



# 3210 RHODE ISLAND AVENUE

3210 RHODE ISLAND AVENUE MOUNT RAINIER, MD 20712

NOW AVAILABLE FOR SALE

PLANNED REDEVELOPMENT:  
12 RESIDENTIAL UNITS WITH  
10,000 SF OF RETAIL

ANCHORED BY: **ACE Hardware**

3210 RHODE ISLAND AVENUE

PLANNED MIXED-USE  
DEVELOPMENT

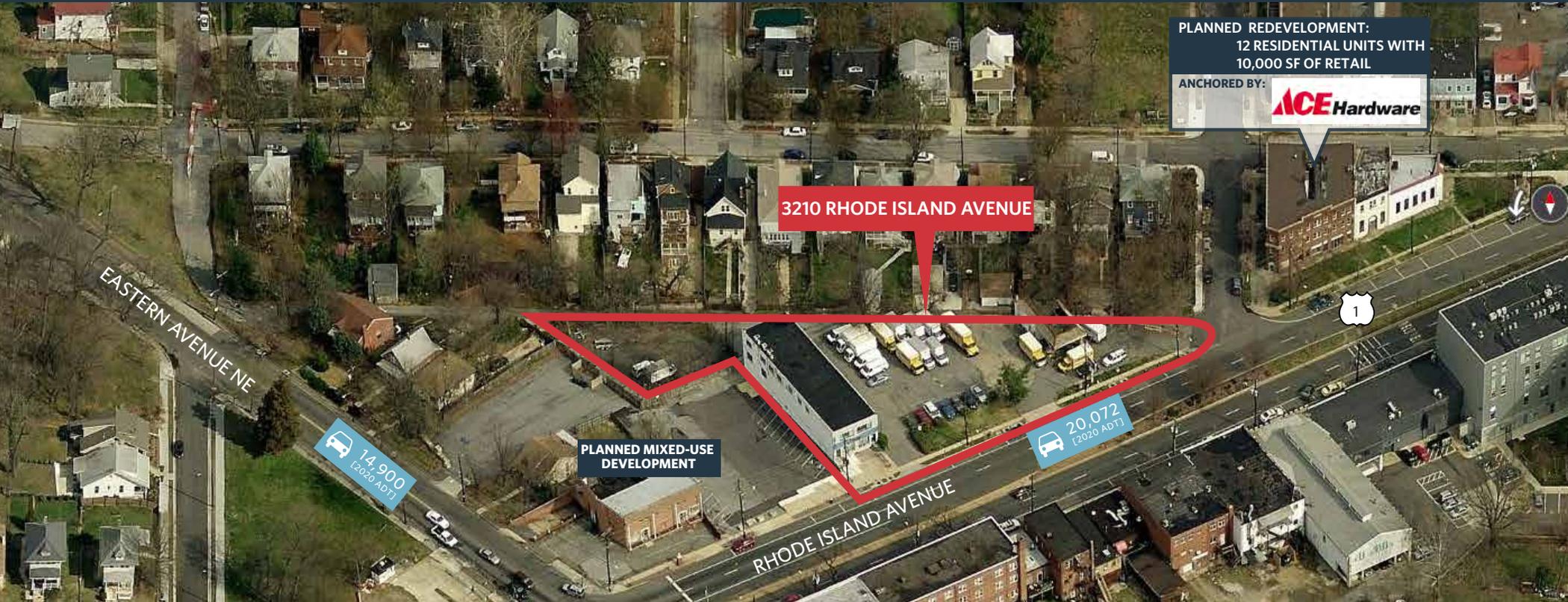
14,900  
[2020 ADT]

20,072  
[2020 ADT]

MATT SKALET

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## NOW AVAILABLE FOR SALE!

