



7432-7488 Old Alexandria Ferry Road



7508-7532 Old Alexandria Ferry Road



7701-7707 Delano Road

AVAILABILITIES

- ▶ **4 Contiguous Units: Up to 7,200 SF**
 - **7434** Old Alexandria Ferry Road (1,800 SF)
 - **7436** Old Alexandria Ferry Road (1,800 SF)
 - **7486** Old Alexandria Ferry Road (1,800 SF)
 - **7488** Old Alexandria Ferry Road (1,800 SF)
- ▶ **7707 Delano Road: 2,348 SF**

HIGHLIGHTS

- **Rate: \$13.50 PSF, NNN**
- Each bay has one (1) drive-in
- Zoning: IE (Industrial, Employment)
- Immediate access to major thoroughways MD Route 5, and I-495

FOR LEASE

NEW LOCAL OWNERSHIP & PROPERTY MANAGEMENT



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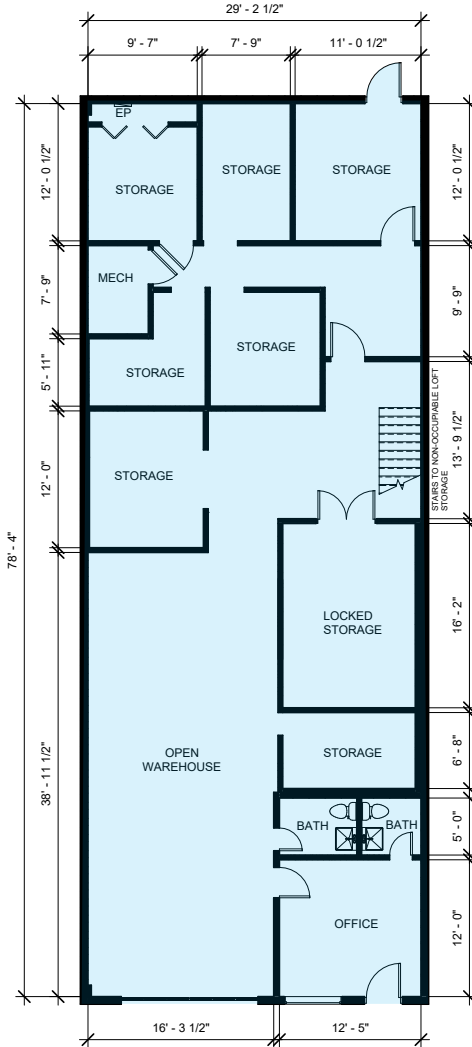
SPENCE DAW

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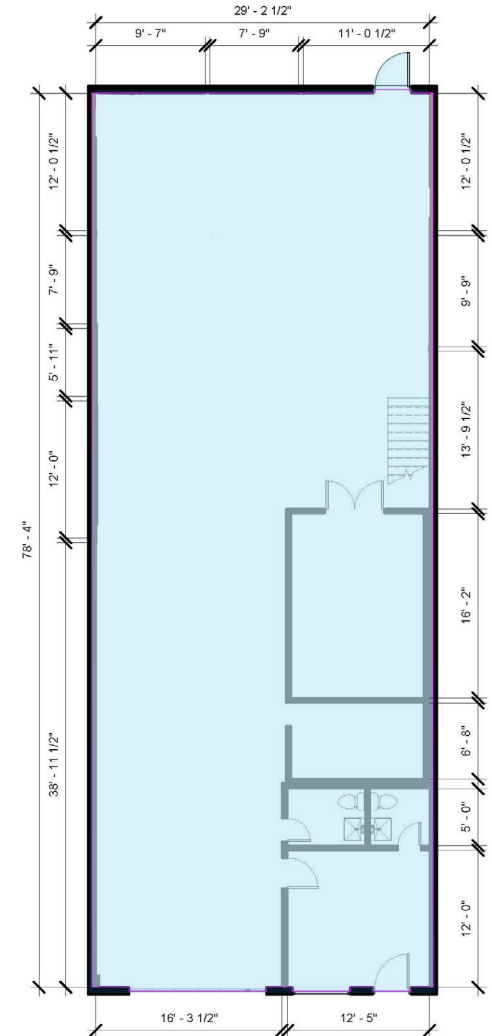
FLOOR PLANS

7432-7488 OLD ALEXANDRIA FERRY RD | 7508-7532 OLD ALEXANDRIA FERRY RD |
 7701-7707 DELANO ROAD
 CLINTON, MARYLAND 20735, PRINCE GEORGE'S COUNTY

