



## JOIN THESE RETAILERS



## LAND FOR SALE

- 1.441 acres located at the signalized intersection of Marlboro Pike & Regency Parkway
- Zoned CSC
- Curb cut located off Regency Parkway
- For Sale - \$700,000 (as is)

**BOB MORRIS**

bmorris@klnb.com | 443-632-2054

**RYAN WILNER**

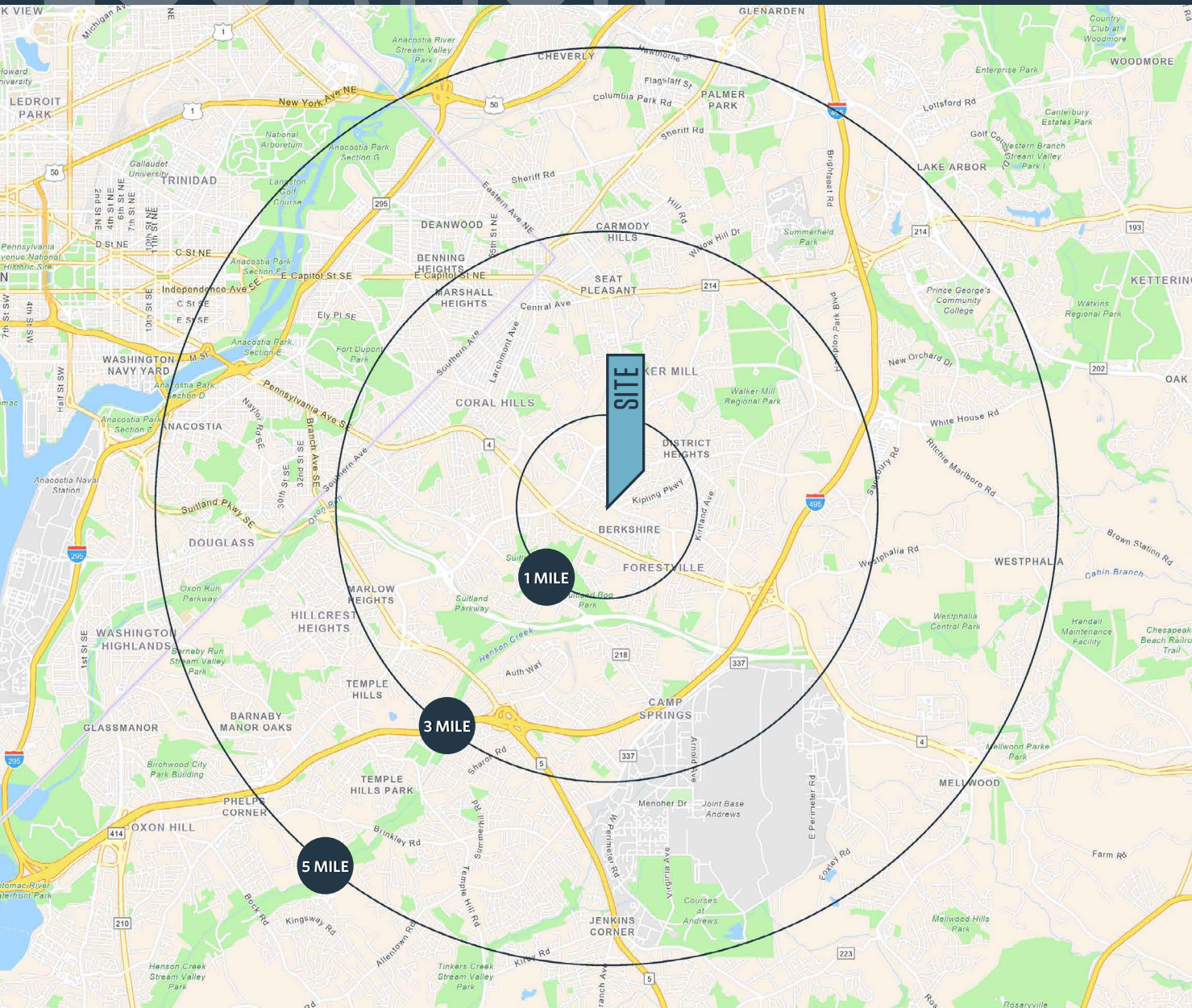
rwilner@klnb.com | 443-632-2058



# LOCATION

# DISTRICT HEIGHTS LAND

MARLBORO PIKE & REGENCY PKWY, DISTRICT HEIGHTS, MD 20747



## DEMOGRAPHICS | 2023:

	1-MILE	3-MILE	5-MILE
Population	22,576	126,772	350,219
Daytime Population	16,399	100,869	285,800
Households	9,270	51,777	140,605
Average HH Income	\$91,251	\$93,701	\$93,180

