

FOR SALE



Prince George's County, MD

COMMERCIAL LAND OPPORTUNITY

8601-8621 WALKER MILL ROAD | CAPITOL HEIGHTS, MARYLAND 20743

USABLE LAND AREA

5.0 Acres ±

*Subject to further development analysis.
Needs to be verified independently.*

ZONING

I-1 (Light Industrial)

*Permitted uses include restaurants
(drive-thru permitted with conditions),
car wash, gas, vehicle lubrication, car
sales lot, bank, building supply store,
most automotive uses*

TRAFFIC COUNT

31,961 AADT (Walker Mill Rd)

22,891 AADT (Ritchie Rd)

HIGHLIGHTS

- ▶ Fully signalized intersection at Ritchie Road & Walker Mill Road with access to/from each
- ▶ High visibility location: 45,000 vehicles per day ±
- ▶ Easy access to I-495
- ▶ Nearby retailers include BJ's Wholesale Club, Dollar Tree, Big Lots!, