

FOR SALE

4944 HARFORD AVE, BELTSVILLE, MD 20705

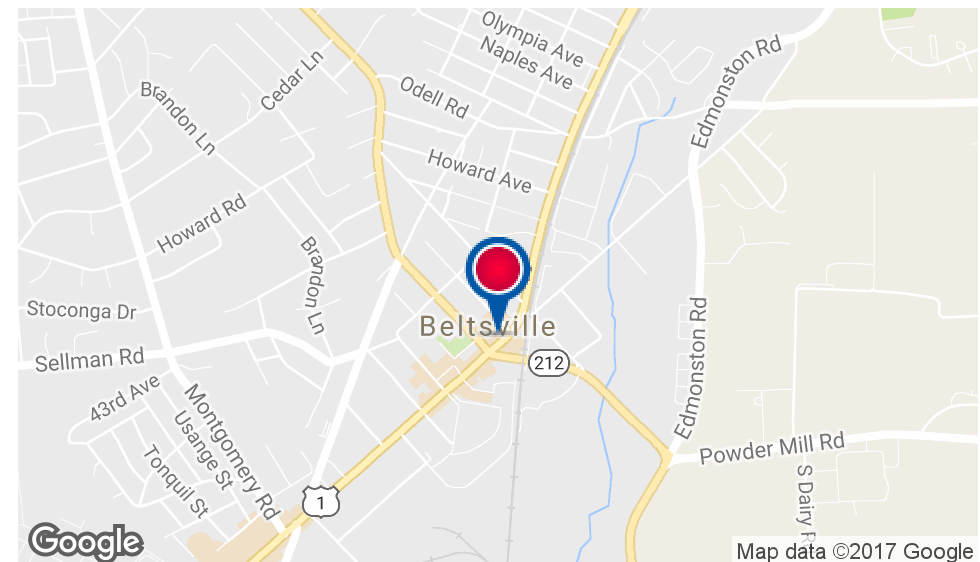


Executive Summary



PROPERTY HIGHLIGHTS

- Prime corner adjacent to CVS
- 2,280 square feet available
- Zone C-S-C
- Exposed to 29,371 avg. cars per day on Baltimore Ave. (US Rte 1)
- Conveniently accessed from Powder Mill Rd. intersection



