



# 5718 KIRBY RD

CLINTON, MARYLAND 20735

FOR  
SALE



## MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

# PROPERTY OVERVIEW

## HIGHLIGHTS:

- Retail Showroom with 2nd story office
- Tenants are on a month-to-month lease
- Close to Route 5 and I-495
- Joint Base Andrews, Alexandria, VA and Washington, D.C. in close proximity
- Corner lot with high visibility



BUILDING SIZE:

10,028 SF ±

LOT SIZE:

0.45 ACRES ±

LOADING:

TWO (2) DRIVE-IN DOORS  
(10'X17')

CLEAR HEIGHT:

17'

ZONING:

IE

SALE PRICE:

NEGOTIABLE



GOOGLE STREET VIEW



# AERIAL



DRIVE-IN

OGDEN DR

KIRBY RD 11,791 AADT

PINEWOOD DR



# ADDITIONAL PHOTOS



# TRADE AREA

## DRIVING DISTANCE TO:

**301** 7.3 MILES  
18 MIN. DRIVE

**95** 19.1 MILES  
23 MIN. DRIVE

**495** 4.5 MILES  
9 MIN. DRIVE

**REAGAN NATIONAL**  
20.8 MILES  
29 MIN. DRIVE

**AMERICA'S AIRFIELD**  
2.9 MILES  
10 MIN. DRIVE

**BALTIMORE, MD** 50.4 MILES  
1 HR. 8 MIN.

**WASHINGTON, DC** 20.3 MILES  
34 MIN.

**PHILADELPHIA, PA** 152 MILES  
2 HRS. 46 MIN.

**RICHMOND, VA** 115 MILES  
1 HRS. 55 MIN.



# FOR MORE INFO **CONTACT:**



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