# COMMERCIAL PAD SITE

7618 MARLBORO PIKE, DISTRICT HEIGHTS, MD 20747

FOR SALE- 0.70 ACRES





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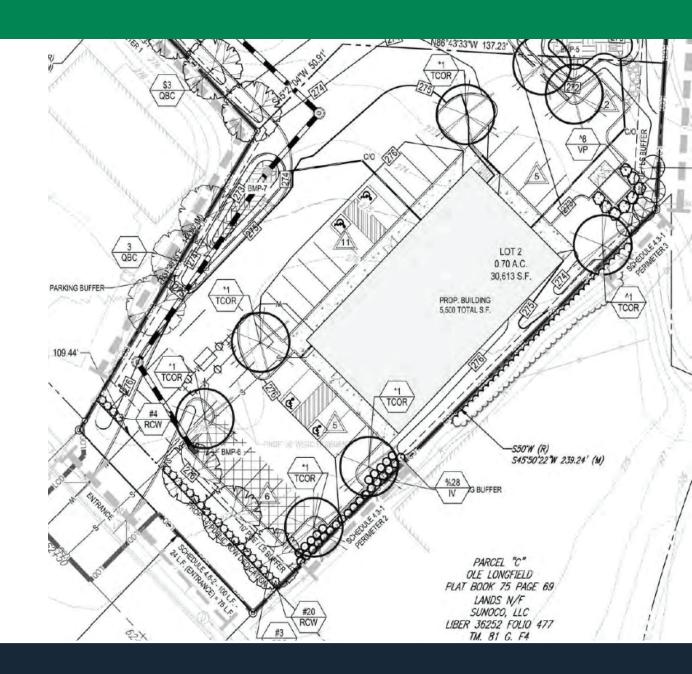
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### THE OFFERING

HOGAN is pleased to present the exclusive offering of a finished 0.7 acre (30,613 square feet) commercial pad site on Marlboro Pike in District Heights, Prince George's County, MD.

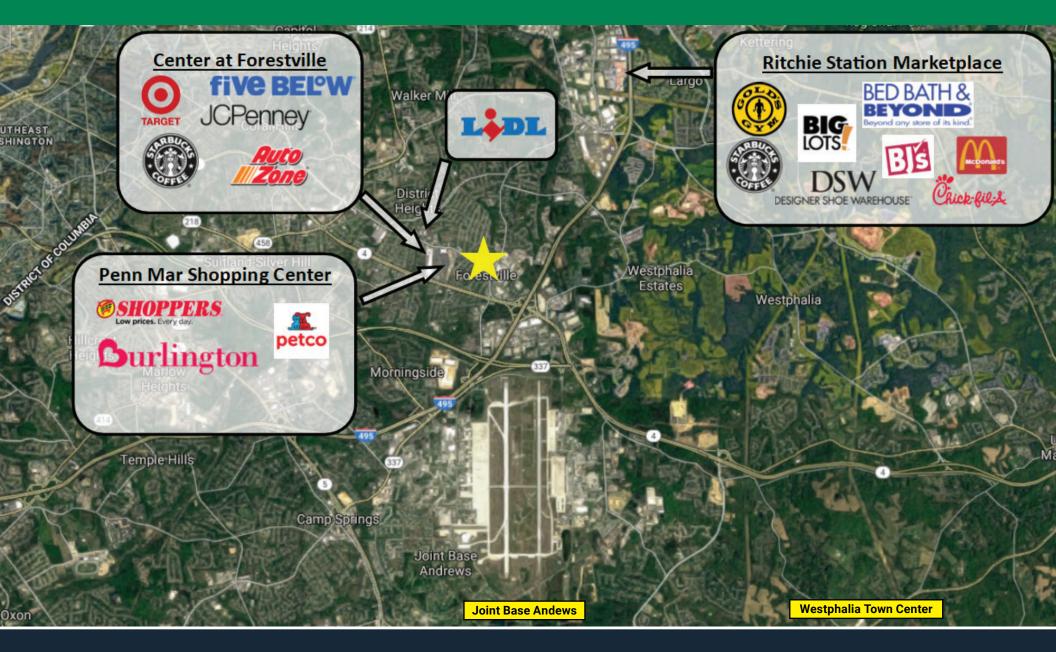
7618 Marlboro Pike is located just inside the Beltway (I-495), 4.5 miles from Andrews Air Force Base and one block from Pennsylvania Ave, a gateway to the District of Columbia. It is a mere 5 miles away from Westphalia Town Center, a 310 acre planned mixed-use community to feature retail, residential, as well as a 2.6 million square foot distribution center.

The pad with frontage on Marlboro Pike is the retail component of a project with two uses- retail and self-storage. It will be delivered with utilities stubbed, storm water management systems installed and driveways completed.

The site is steps away from the intersection of Forestville Rd and Marlboro Pike with over 30,000 and 19,000 vehicle trips per day, respectively.



### **AERIAL MAP**





# PROPERTY DETAILS





### ZONING

### **Zoned CSC (Commercial Shopping Center)**

### The purposes of the CSC Zone are:

- A. To provide locations for predominantly retail commercial shopping facilities
- B. To provide locations for compatible institutional, recreational and service uses
- C. To exclude uses incompatible with general retail shopping centers and institutions

### **Commercial uses include:**

- Office- medical, bank, etc.
- Vehicle parts or tire store without installation services
- Eating or drinking establishments
- Retail services to include laundromat, dry cleaning
- Retail trade to include pharmacy, florist, hardware store
- Seafood market
- Institutional or educational uses to include daycare center



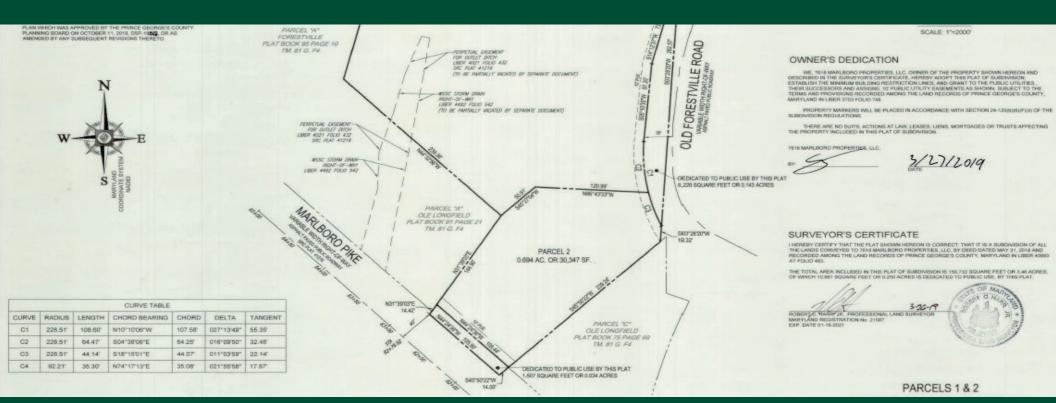
### TRANSACTION DETAILS

#### **Due Diligence Items in Document Vault**

- Survey
- Plat

#### Offer Guidance

- Contact Broker for Pricing
- Closing Subject to Delivery of a Finished Pad with Utilities Stubbed at Site
- Customary Conditions such as: Marketable Title, Clear Environmental Status, and Offsite Easements Recorded will be



This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all information which prospective Buyers may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and engineering advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

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