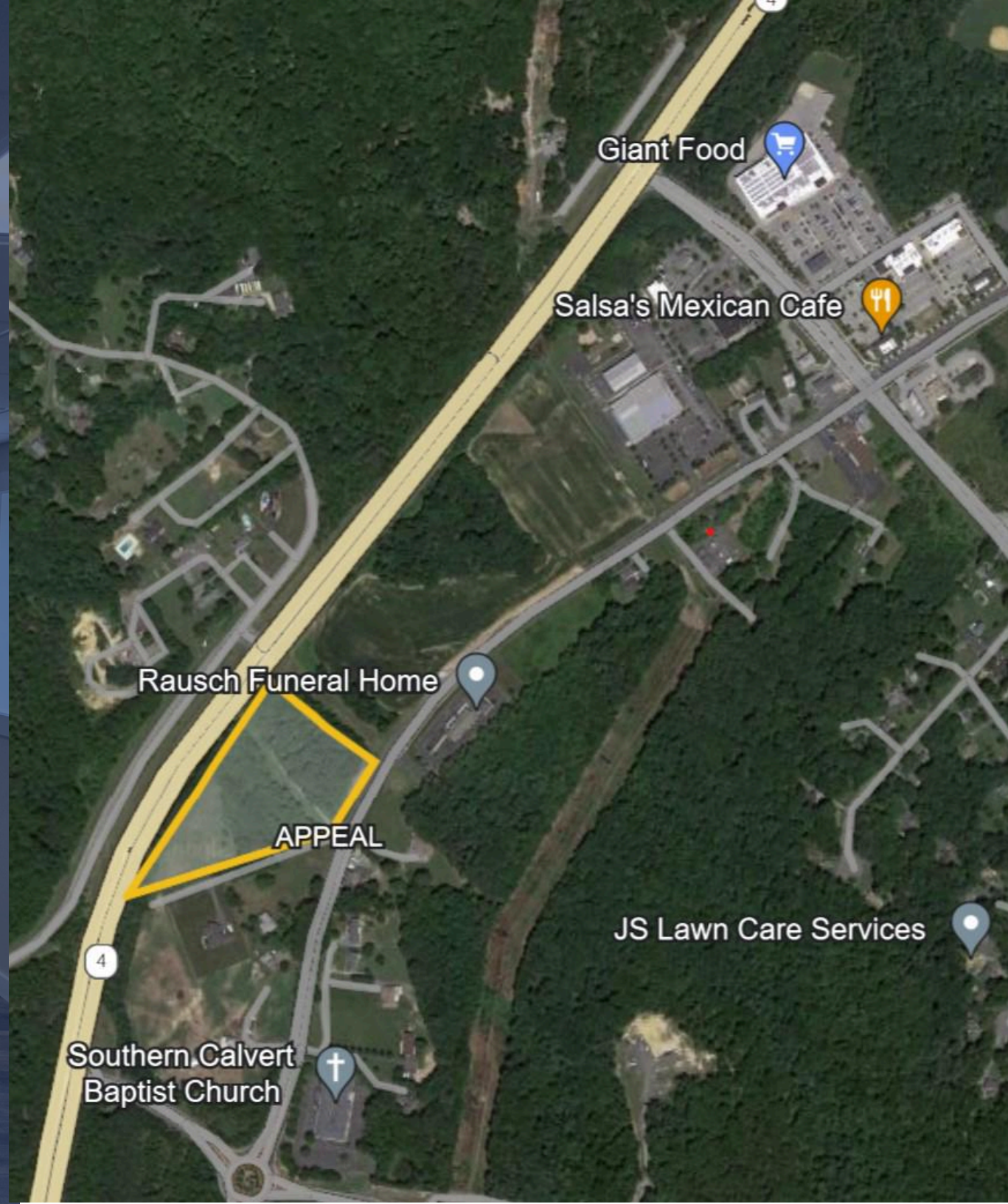
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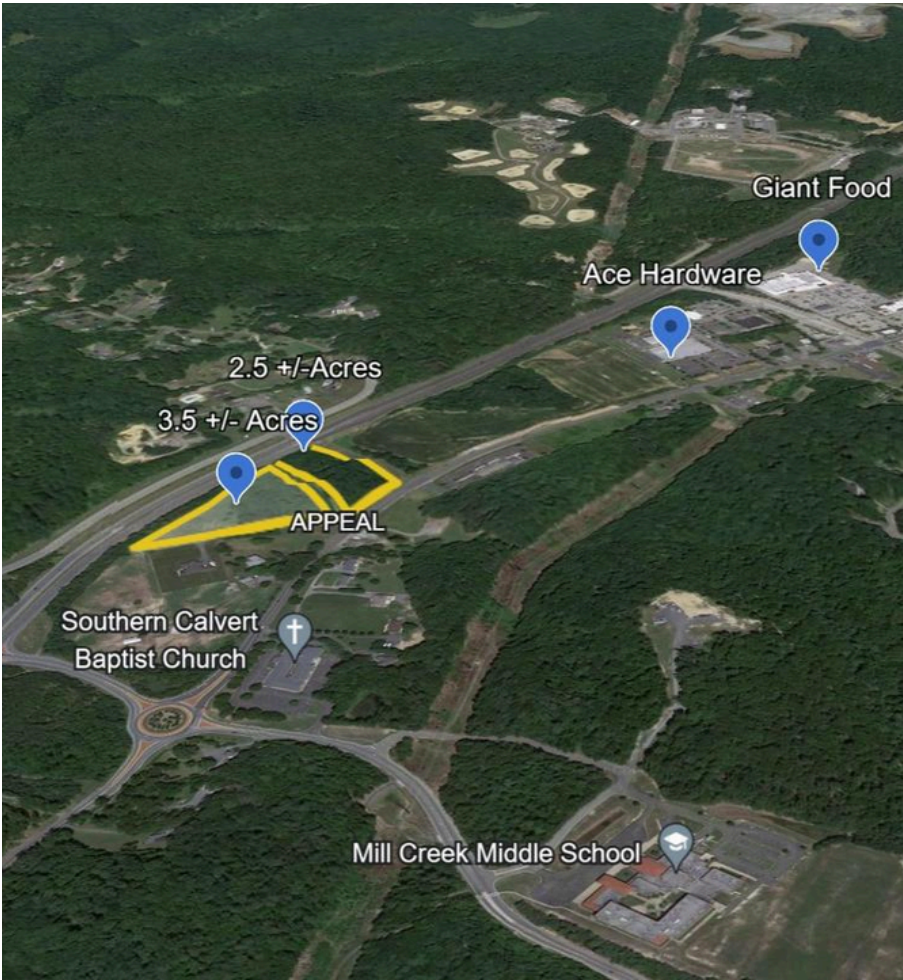


