

FOR LEASE | Corner Pad | Build To Suit Opportunity



6224 Marlboro Pike District Heights, MD

Foster Street

County Road

Marlboro Pike (25,000 VPD)

Previous Bank Drive-thru



Steve Solomon | 202.441.3360 M | Steve@solomonreal.com E

Erik Ulsaker | 703.861.0373 M | ErikUlsaker@LNF.com E

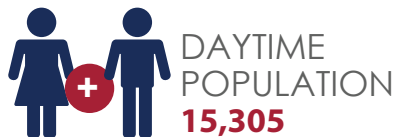
SUMMARY

ADDRESS	6224 Marlboro Pike District Heights, MD 20747
BUILDING SIZE	4,000 - 7,000 SF Possible
PRICE	Negotiable
PARKING	40 Free Surface Spaces
LOT SIZE	.62 Acre (27,007 SF Corner Lot)
CONTACT	
Erik Ulsaker 703-861-0373 EU@Inf.com	Steve Solomon 202-441-3360 steve@solomonreal.com



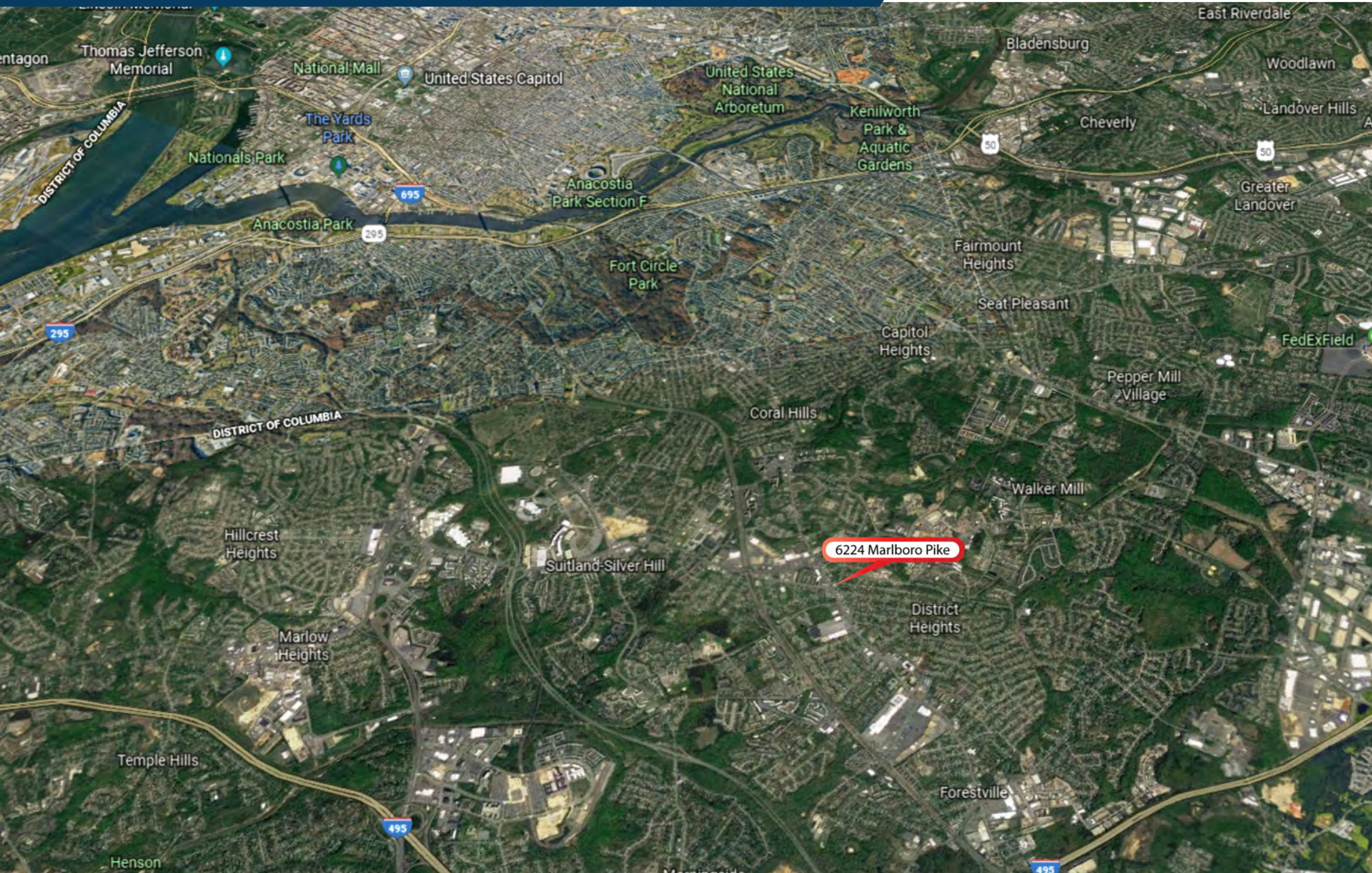
Unique building for lease in District Heights, Maryland. 7,000 SF building which includes 4,000 Sf on the first floor and 3,000 SF on the second floor. This was previously used as a bank (with drive-thru) and is zoned CSC for retail use. Along with having surface parking spaces, this free-standing building is in a prime location near a ton of amenities. Potential build to suit opportunity as well. Contact us for more information.

DEMOGRAPHICS (3 Mile Radius):



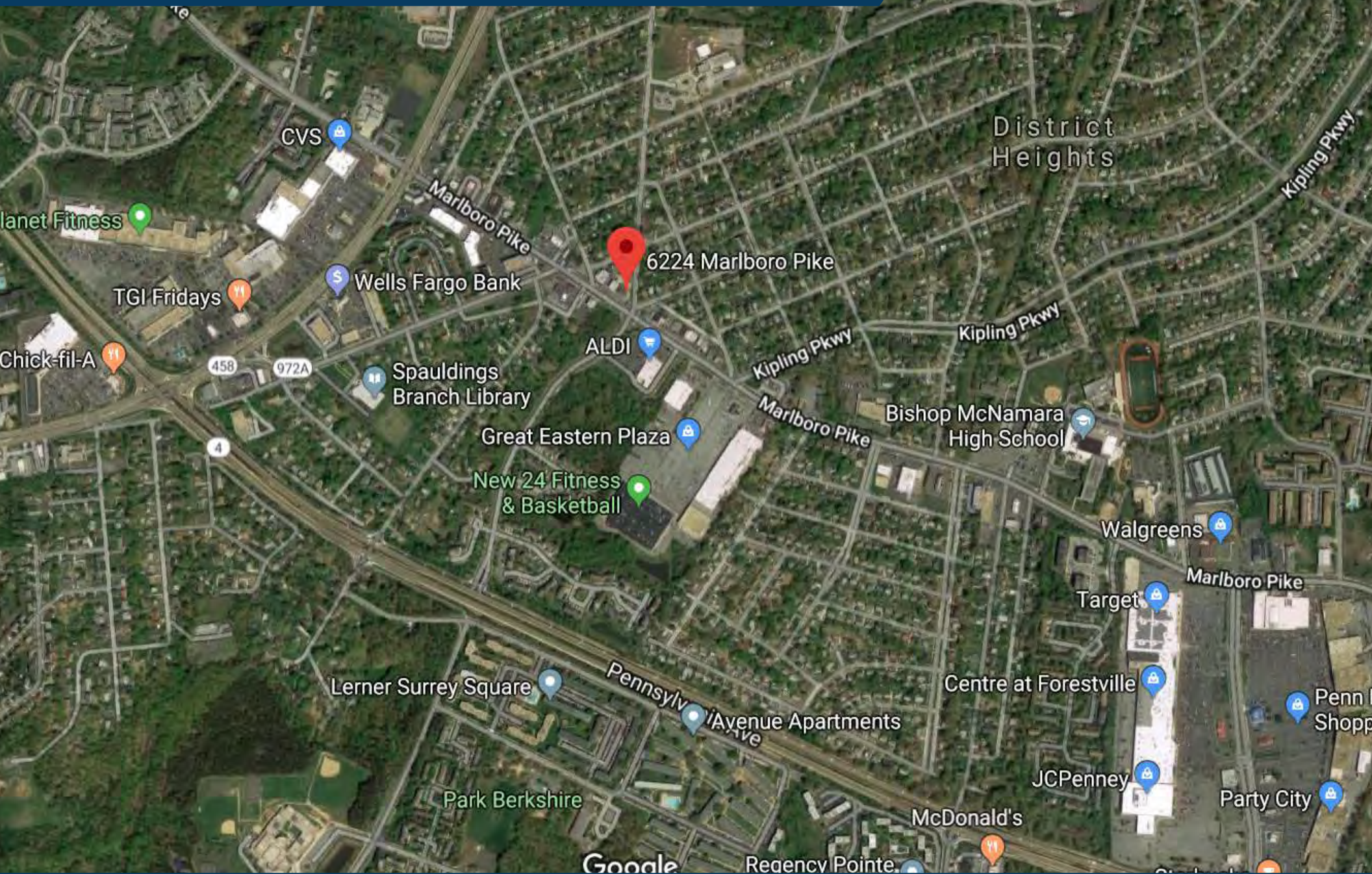
This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property.