### PROPERTY DETAILS

- Rare Free Standing Building on Rhode Island Avenue with approximately 40 parking spaces
- 8,000 square foot building on 2 levels:
  - 4,000 SF on the street level
  - 4,000 SF on the 2nd level
  - Bonus garage level space with an existing roll up door
- 26,441 square foot parcel
- Prime building visibility and free standing pylon on Rhode Island Avenue which has 20,072 ADT
- **Asking Price: \$2.4 Million**

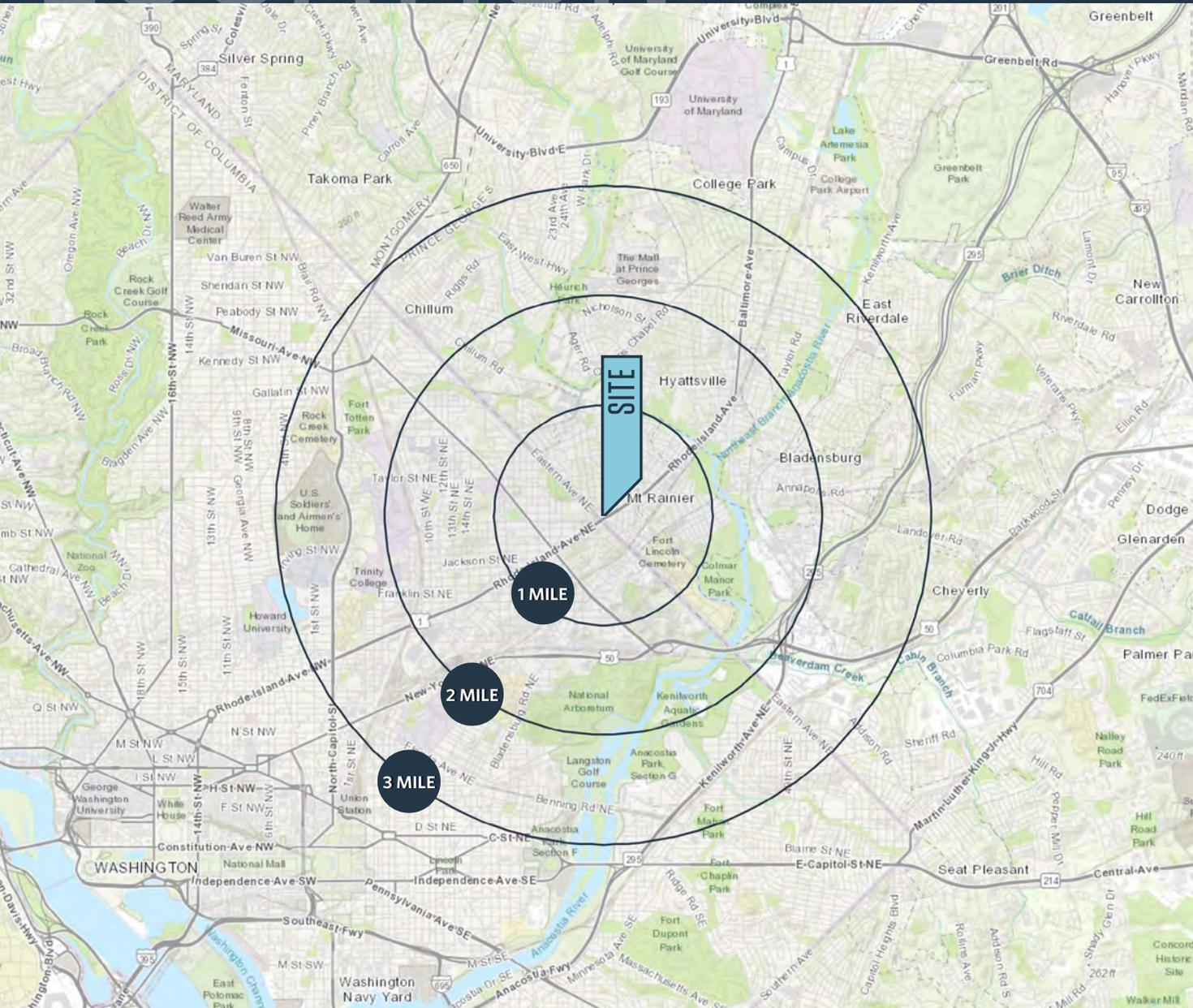
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# LOCATION

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## DEMOGRAPHICS | 2020:

1-MILE	2-MILE	3-MILE
Population		
24,708	81,944	224,725
Daytime Population		
6,931	33,160	93,437
Households		
9,893	30,478	83,962
Average HH Income		
\$87,953	\$88,881	\$84,764