7707 Delano Rd
EXISTING BUILDOUT
 Suite A100
 2,348 SF

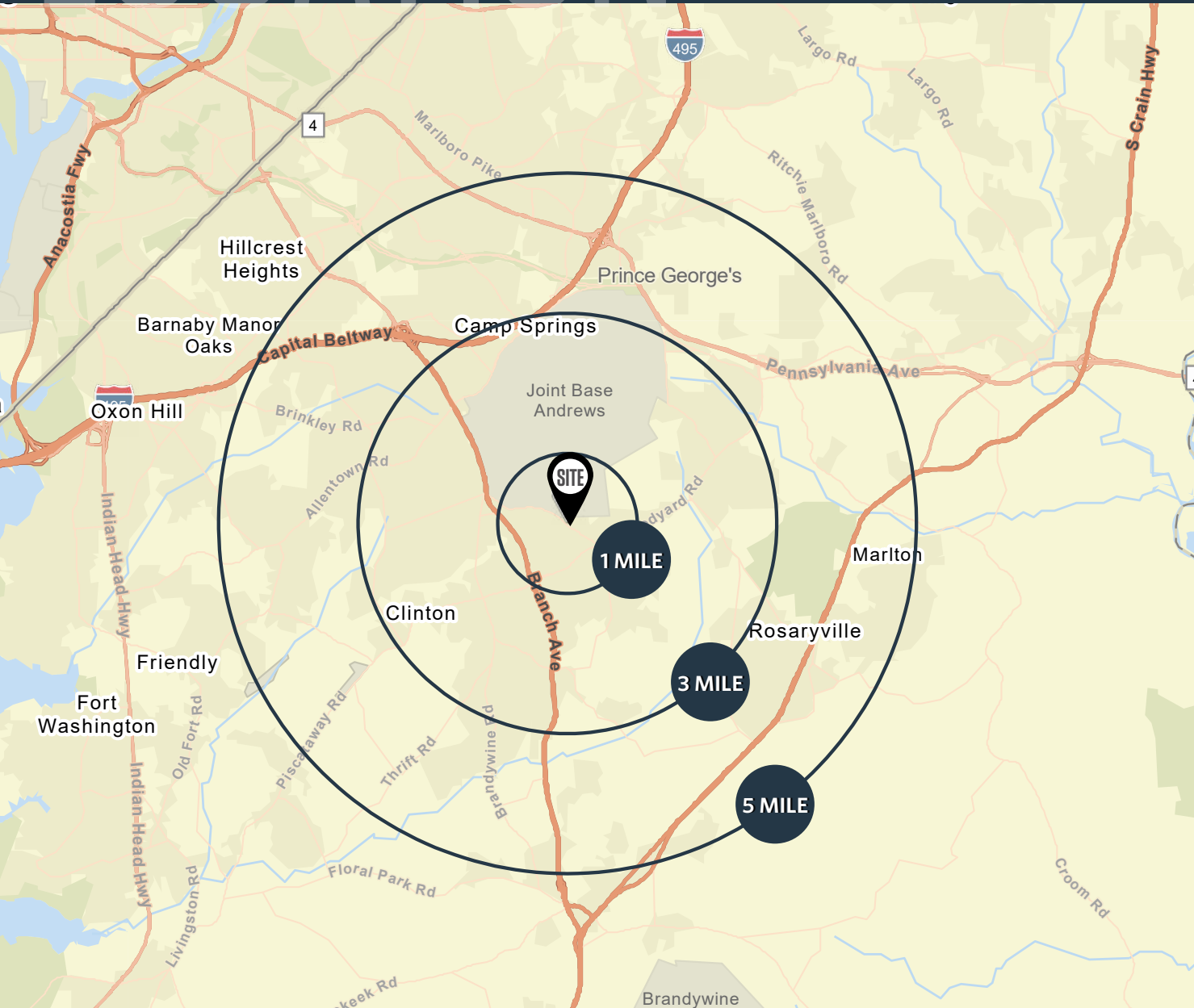


7707 Delano Rd
POTENTIAL DEMO PLAN
 Suite A100
 2,348 SF



LOCATION

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 7701-7707 DELANO ROAD
 CLINTON, MARYLAND 20735, PRINCE GEORGE'S COUNTY



PROPERTY HIGHLIGHTS:

This is a unique opportunity to lease functional flex/industrial units located near Joint Base Andrews and a short distance to Washington DC Beltway.