AERIAL



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AERIAL ZOOM

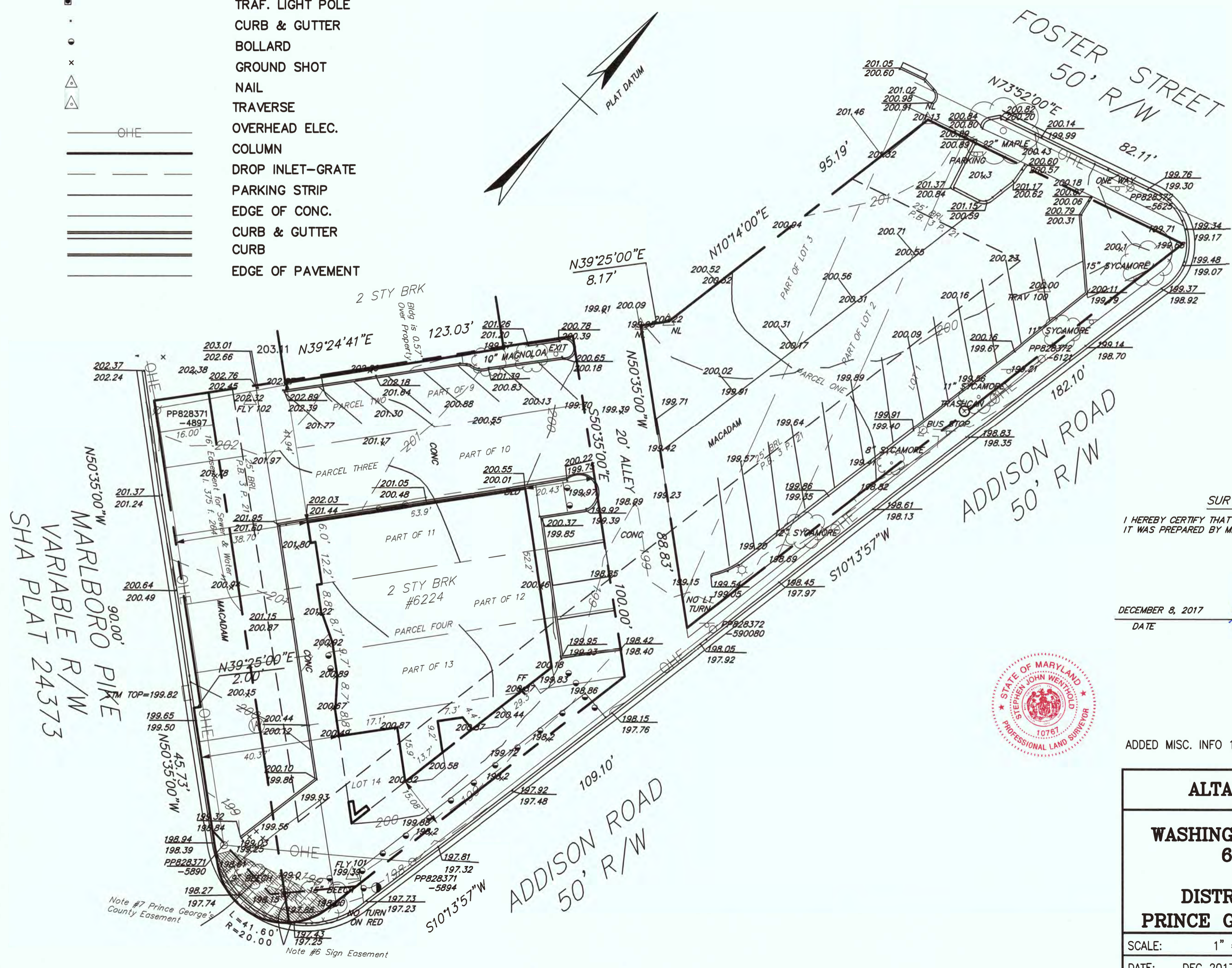
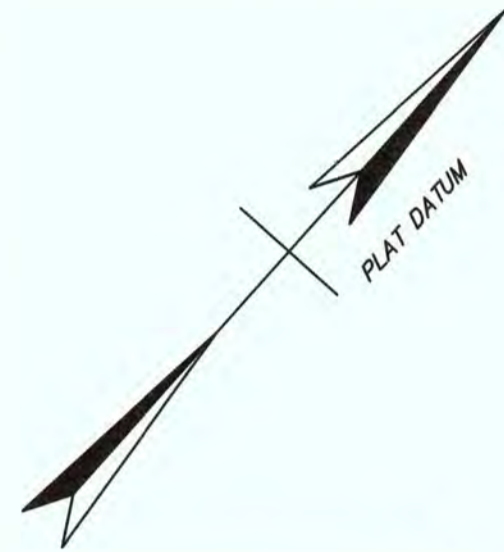


