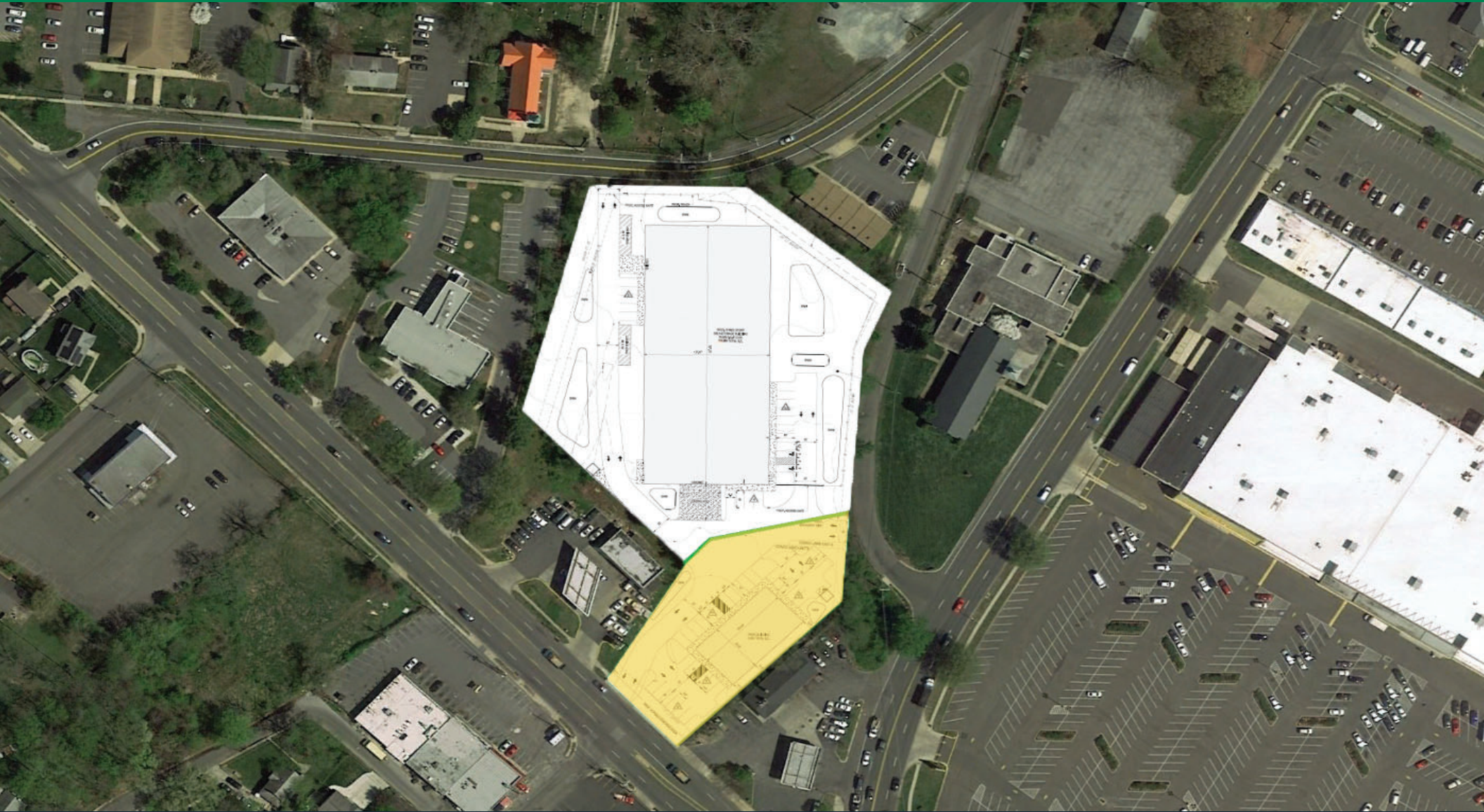


COMMERCIAL PAD SITE

7618 MARLBORO PIKE, DISTRICT HEIGHTS, MD 20747

FOR SALE- 0.70 ACRES