Jerome B. Trout III

443.921.9325

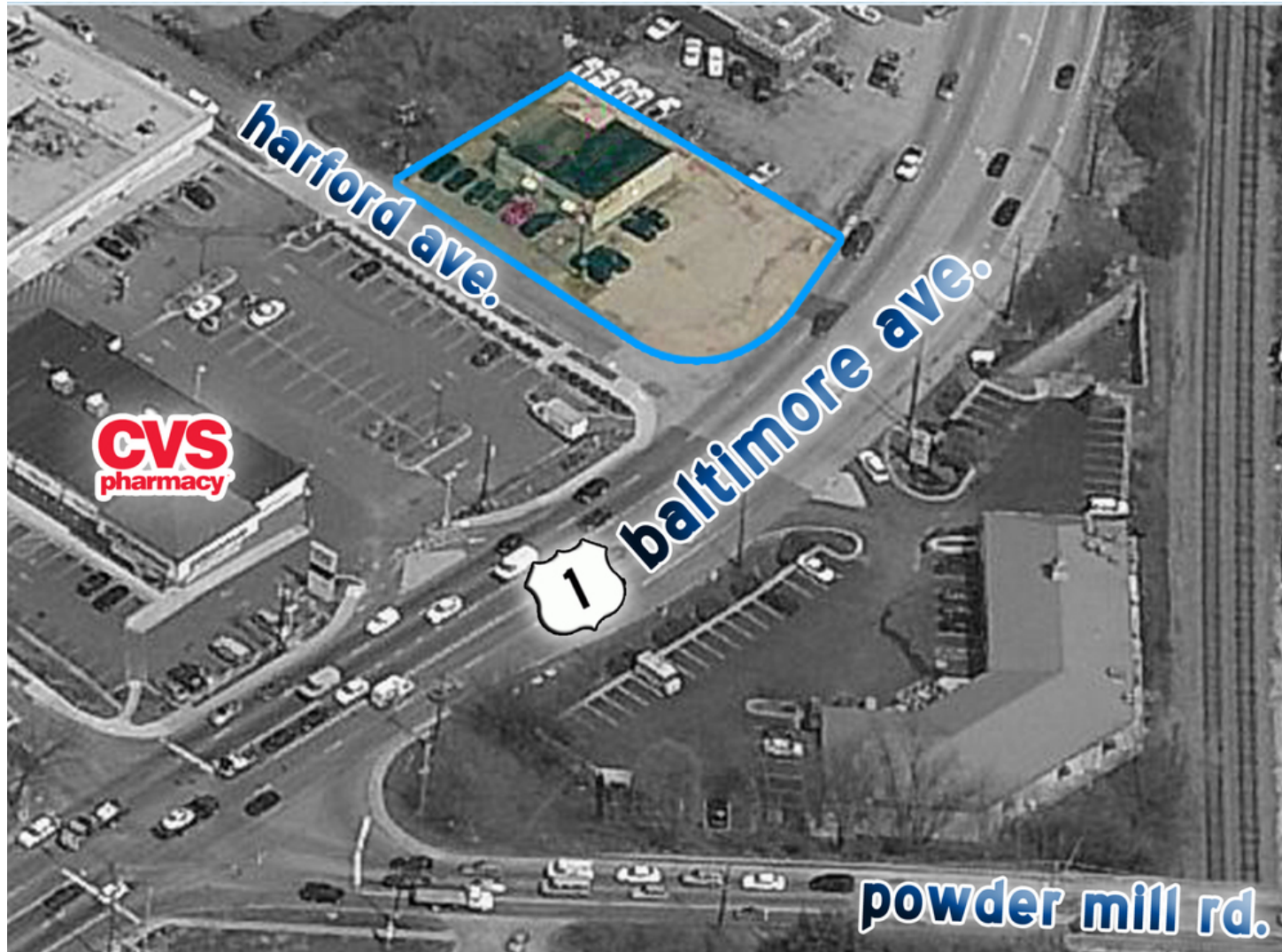
jtrout@troutdaniel.com

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Birdseye



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