12075 HG TRUEMAN RD

LUSBY, MD 20657

FOR SALE

OVERVIEW



Price	\$659,000
Site Size	5.5 Acres
Potential Business Use	Church, Religious Organization, Bar/Tavern/Lounge, Bed & Breakfast, Campground, Car Wash, Church, Commercial, Flex Space, Florist/Nursery, Food & Beverage, Funeral Home, Hotel/Motel, Livestock, Manufacturing, Medical/Dental, Mini-Storage, Mixed-Use, Multi-Family, Office, Parking, Poultry, Printing, Professional Service, Recreational, Residential, Restaurant, School, Senior Assisted/Day Care, Special Purpose, Storage Yard, Telecommunication Site, Timber, Warehouse, Wholesale
MLS Number	MDCA2029116

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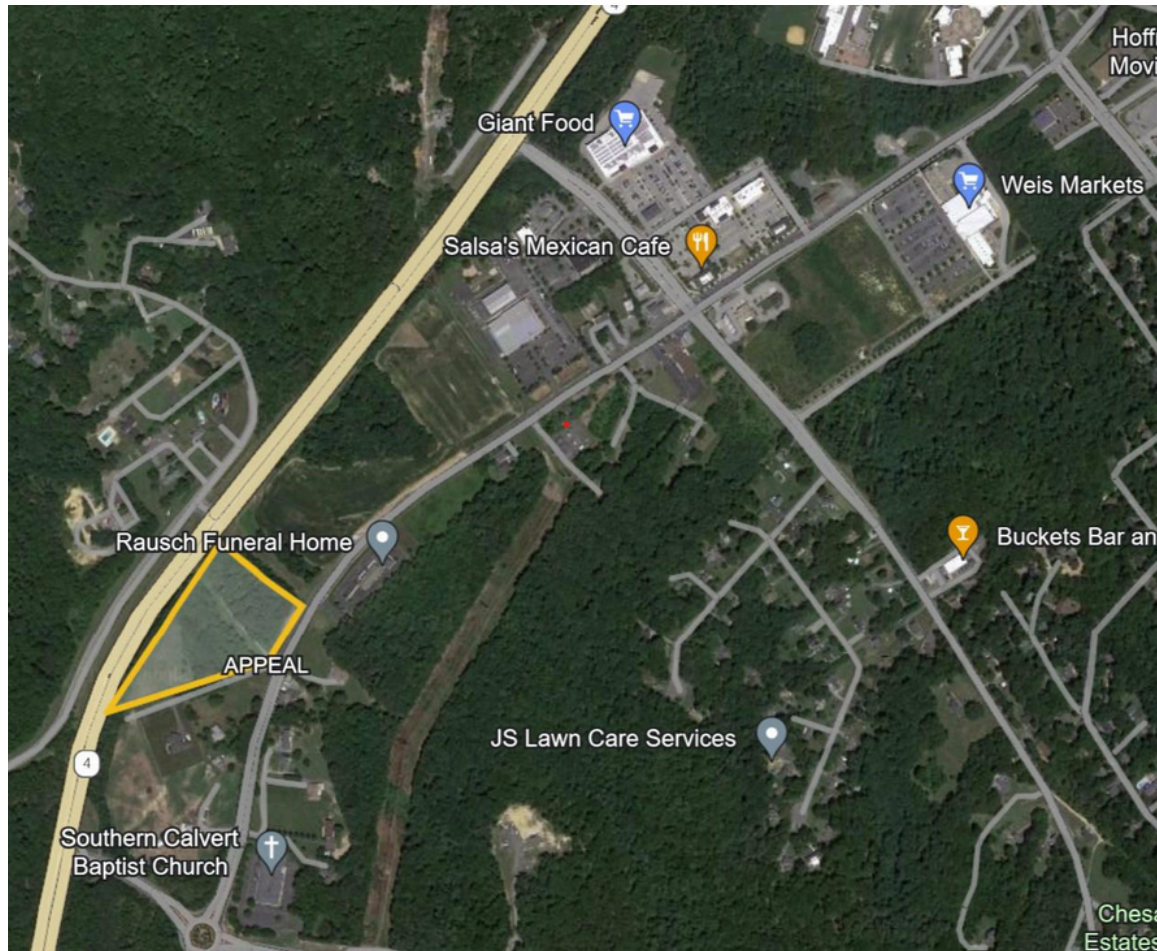
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EXECUTIVE SUMMARY



Property Overview

INCLUDES PORTION OF LARGER PARCEL. The entire parcel is 19.29 acres. Seller intends to GROUND LEASE, or subdivide and sell, that portion which is approximately 6 acres and located within the Lusby Town Center.

The Property could be ground leased or divided into two smaller parcels, approximately 2.5 Acres and 3.5 Acres. Incredible opportunity to lease or purchase property fronting both Rt. 4 and HG Trueman Road. There are numerous commercial uses allowed. There are also multiple types of residential uses allowed, with residential density up to 4 units per acre.

Contact the listing agent to discuss Commercial Use Options, Residential Use Options, Ground Lease Options, and Purchase Options.

This is one of the few pieces of property within the Lusby Town Center, on Rt. 4, that is available. The property adjacent to the north is public property owned by Calvert County.

The seller is highly motivated and willing to offer special concessions for religious organizations, churches, or places of worship.

