

FOR SALE

Prince George's County, MD

1603 BRIGHTSEAT ROAD

LARGO, MARYLAND 20785

LOT SIZE

± 2.0 Acres

ZONING

Currently I-3 (Planned Industrial/
Employment Park)

TRAFFIC COUNT

13,015 AADT (Brightseat Rd)

HIGHLIGHTS

- ▶ Located adjacent to the I-95/495 Arena Drive off-ramp
- ▶ Planned to be delivered rough graded with SWM-grading underway
- ▶ Abuts new Woodspring Suites Hotel-under construction
- ▶ Three minute drive to UMD's new \$600 Million Prince George's County Regional Medical Center-under construction
- ▶ Four minute drive to new Prince George's County government HQ and Large Metro Station



STREET VIEW

FOR SALE



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BIRDSEYE

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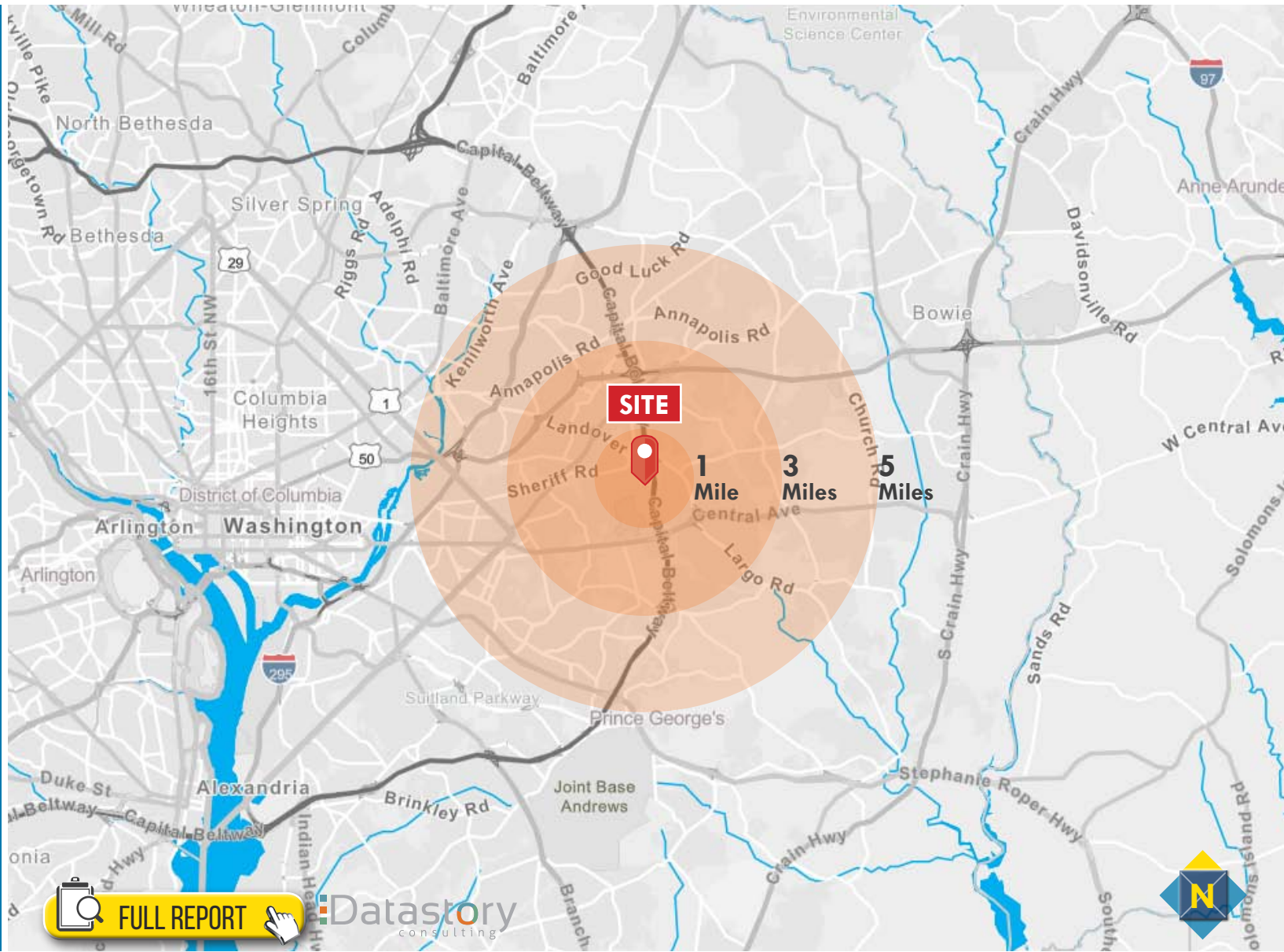
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LOCATION / DEMOGRAPHICS

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DEMOGRAPHICS

	1 mile	3 miles	5 miles
Total Daytime Population	13,458	98,474	257,264
Male Population	2,427	44,214	140,156
Female Population	3,093	52,841	158,662
Number of Households	2,172	34,933	104,387
Average Household Size	2.52	2.77	2.85
Median Age	35.9	37.0	36.2
Average Household Income	\$78,644	\$85,944	\$91,839
Daytime Employees	10,552	49,394	105,439



FULL REPORT

Datastory consulting