DEMOGRAPHICS | 2023:

	1-MILE	3-MILE	5-MILE
Population	4,466	47,964	144,550
Daytime Population	5,418	46,762	119,598
Households	1,714	16,769	53,600
Average HH Income	\$132,422	\$138,778	\$134,559

TRAFFIC COUNTS | 2023:

Old Alexandria Ferry Road	24,764 ADT
Branch Avenue	100,092 ADT
Woodyard Road	19,263 ADT

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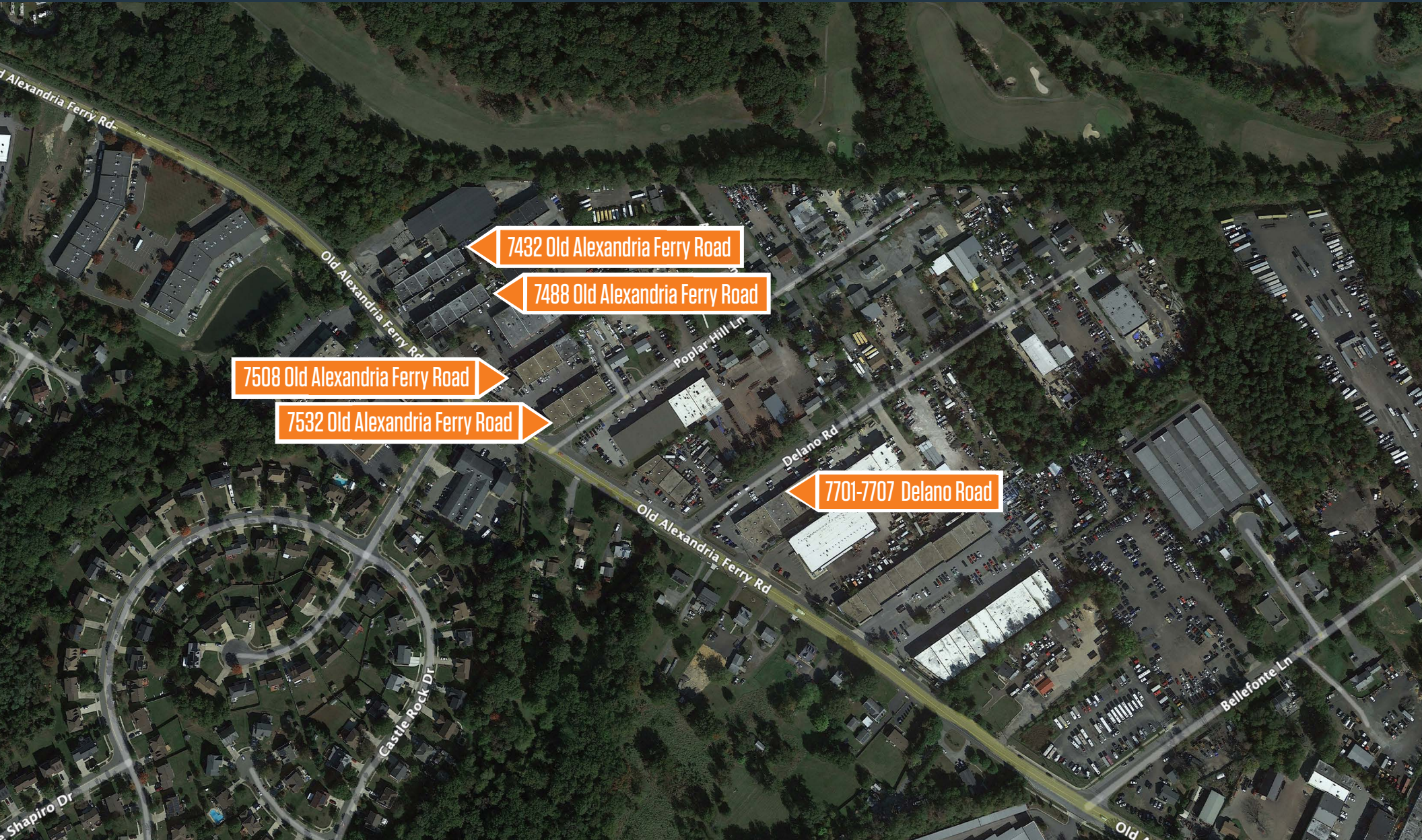
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AERIAL VIEW

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MARKET AERIAL

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