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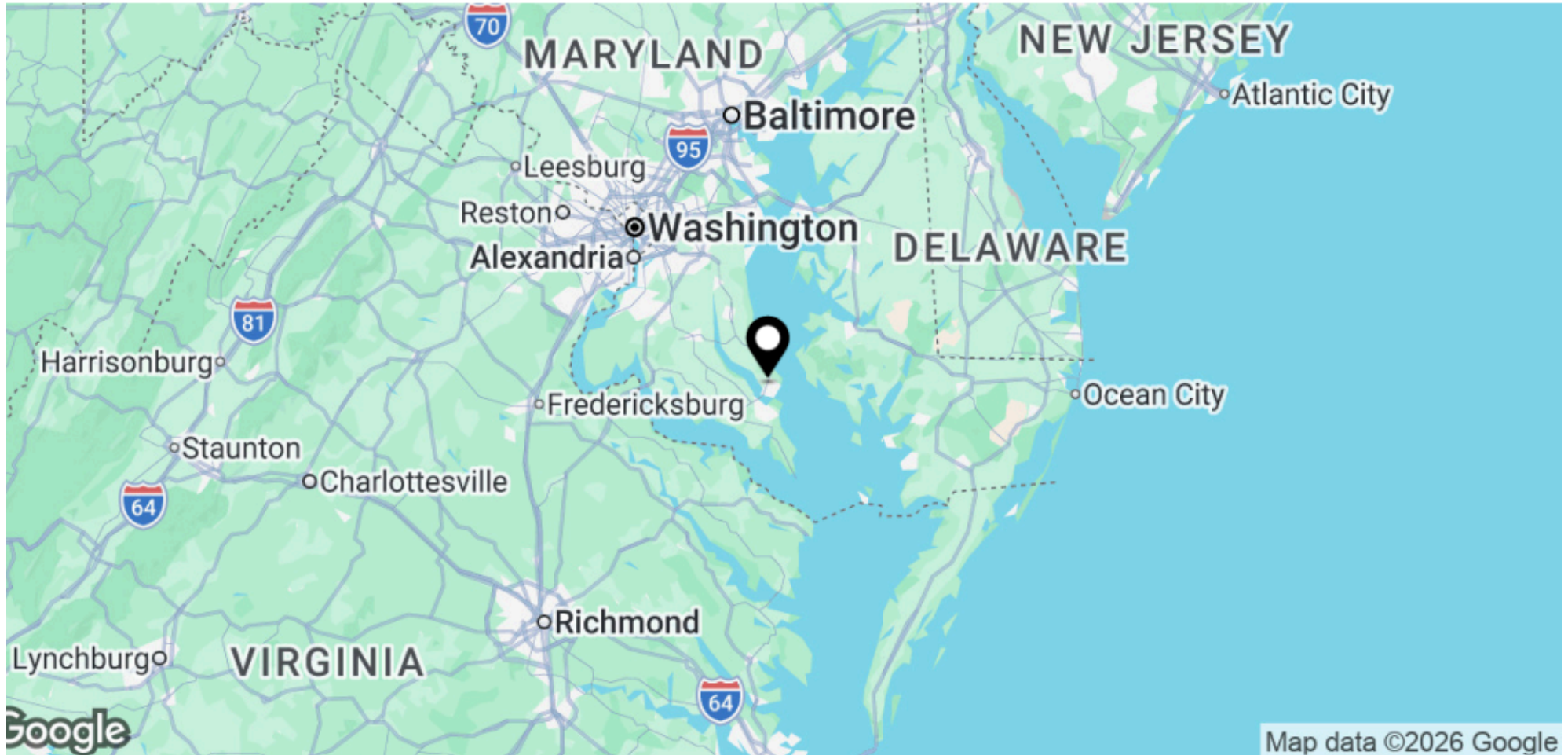
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REGIONAL MAP



