



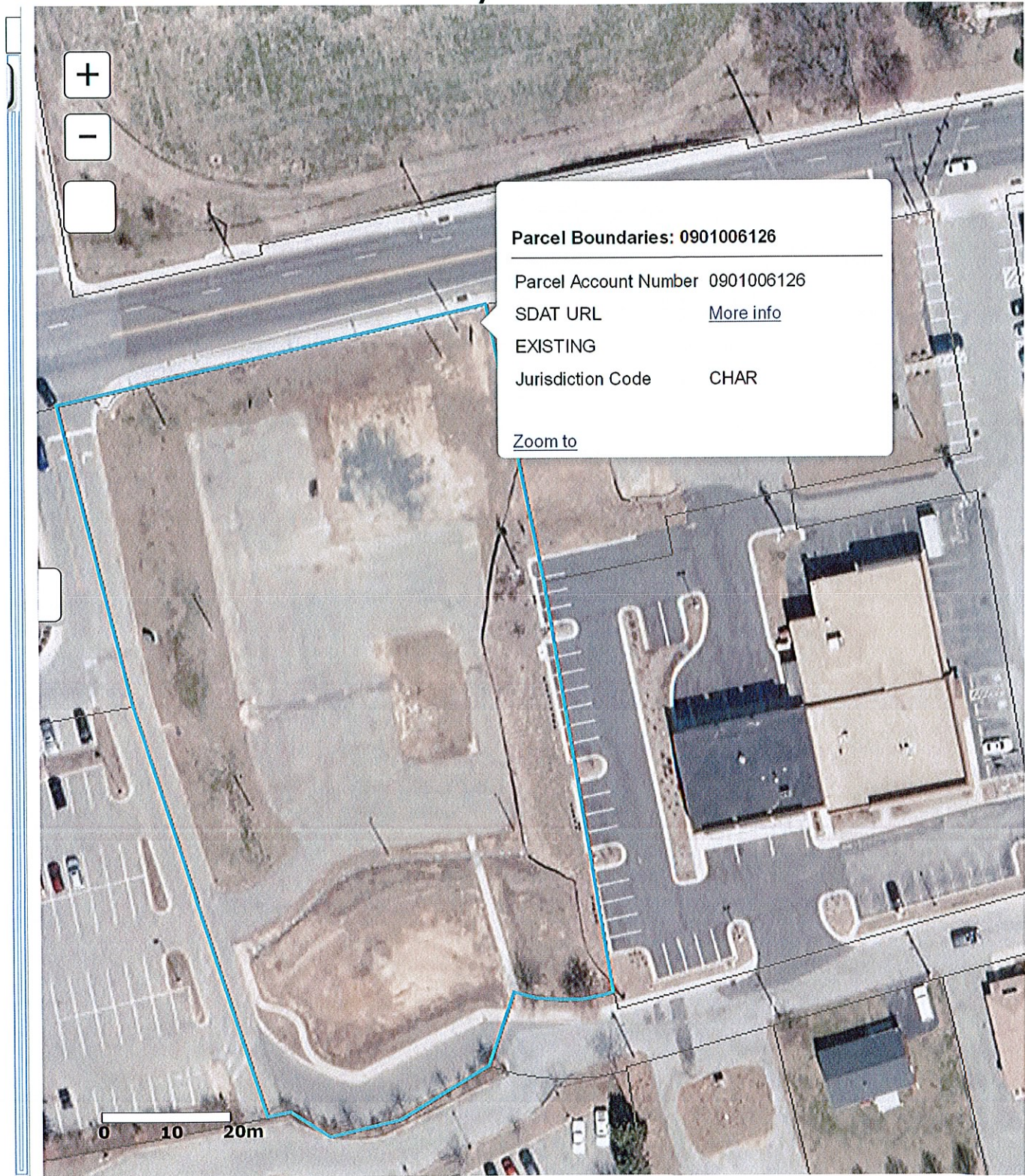
Ground Lease  
115 Charles Street, La Plata, MD  
Contact: Rick Baldus 301-753-1509

Property: 1.00 acre (43,560 square feet)  
Price: \$135,000.00 (\$3.10 per square foot)  
Terms: Triple Net Lease  
Zoning: (CB) Central Business District. Please note that the Town's major facilities fee is waived for businesses within the CB zoning district.  
Utilities: Public  
Tax ID: 0901006126  
Legal: Tax Map 112, Parcel 69, Grid 12, Liber 4444, Folio 552  
ADT Traffic: The average daily traffic count in 2014 on Charles Street in front of the site was 21,941. The ADT traffic count in 2014 on Crain Highway at the intersection of Charles Street and Crain Highway was between 25,682 to 38,481 vehicles per day.  
Remarks: The property is located at the corner of Charles Street and Howard Street (private road). The property has great visibility from both Charles Street and Crain Highway, and can be accessed from Howard Street, Charles Street and Crain Highway. The property is uniquely positioned at the edge of the Central Business District and is within walking distance of downtown La Plata, yet it also has great visibility to motorists traveling on Crain Highway, due to its close proximity to the highway and the fact that the site is elevated above Crain Highway by approximately 25 feet.





# MERLIN-Marylands Environmental R



**Parcel Boundaries: 0901006126**

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Parcel Account Number 0901006126  
SDAT URL [More info](#)  
EXISTING  
Jurisdiction Code CHAR

[Zoom to](#)

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Template 10/29/2014



# MERLIN-Marylands Environmental R



**Parcel Boundaries:** 0901006126

Parcel Account Number 0901006126

SDAT URL [More info](#)

EXISTING

Jurisdiction Code CHAR

[Zoom to](#)

# 115 Charles Street, La Plata, MD 20646



View of site from the intersection of Crain Hwy and Charles Street. Orientation of view is looking east towards downtown La Plata.



View of site from the northbound lane of Crain Highway, south of the intersection of Charles Street and Crain Hwy.



View of site from the Charles Street frontage. The temporary trailers on the site are no longer present.



View of the site from adjoining parking lot located southwest of the site.

