

Commercial Land For Sale  
\$1,495,000



## 4340 Crain Highway

Waldorf, Maryland 20695

### Property Highlights

- 3.68 ± Acres
- Zoned CC (Community Commercial)
- Frontage on Route 301 North is 400 feet
- Water and Sewer are available in front of property
- Site is level and at grade
- Site is approximately 400 feet deep
- Approximately ¼ mile from the NEW, just announced 23-acre, \$100,000,000 Kaiser Permanente Campus at Billingsley Road and Crain Highway
- **Below Market Pricing**

### Location Overview

The Subject Property, on Crain Highway, is about 22 miles south of Washington, DC and approximately 90 miles north of Richmond, Virginia. Crain Highway is the parallel highway to Interstate 95, running from Richmond through Washington DC and on to Baltimore, Md. The Subject Property is in an active commercial district and is roughly 2 miles south of Waldorf and 5 miles north of LaPlata. This commercial property is zoned CC (Community Commercial); a zone that encourages a large variety of uses that serve the community including restaurants, hospitality, wholesale, retail, entertainment, as well as medical and institutional services.

### OFFERING SUMMARY

Sale Price	\$1,495,000
Lot Size	3.68 Acres

### DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	2,235	\$126,358
3 Miles	57,846	\$115,881
5 Miles	106,086	\$118,788

Edward Luckett

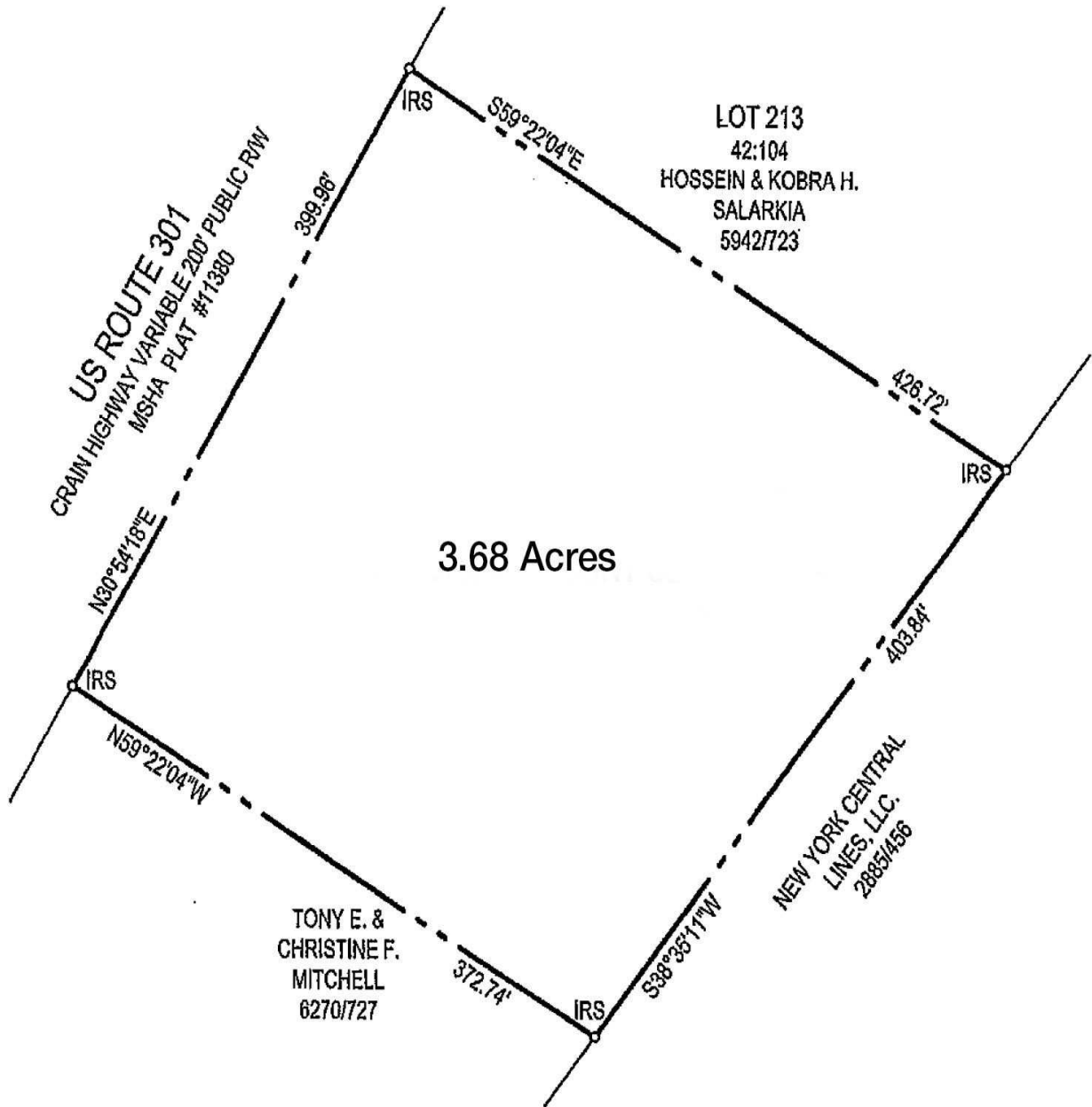
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Boundary Survey

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