

LAND FOR SALE

PROPERTY HIGHLIGHTS

AVAILABLE

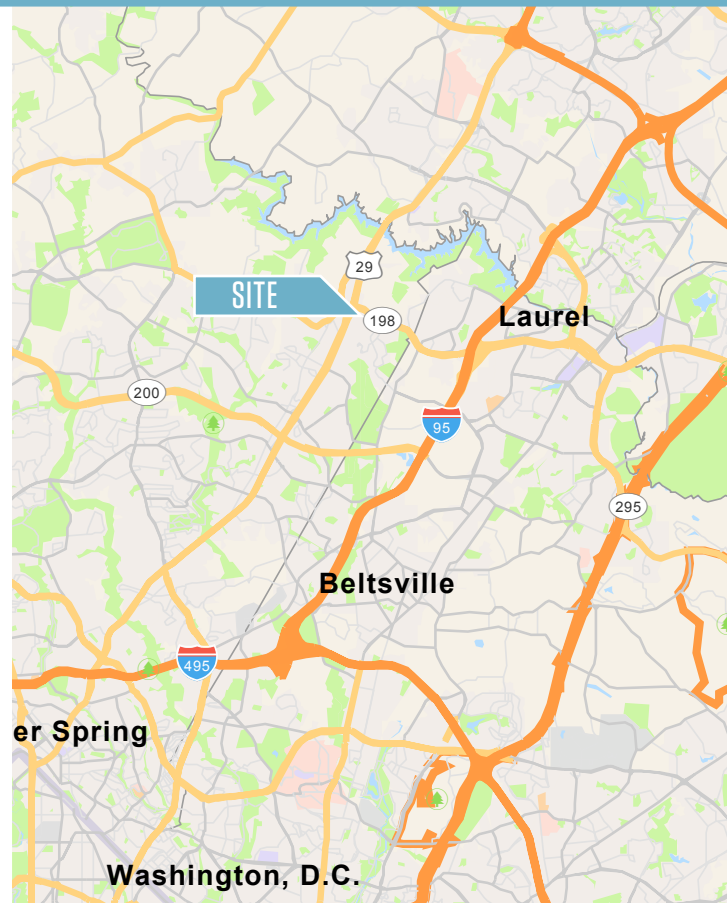
- **Size:** ±1.40 Acres (59,632 SF)
- **Price:** \$1,300,000
- **Zoning:** IM-2.5, H50 and lies within the Burtonsville Employment Area (“BEA”) Overlay Zone (“IM” stands for the moderate industrial zone; “H” stands for maximum building heights)
- **Allowable Uses:** Retail (up to 20k SF); day care/private educational institution; veterinary office and boarding

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	7,565	55,385	188,212
Households	2,415	19,274	67,204
Avg HH Income	\$129,245	\$132,359	\$128,344

TRAFFIC COUNTS

Sandy Spring Road (Rt. 198)	37,300 ADT
Columbia Pike (Rt. 29)	70,000 ADT

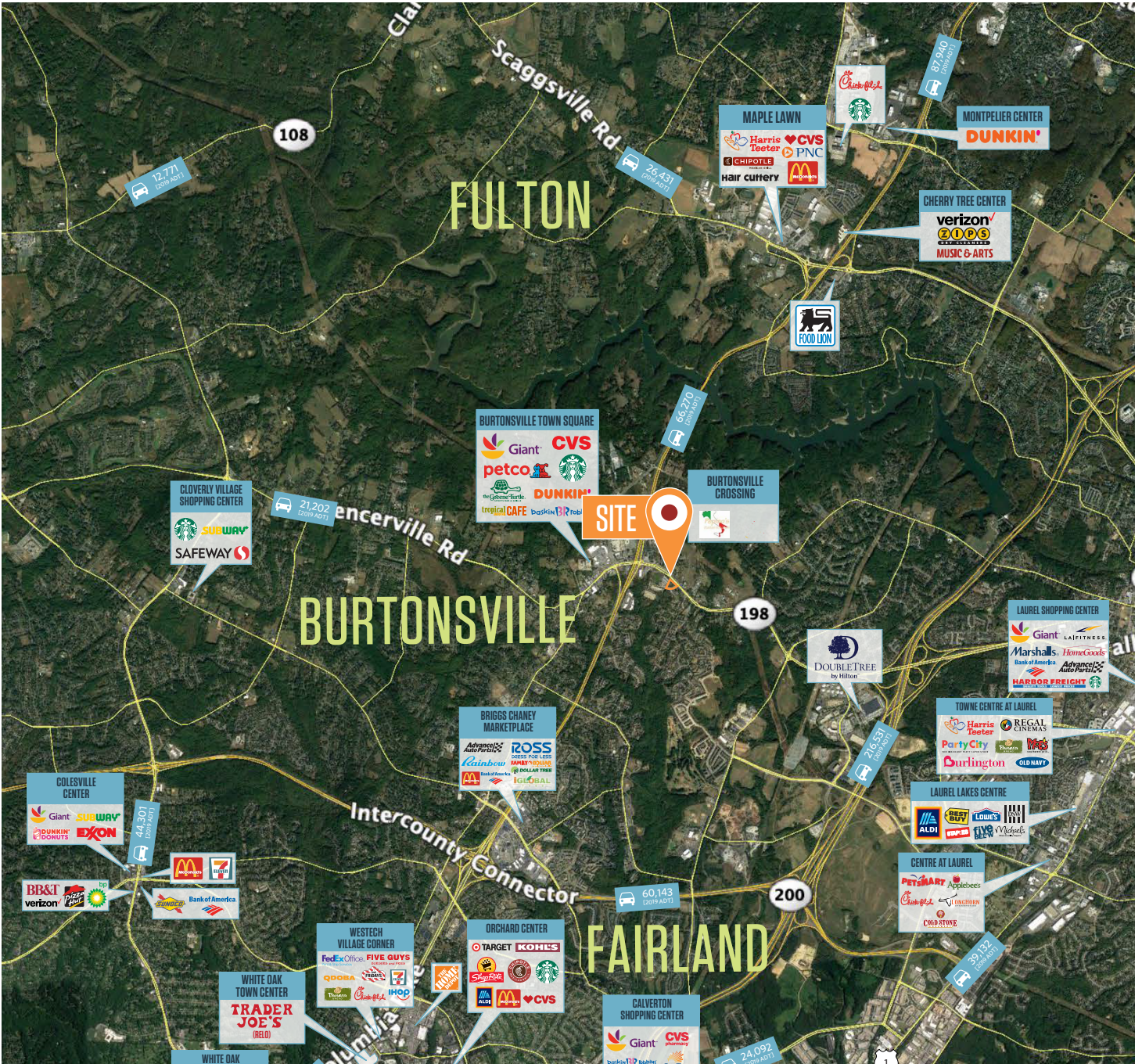


4299 SANDY SPRING RD

Burtonsville, MD 20866 | Montgomery County



MARKET AERIAL



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