6600 CAPITOL DR

GREENBELT, MD 20770 | PRINCE GEORGE'S COUNTY



NEARBY RETAILERS

ROYAL FARMS · TGI FRIDAYS · target · SILVER DINER · Planet Fitness · MISSION BBQ

BUILDING FOR LEASE

- One (+/-) acre w/DSP for 4,365 sf building
- CGO Commercial General & Office
- Permitted Uses "As of Right": Bank or other Financial Institution, ATM, Medical or Dental Office or Lab, Personal Vehicle Repair and Maintenance, Restaurant QSR w/ Drive Thru, Vehicle Parts or Tire Store, Veterinary Hospital or Clinic, and many other retail/ services uses
- Site Graded, Paved, and Striped with Building Pad Cleared

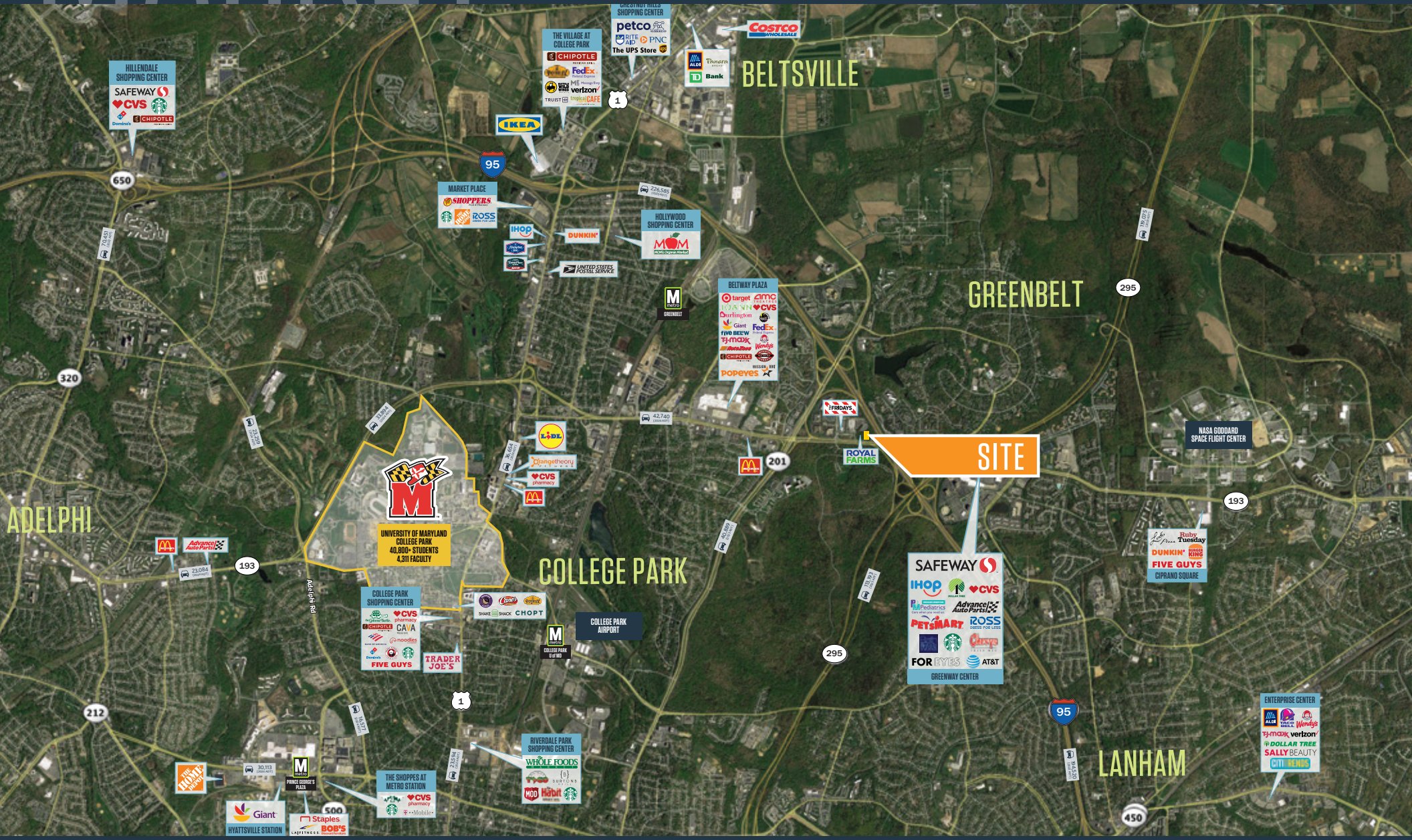
PHIL RUXTON
pruxton@klnb.com | 202-420-7777