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SURVEY

- GUY POLE
- ⊗ SIGN
- ⊙ MISC.
- ⊛ POWER POLE
- ⊙ LIGHT POLE
- ⊙ BUILDING
- ⊙ WATER MH
- ⊙ TRAF. LIGHT POLE
- ⊙ CURB & GUTTER
- ⊙ BOLLARD
- ⊙ GROUND SHOT
- ⊙ NAIL
- ⊙ TRAVERSE
- OHE
- OVERHEAD ELEC.
- COLUMN
- DROP INLET-GRATE
- PARKING STRIP
- EDGE OF CONC.
- CURB & GUTTER
- CURB
- EDGE OF PAVEMENT

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- GENERAL NOTES
1. The horizontal datum of this survey is Plat Datum.
 2. The vertical datum of this survey is assumed with elevation 200.00 on Traverse Station 100.
 3. Title Search was prepared by Lawyers Title Exchange, LLC, Towson, Maryland.
 4. Parcel Two is subject to blanket easement to the Chesapeake and Potomac Telephone Company as recorded in Liber 277 Folio 350.
 5. Parcels Two, Three and Four are subject to the 16' easement for sewer and water as recorded in L. 375 Folio 264.
 6. Parcel Four is subject to the sign easement to the city of District Heights as recorded in Liber 1962 Folio 372.
 7. Prince George's County Easement per Liber 5584 Folio 567.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS CORRECT, THAT IT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION.

DECEMBER 8, 2017
 DATE *Stephen Wenthold*
 MERIDIAN SURVEYS, INC.
 STEPHEN WENTHOLD
 PROFESSIONAL LAND SURVEYOR
 MARYLAND REG. NO. 10767



ADDED MISC. INFO 12-18-2017

ALTA & TOPOGRAPHIC SURVEY

WASHINGTON VASCULAR SPECIALISTS
6224 MARLBORO PIKE
L. 39578 F. 454
DISTRICT HEIGHTS, MARYLAND
PRINCE GEORGE'S COUNTY, MARYLAND

SCALE: 1" = 20'	DWN. BY: RC
DATE: DEC 2017	CHKD. BY: SJW