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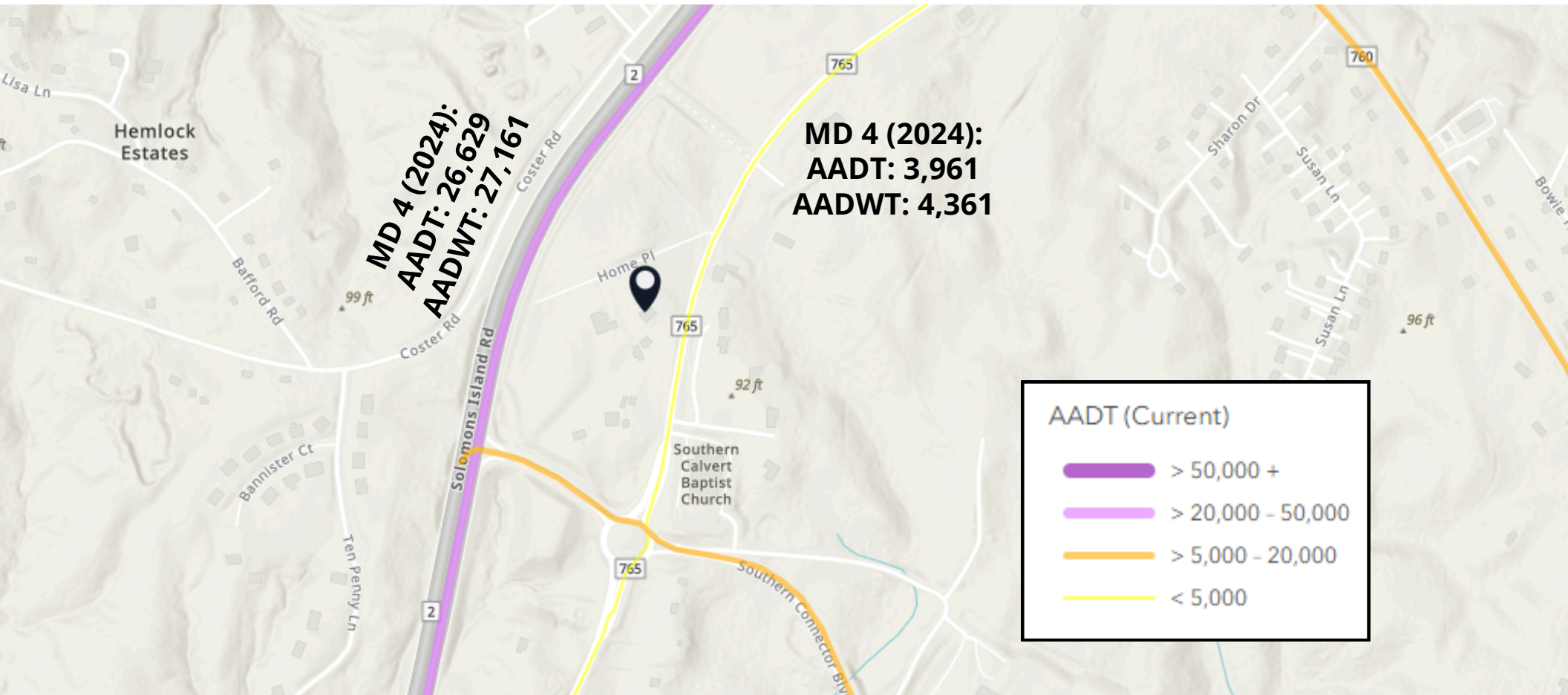
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ANNUAL AVERAGE
DAILY TRAFFIC (AADT)