klnb.com

MARKET

6600 CAPITOL DR

GREENBELT, MD 20770 | PRINCE GEORGE'S COUNTY



PHIL RUXTON

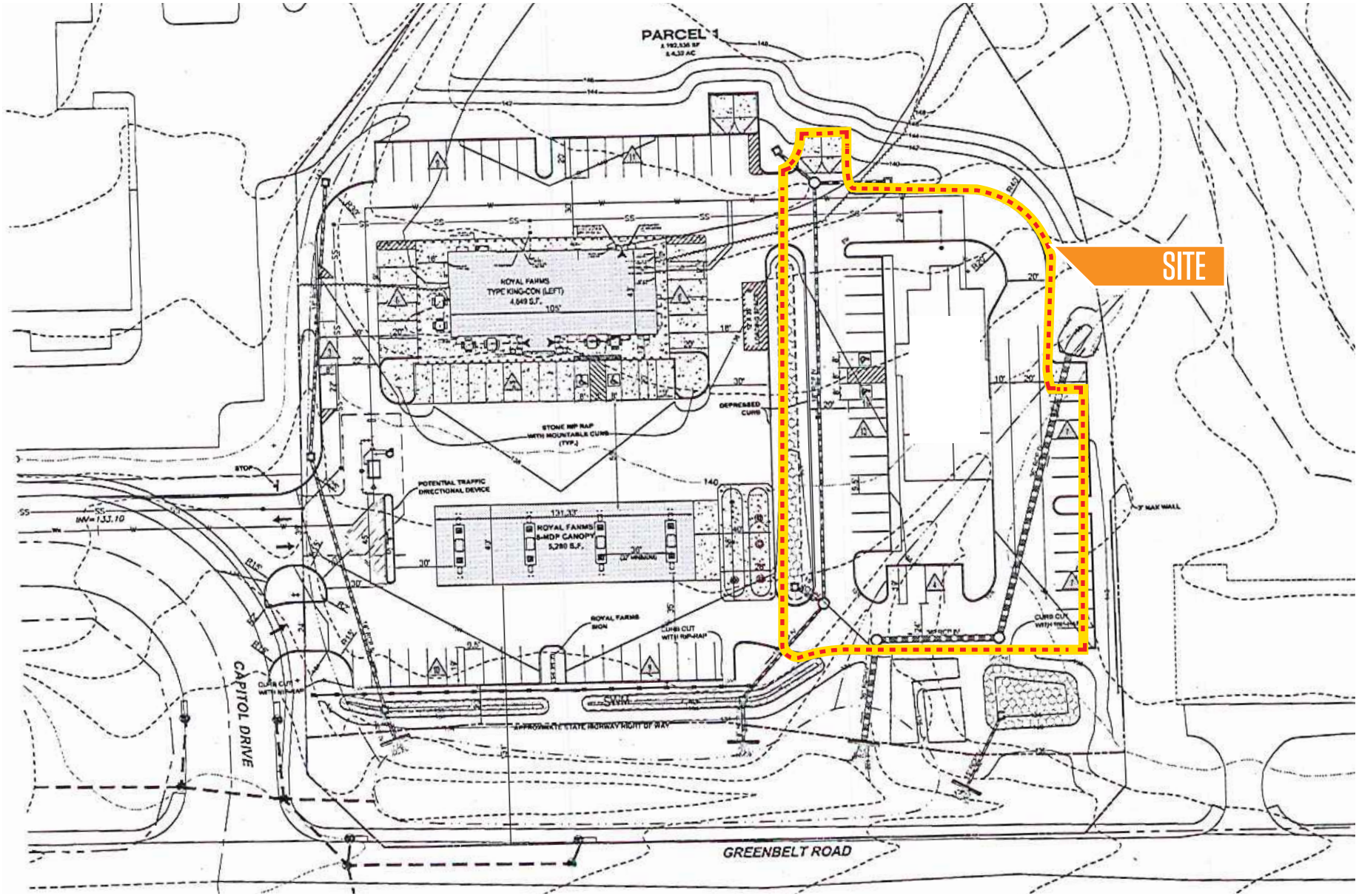
pruxton@klnb.com | 202-420-7777

klnb

PARCEL

6600 CAPITOL DR

GREENBELT, MD 20770 | PRINCE GEORGE'S COUNTY



PHIL RUXTON

pruxton@klnb.com | 202-420-7777

klnb

PARCEL

6600 CAPITOL DR

GREENBELT, MD 20770 | PRINCE GEORGE'S COUNTY



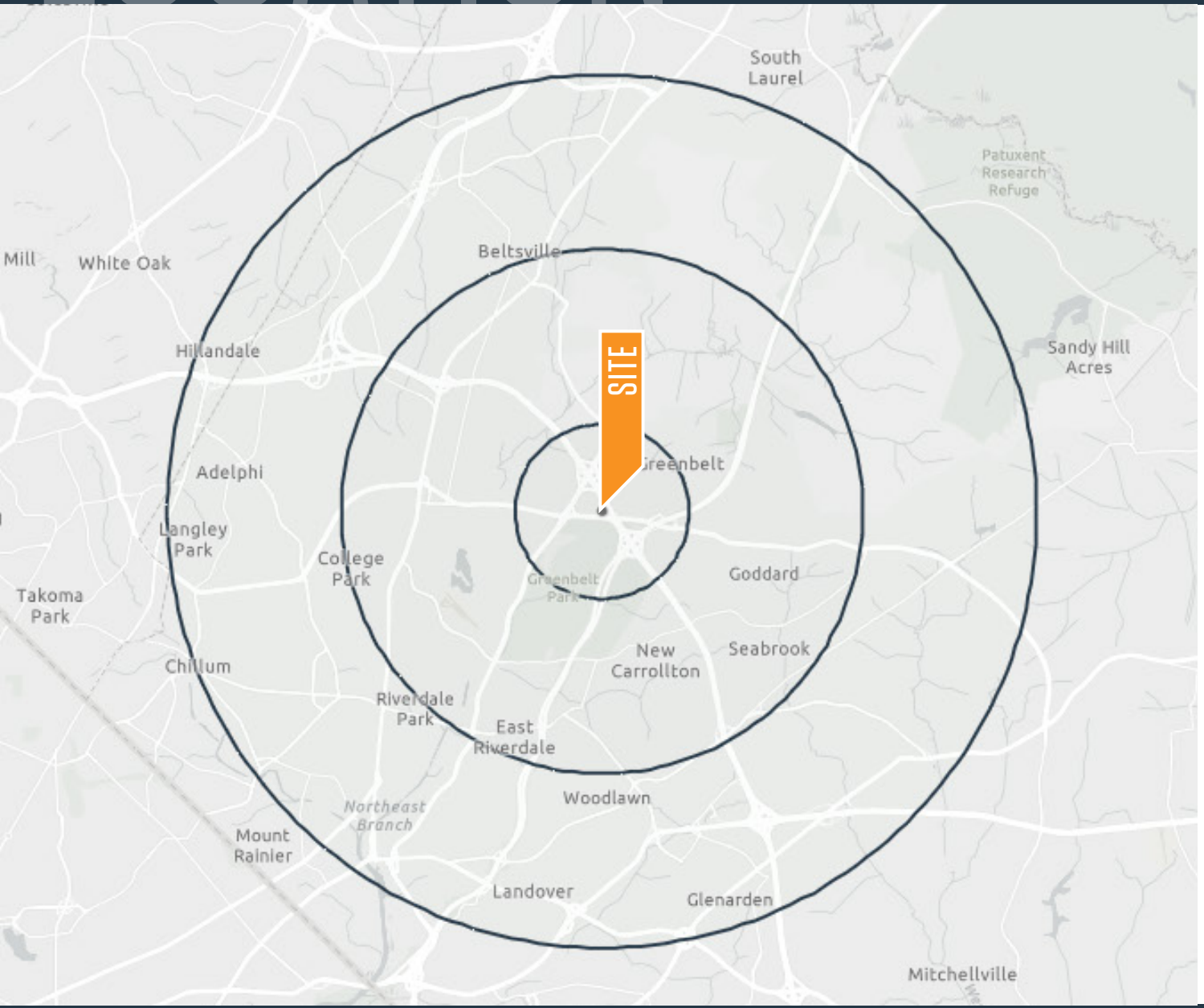
PHIL RUXTON
pruxton@klnb.com | 202-420-7777

klnb

LOCATION

6600 CAPITOL DR

GREENBELT, MD 20770 | PRINCE GEORGE'S COUNTY



DEMOGRAPHICS | 2026:

	1-MILE	3-MILE	5-MILE
Population	14,495	112,453	331,654
Daytime Population	18,294	144,473	336,574
Households	5,833	36,638	107,916
Average HH Income	$112,072	$110,613	$115,542

CLICK TO DOWNLOAD DEMOGRAPHIC REPORT

TRAFFIC COUNTS | 2022:

I-95	192,171 ADT
Greenbelt Rd	36,921 ADT

PHIL RUXTON

pruxton@klnb.com | 202-420-7777

klnb

FOR MORE INFORMATION, PLEASE CONTACT:

PHIL RUXTON
pruxton@klnb.com
202-420-7777

12435 Park Potomac Ave, Suite 250, Rockville, MD 20854

klnb.com

instagram.com/klnbcre linkedin.com/company/klnb facebook.com/KLNBCRE

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.