



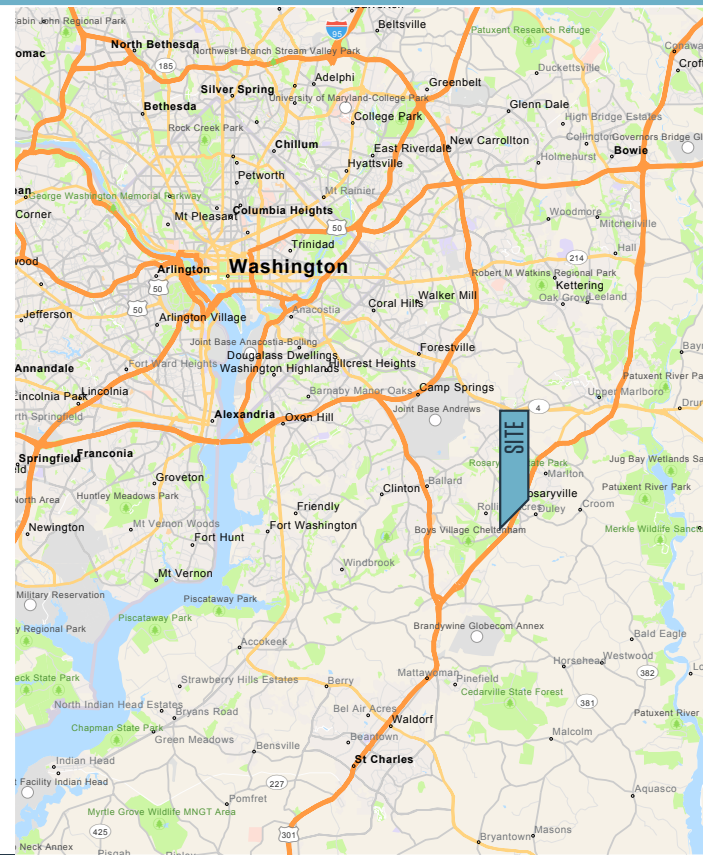
**NEW LOWER PRICE!**

## LAND FOR SALE

### PROPERTY HIGHLIGHTS:

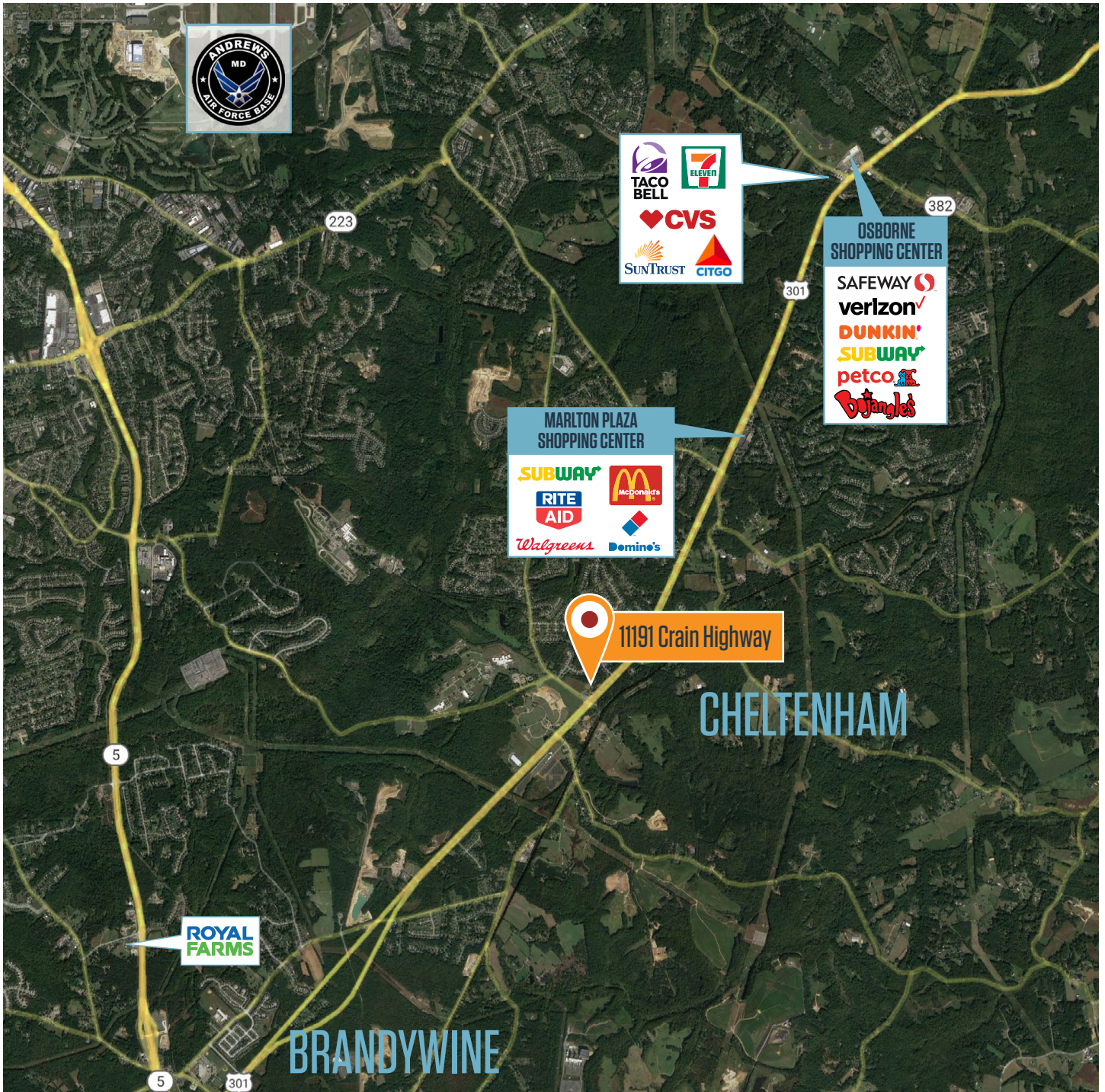
- **For Sale:** 1.042 acres
- **Zoned:** CSC
- **Frontage:** Nearly 200' frontage on Route 301, Crain Highway
- Land with two (2) small leased buildings
- **Asking Price:** \$ 800,000, all cash
- **Traffic Count:** 27,000 ADT
- **Annual Rental Income:** \$51,000

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
<b>POPULATION</b>	2,171	19,534	57,201
<b>HOUSEHOLDS</b>	654	6,416	19,577
<b>AVG HH INCOME</b>	\$181,282	\$149,807	\$142,311





## MARKET AERIAL



# 11191 CRAIN HIGHWAY

Cheltenham, MD 20623 | Prince George's County

[CLICK TO VIEW PROPERTY WEBSITE](#)

For More Information, Please Contact:

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**NAI** klnb