Data retrieved August 2026 from Maryland Department of Transportation (MDOT)

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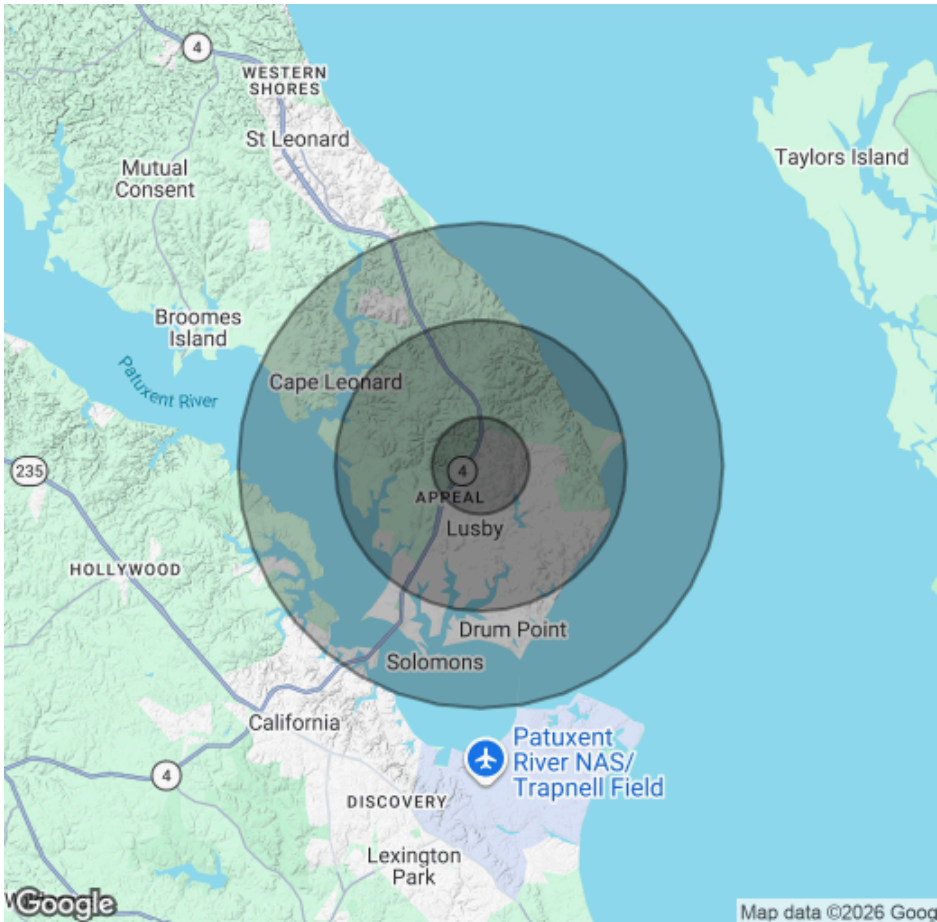
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DEMOGRAPHICS

Population	1 Mile	3 Miles	5 Miles
Total Population	2,779	17,009	24,708
Average Age	39	41	42
Average Age (Male)	38	40	41
Average Age (Female)	41	42	43

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,026	6,254	9,143
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$115,282	\$143,179	\$150,960
Average House Value	\$339,004	\$382,136	\$421,970

2020 American Community Survey (ACS)



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