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

## TRAFFIC COUNTS | 2022:

Marlboro Pike	15,544 ADT
Regency Parkway	3,524 ADT

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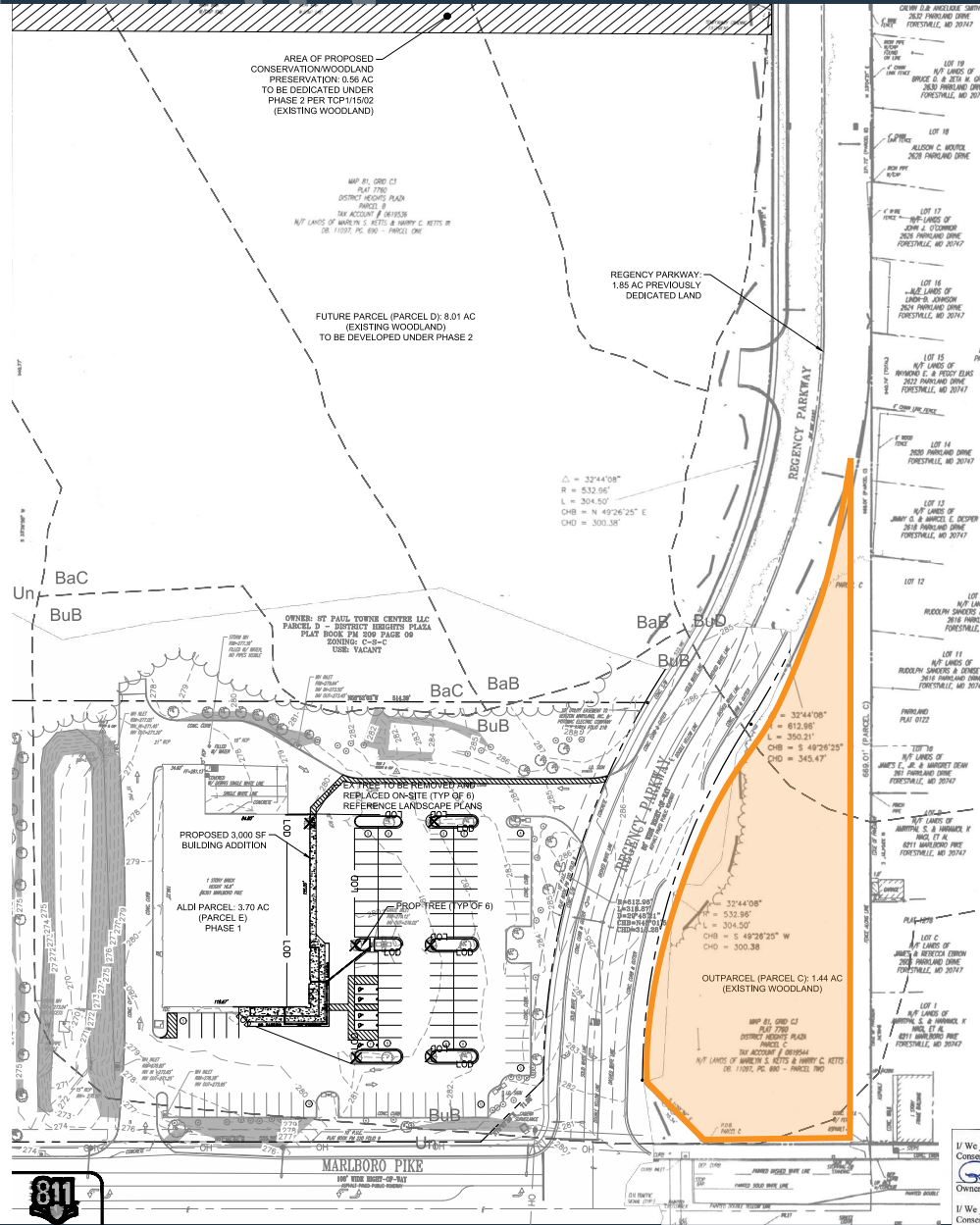
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# SITE PLAN

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# MARKET

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## FOR MORE INFORMATION, PLEASE CONTACT:

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While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.