## TRAFFIC COUNTS | 2020:

Rhode Island Ave NE	20,072 ADT
Eastern Avenue NE	14,900 ADT

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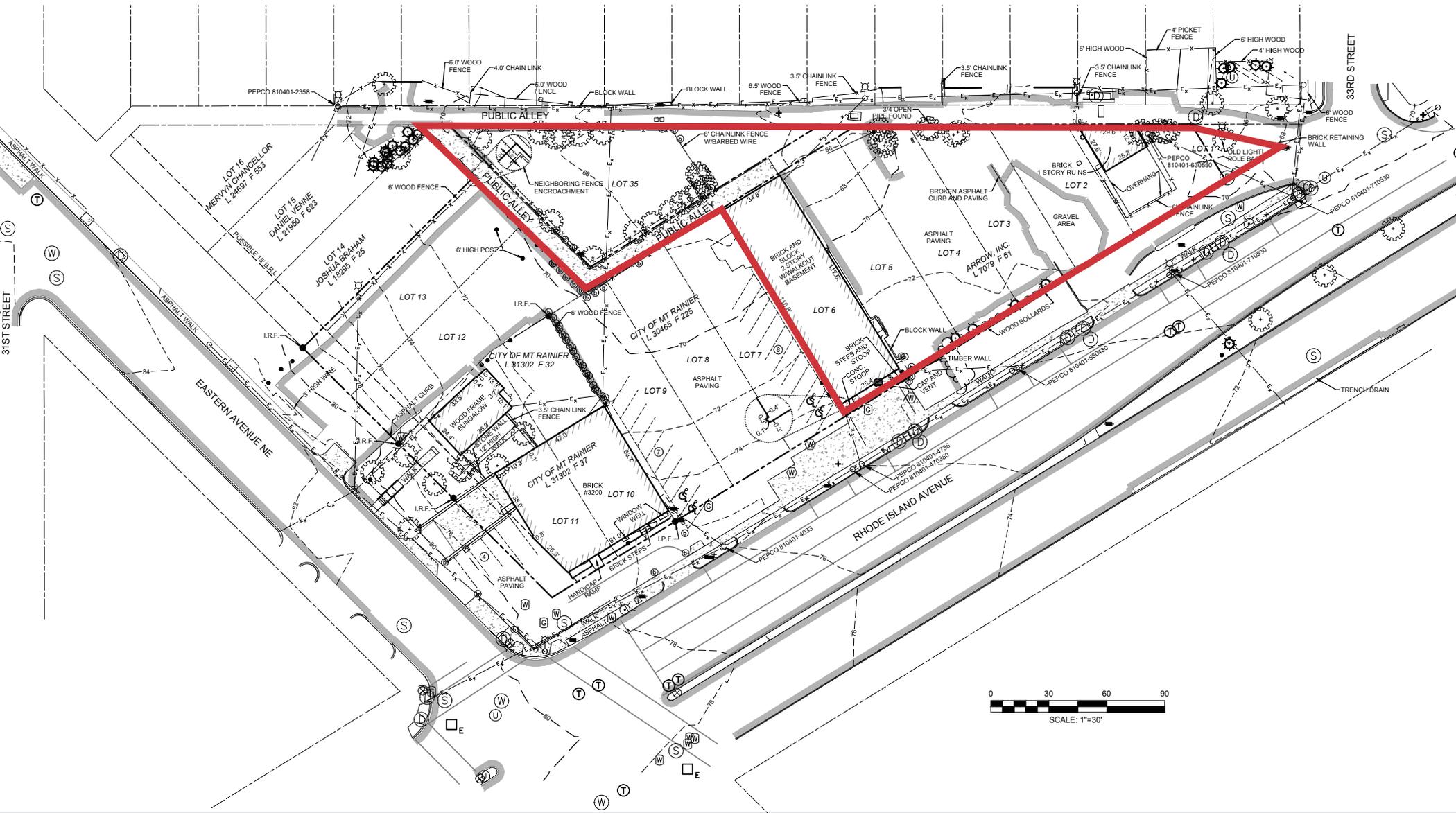
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# SITE PLAN