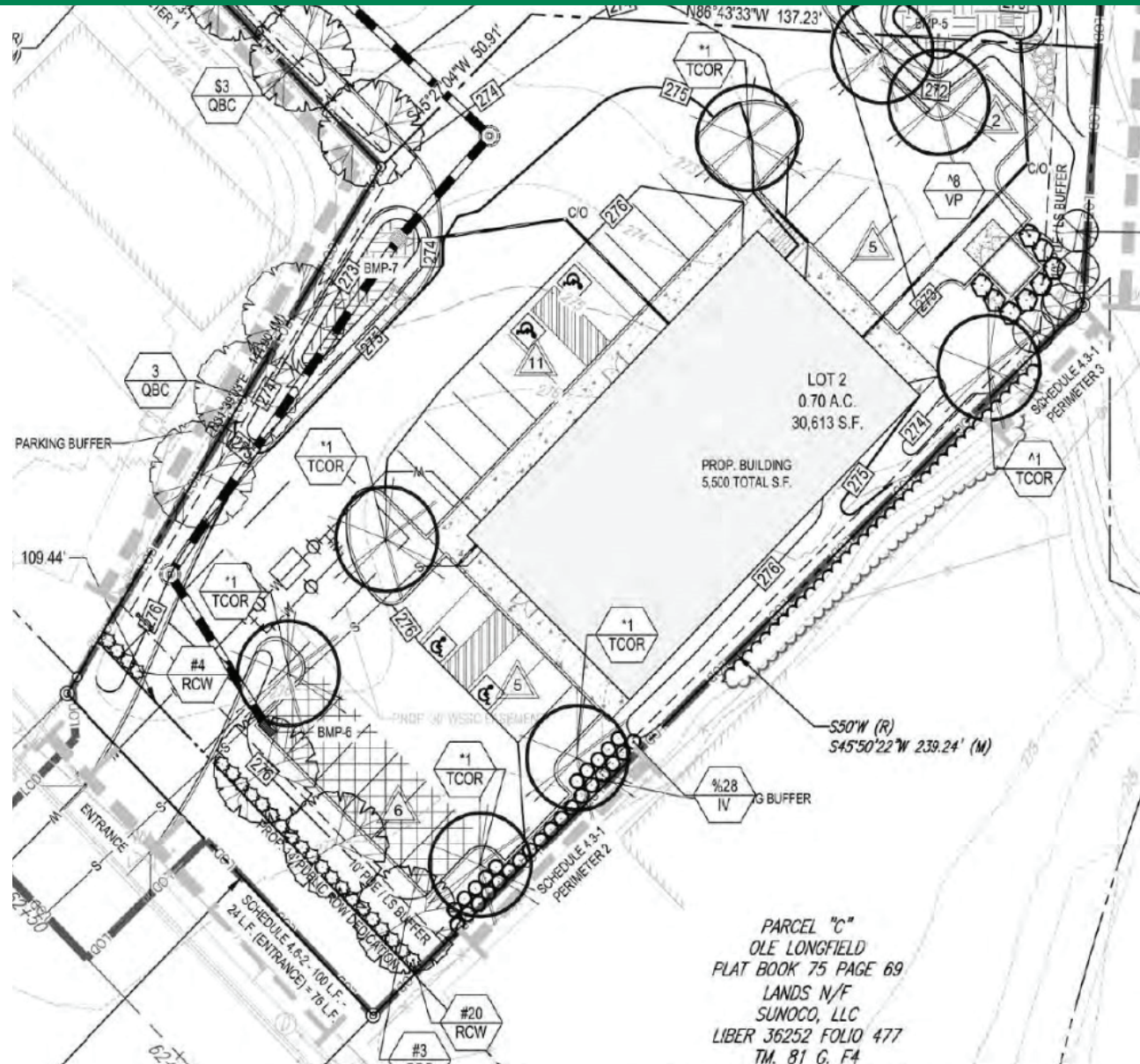


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THE OFFERING

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.

