

9600 LOTTSFORD RD

Upper Marlboro, MD 20774
Prince George's County



NEARBY RETAILERS:



FOR SALE OR GROUND LEASE

- 1.28 acres
- Parcel adjacent to high-performing Jasper's Restaurant, Outback Steakhouse, and First Watch (coming soon)
- Zoning: RTO-H-E
- 1/2 mile from 600,000 SF University of Maryland Capital Region Medical Center
- Available immediately
- 270 feet of frontage on Lottsford Road
- 183,000 SF office building to the south is fully occupied by Prince George's County for County Executive, County Council, and the government departments

LEASED BY:

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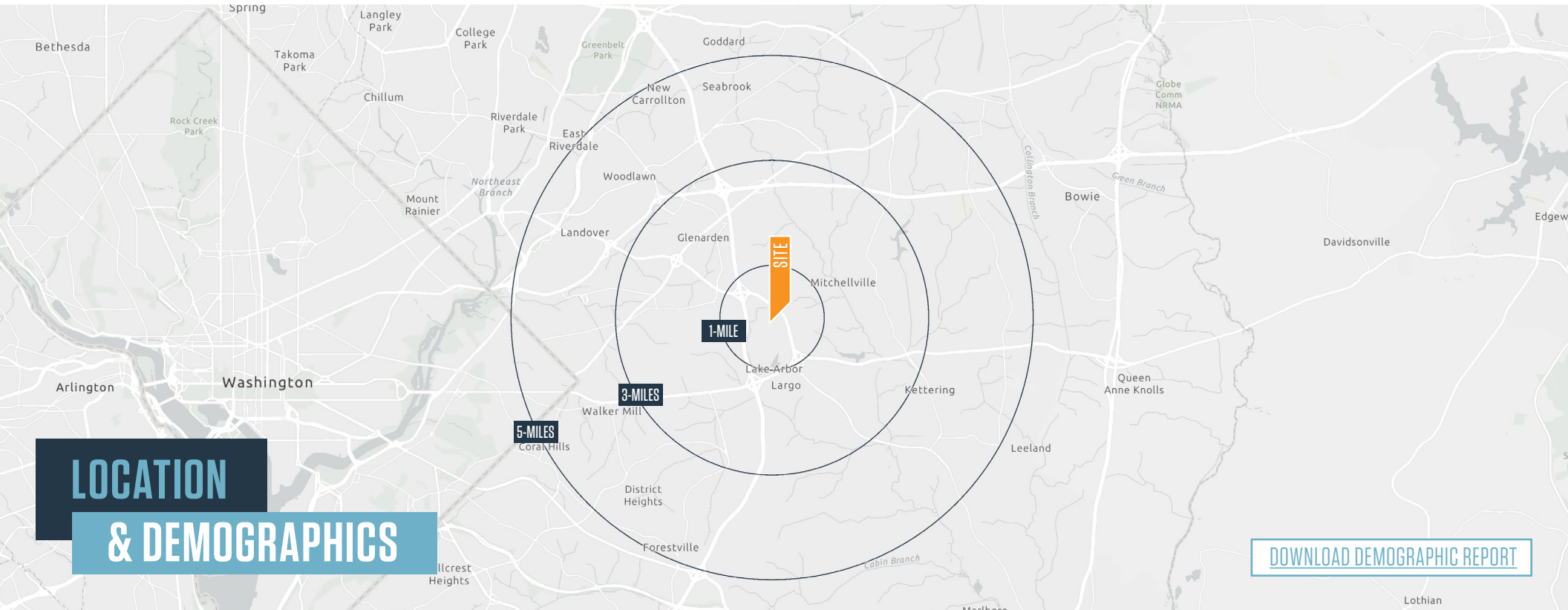
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TRAFFIC COUNTS | 2023

Landover Rd	60,991 ADT
Lottsford Rd	12,105 ADT

	1-MILE	3-MILES	5-MILES				
	Population 10,153	97,271	273,566		Households 4,699	36,115	96,472
	Daytime Population 16,614	93,634	229,517		Average Household Income \$120,664	\$126,493	\$124,230