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# BUILDING

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**FRONT OF BUILDING**



**REAR OF BUILDING**



**PYLON SIGN IMAGE**

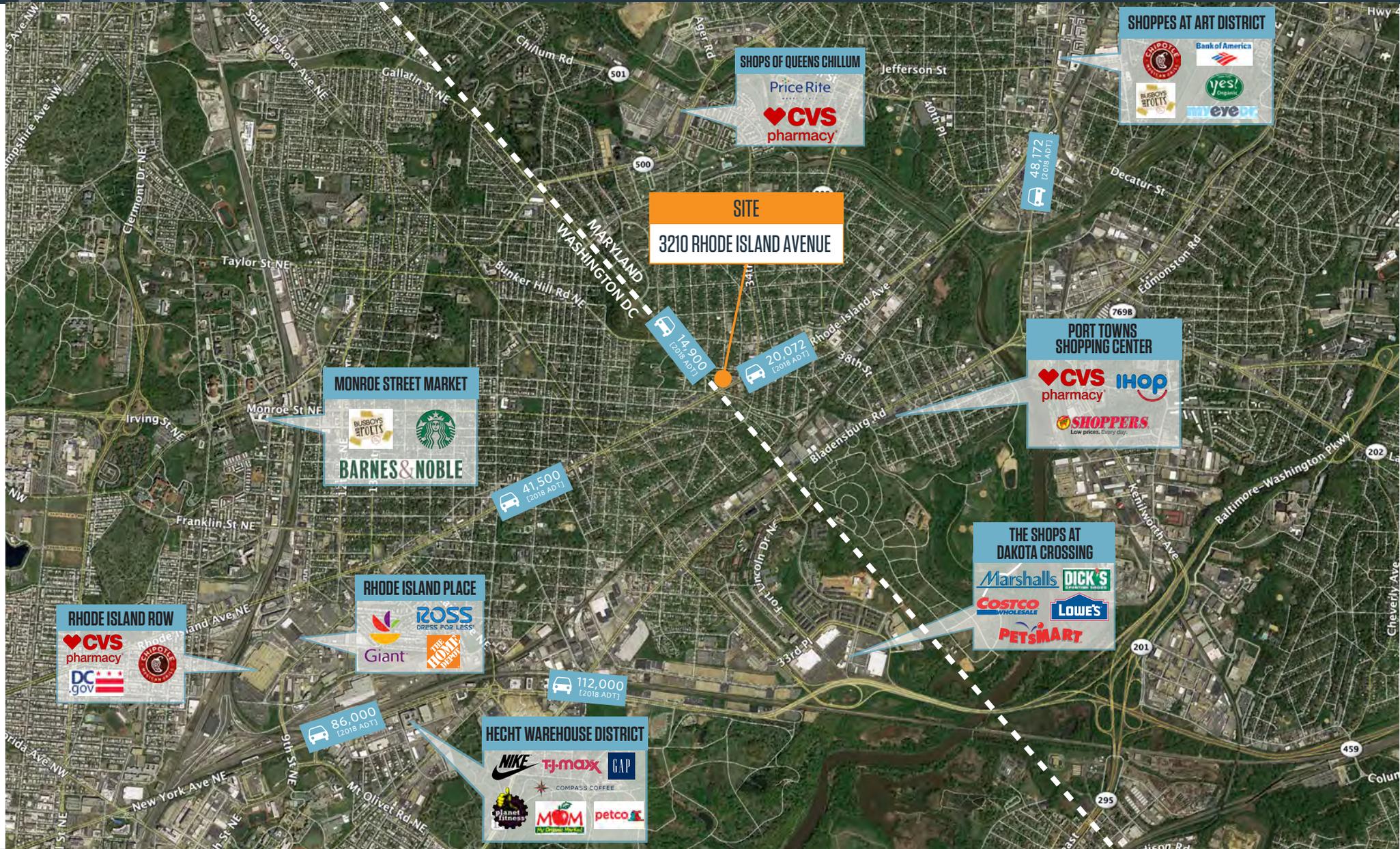
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## FOR MORE INFORMATION, PLEASE CONTACT:

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