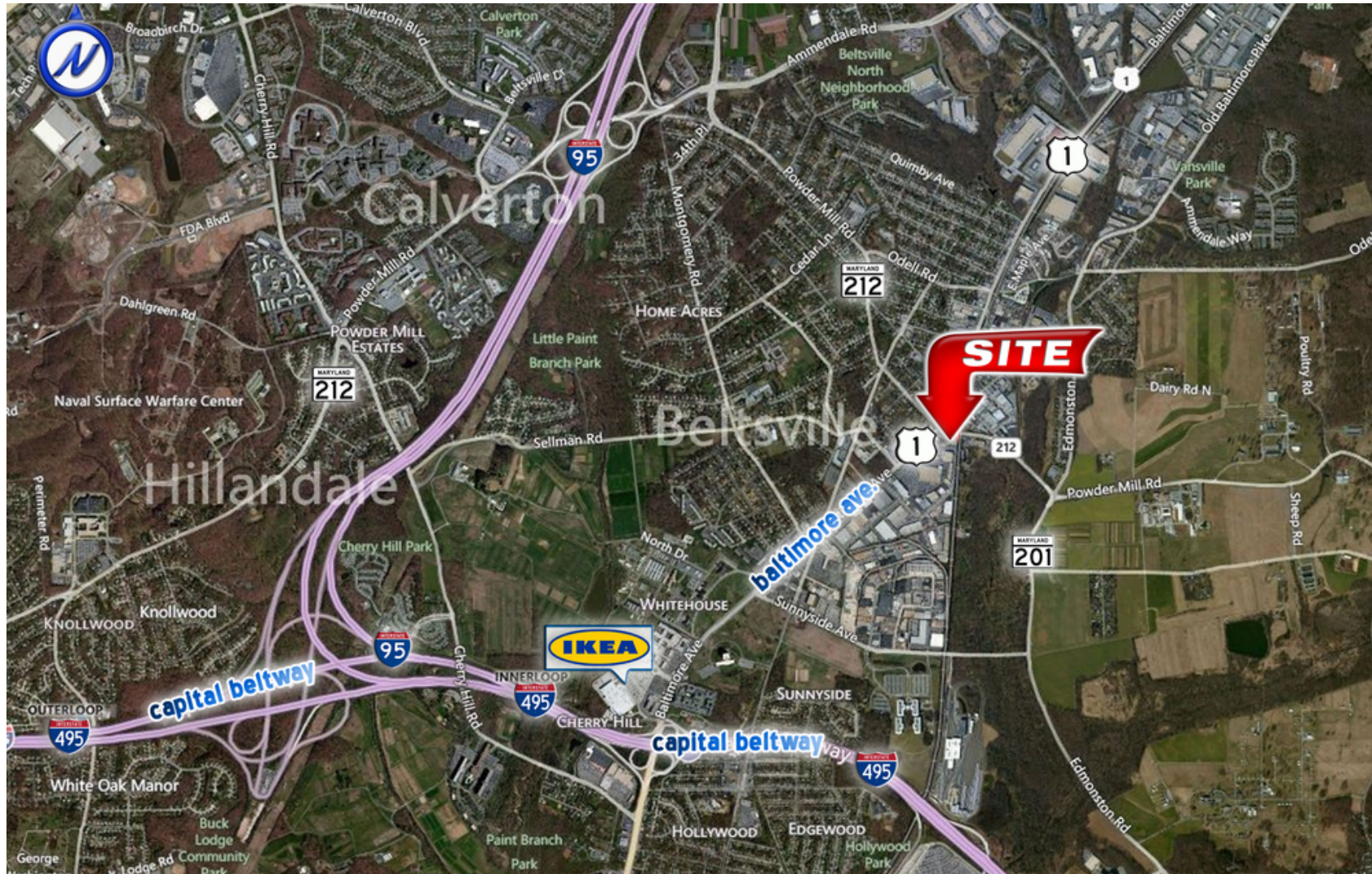
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Aerial



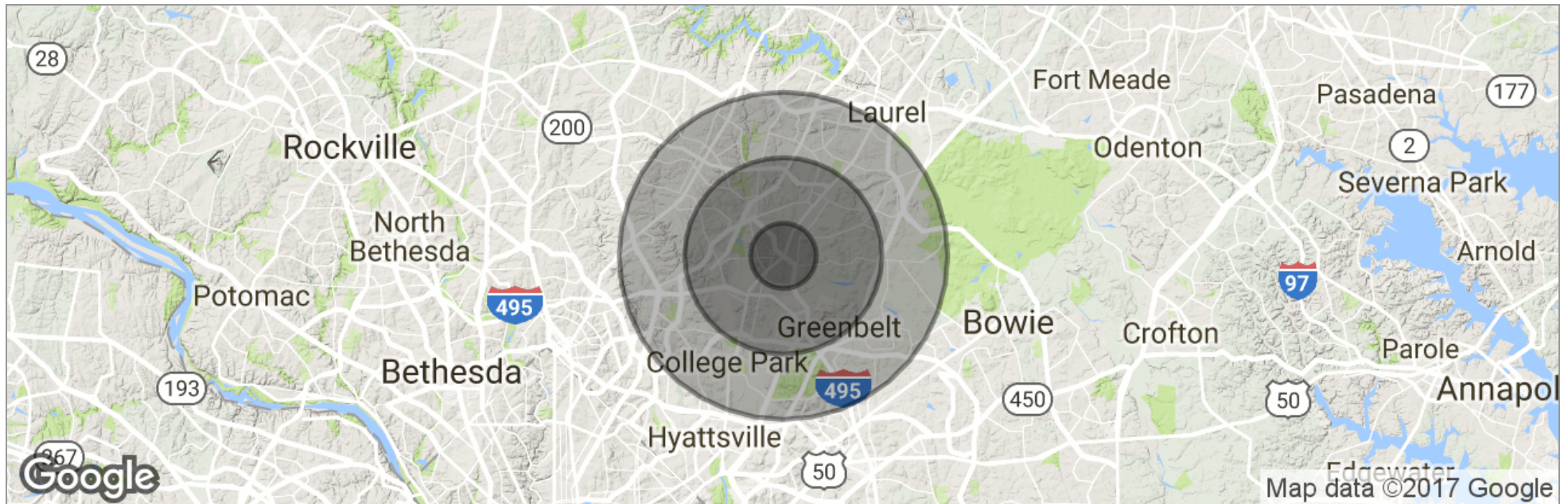
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Demographics Map