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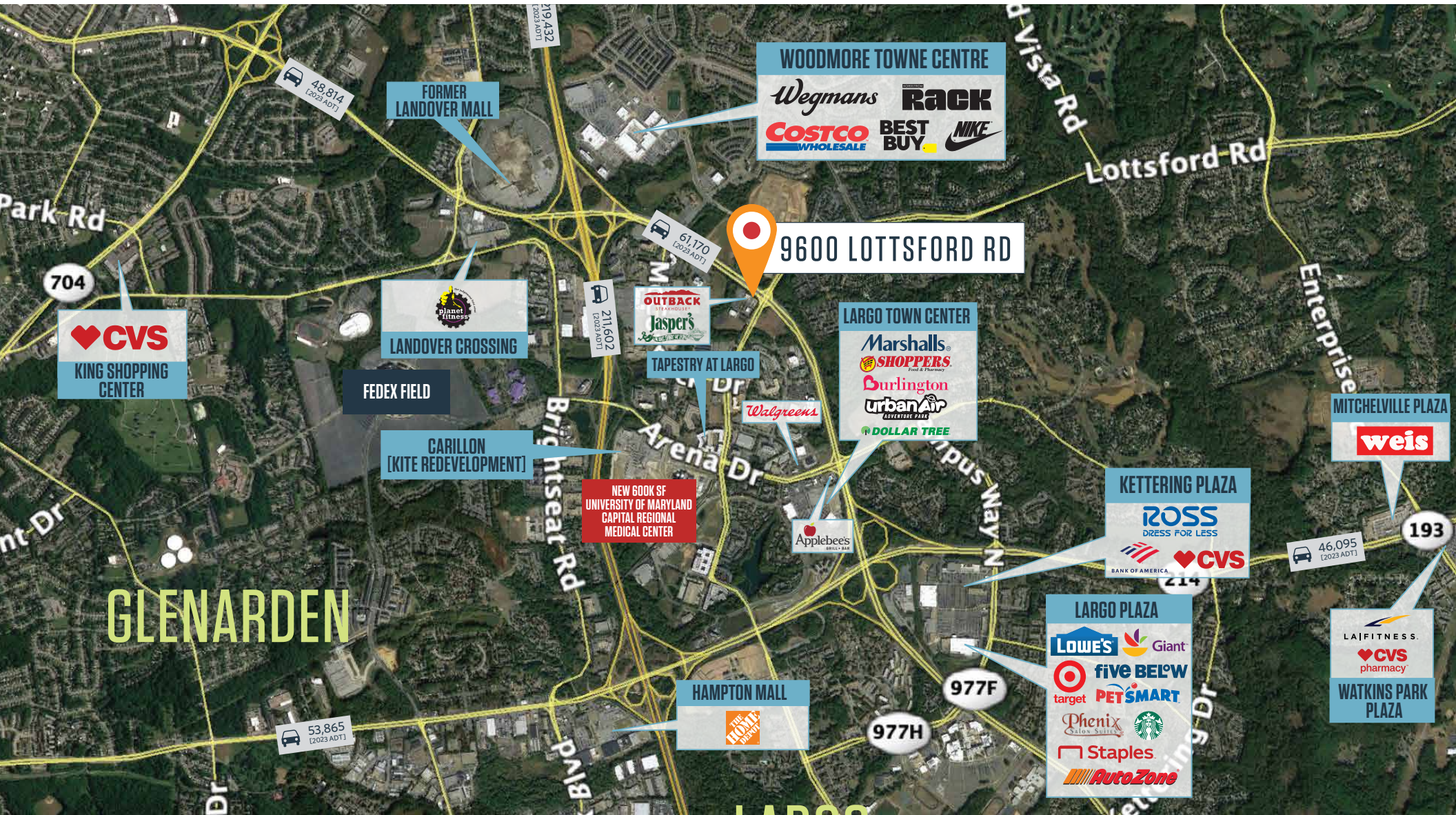
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MARKET AERIAL



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CLOSE-UP AERIAL



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For More Information, Please Contact:

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