

## LAND AVAILABLE—INDUSTRIAL/COMMERCIAL LEONARDTOWN RD, WALDORF, MD



### For Sale

- Sales Price \$1,089,000.00/ \$10 p.s.f.
- 14+ Acres (Partial wetland with buildable area)
- Commercial Zoned
- Located in the heart of Waldorf, Maryland with easy access to Charles, St. Mary's and Calvert counties on business Route 5. Only a thirty minute drive to Washington D.C. 28,002 Cars Daily

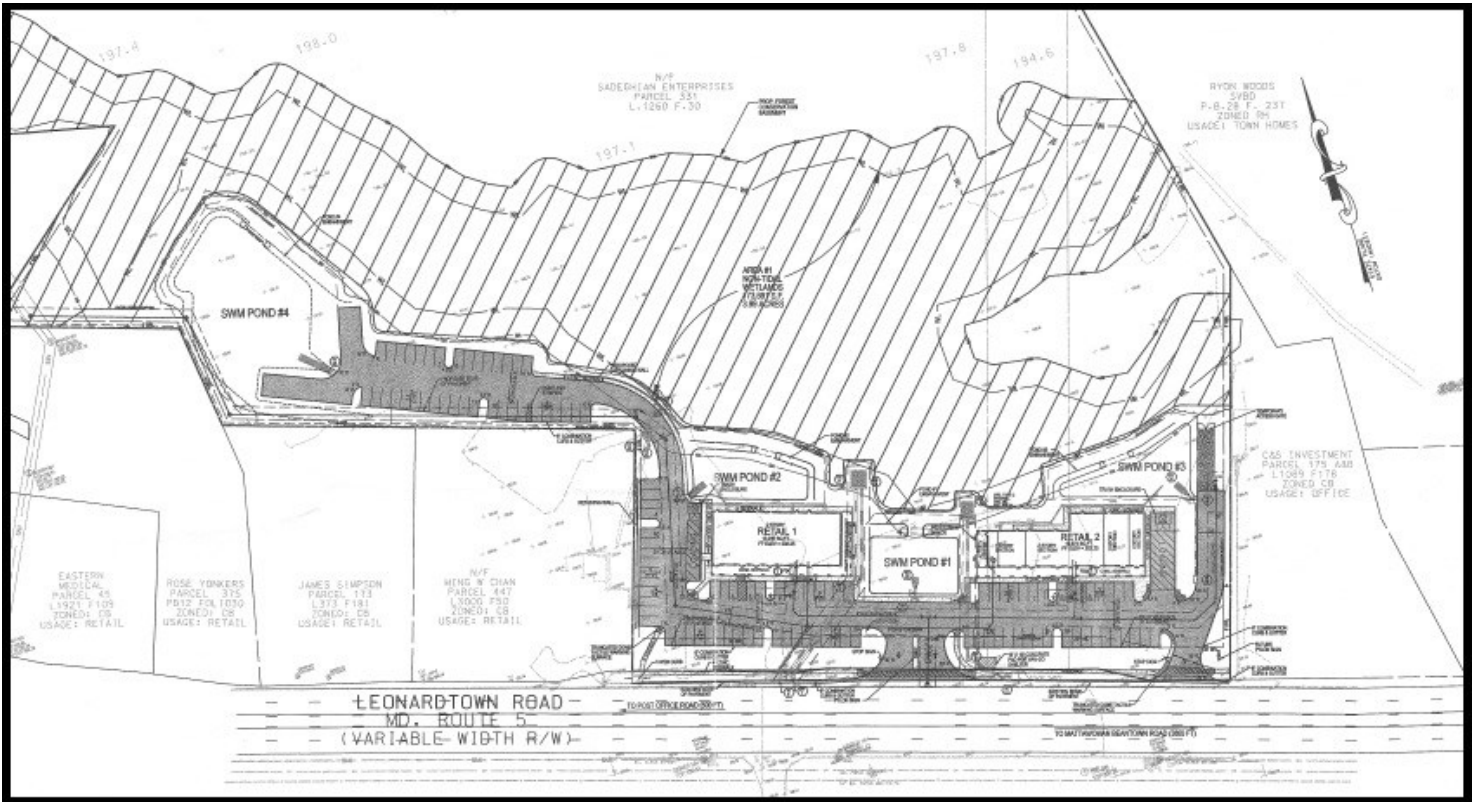
For More Information  
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4475 REGENCY PLACE, SUITE 101  
WHITE PLAINS, MARYLAND 20695

Shasho.com





\* Concept plan for Retail

Demographics 2016	1 Mile	3 Mile	5 Mile
<b>Population</b>	4,447	60,973	86,765
<b>Households</b>	1,737	21,294	29,873
<b>Avg. HH Inc.</b>	\$83,584	\$104,842	\$112,576

Information herein has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. References to square footage or age are approximate. Any information of special interest should be obtained through independent verification. Buyer or Tenant bears all risk for any inaccuracies.