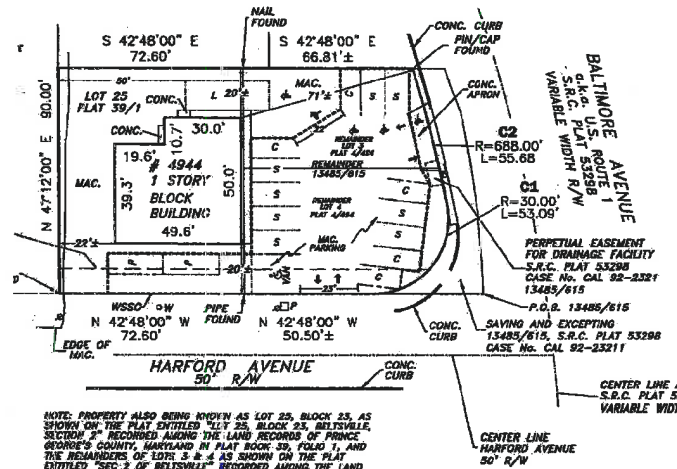
	1 Mile	3 Miles	5 Miles
Total Population	4,774	58,214	230,324
Population Density	1,520	2,059	2,933
Median Age	36.3	34.5	33.6
Median Age (Male)	37.2	33.7	32.0
Median Age (Female)	34.4	35.1	34.8
Total Households	1,717	22,025	79,764
# of Persons Per HH	2.8	2.6	2.9
Average HH Income	\$89,581	\$79,539	\$82,608
Average House Value	\$335,880	\$310,599	\$351,328

* Demographic data derived from 2010 US Census

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Site Plan

4944 Harford Avenue, Beltsville, Md 20705



NOTE: PROPERTY ALSO BEING KNOWN AS LOT 25, BLOCK 25, AS SHOWN ON THE PLAT ENTITLED "LOT 25, BLOCK 25, BELTSVILLE, SECTION 2, RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN PLAT BOOK 39, FOLIO 1, AND THE REMAINDERS OF LOTS 3 & 4 AS SHOWN ON THE PLAT ENTITLED "SEC. 2 OF BELTSVILLE" RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN PLAT BOOK 4, FOLIO 494.

<p>This is to certify that I have surveyed the property shown hereon, being known as 4944 HARFORD AVENUE. ** SEE NOTE**</p> <p>and recorded among the land records of Prince George's County, Maryland in Liber 13485, folio 218 & part of Liber 13485, folio 619 for the purpose of locating the improvements thereon.</p> <p>* This plat is of benefit to the consumer only insofar as it is required by a lender or title insurance company or its agent in connection with contemplated transfer, financing, or refinancing purposes.</p> <p>* This plat is not to be relied upon for the establishment of location of fences, easements, buildings, or other existing or future structures.</p> <p>* This plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or for securing financing or refinancing.</p>	
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