

Land for Sale/Lease

4700 Beech Rd, Temple Hills, MD 20748

Excellent Investment Opportunity

Property Highlights

TYPE:	Land/Lot
SIZE:	2.68 AC (116,741 SF)
COUNTY:	Prince George's
SALE PRICE:	Negotiable
LEASE RATE:	Negotiable

Demographics 2018

Radius	1 mile	3 mile
Total Population	7,859	132,318
Avg. Household Income	\$71,619	\$63,587

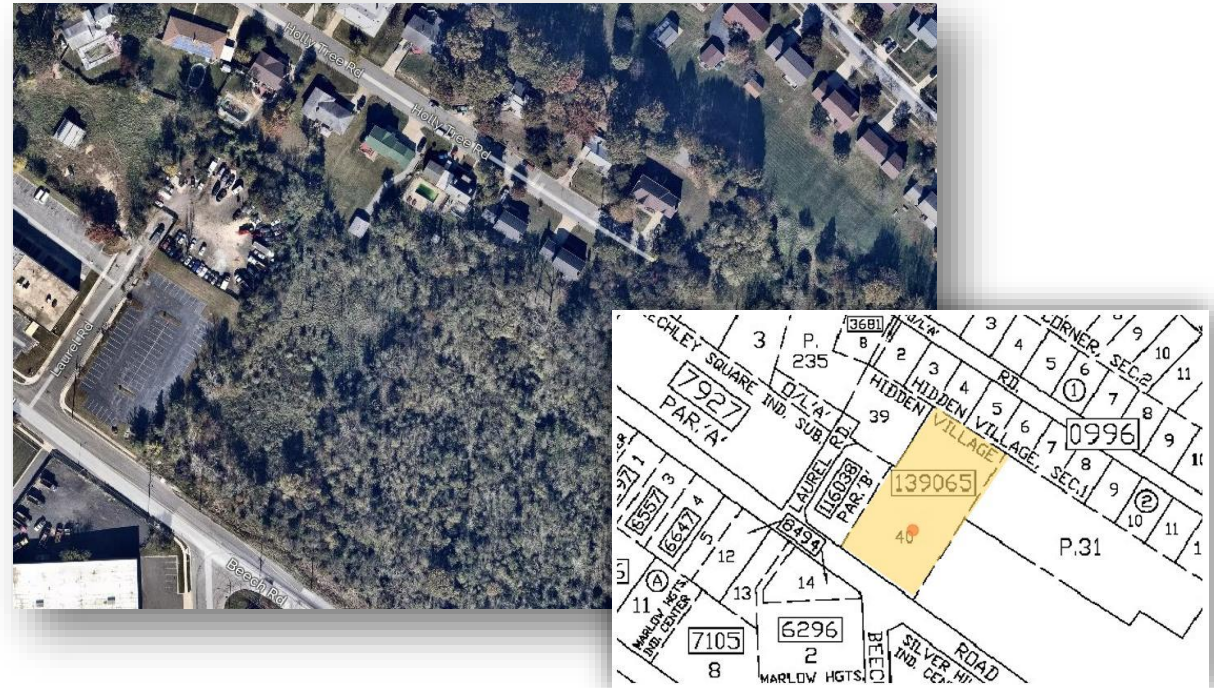
Eileen H. Xu, CCIM, Principal

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I-1 Light Industrial Zone

- Eating or Drinking Establishments
- Vehicle, Mobile Home, Camping Trailer and
- Boat Sales and Services
- Fabrication of Wood, Metal, Paper, Plastic
- Building Supply Store
- Bicycle sales
- Carpet store
- Electrical supply store
- Offices
- Services
- Trade (generally retail)
- Laboratory
- Research
- Many more!

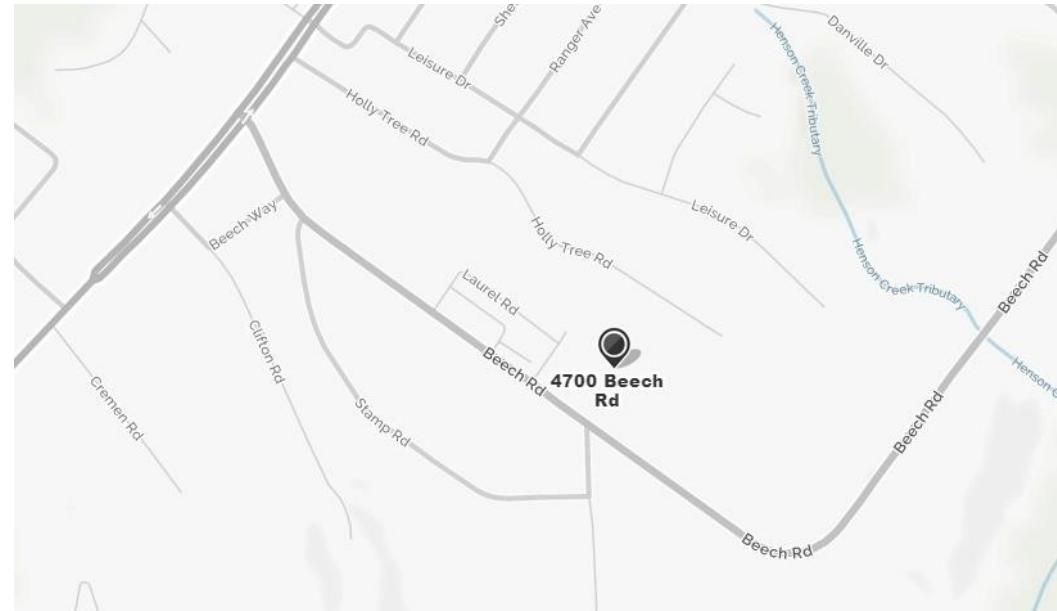
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Location Description

- Exceptional location inside the Capital Beltway (I-495/I-95) near Branch Avenue (Route 5)
- Less than a mile away from Marlow Heights Shopping Center.
- Across from commercial printing company.
- Next door to Baptist Church and Church of Christ.
- Nearby restaurants include: IHOP, Papa John's Pizza, Checkers, Ledo Pizza, etc.
- A block away from Capital Auto Auction.
- Only a mile away from DARCARS Kia, Passport Nissan, Passport Toyota, Passport BMW, Sheehy Ford and Ourisman Chevrolet.

Location Map



Nearby Businesses



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