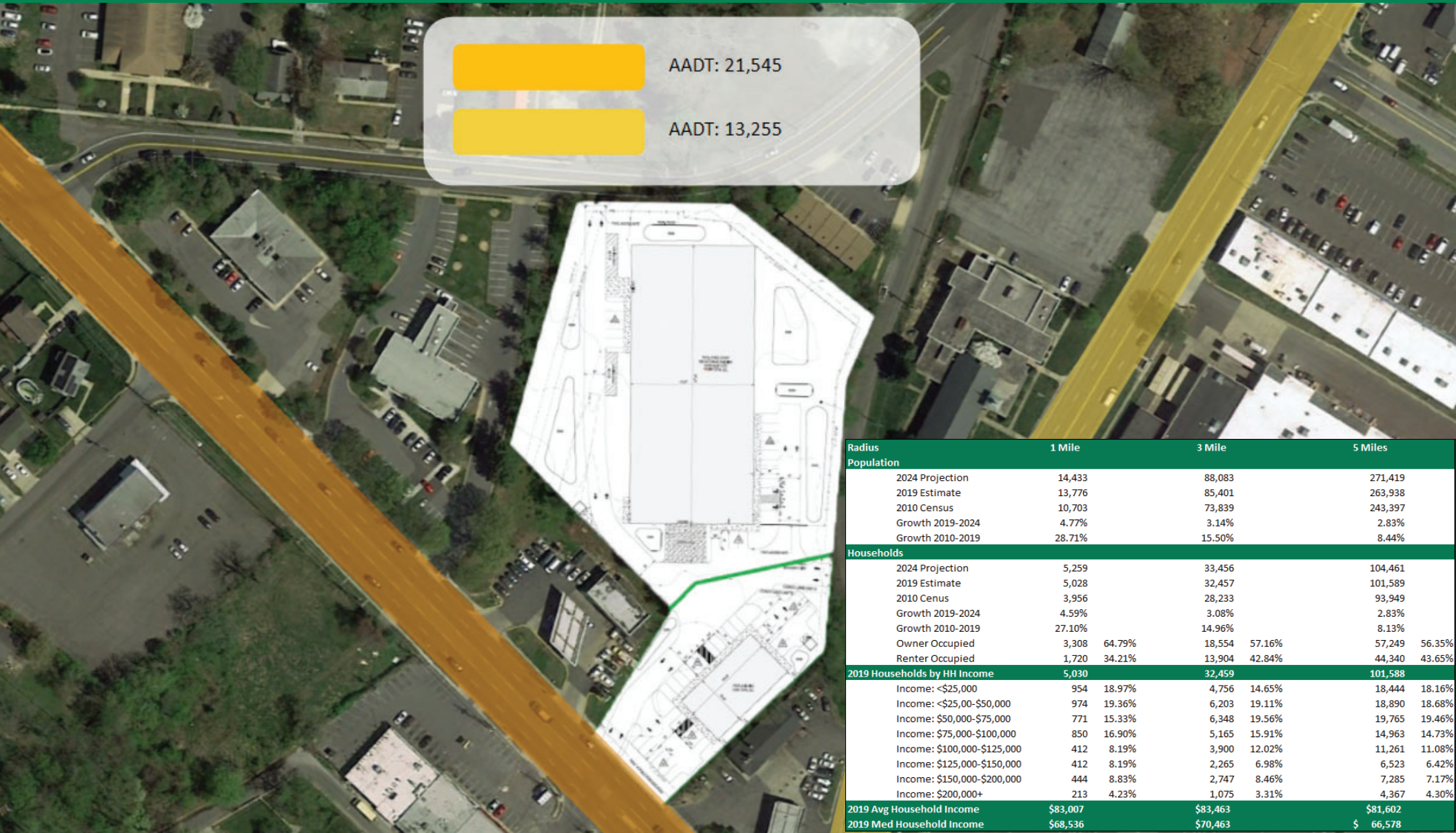
The site is steps away from the intersection of Forestville Rd and Marlboro Pike with over 30,000 and 19,000 vehicle trips per day, respectively.



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

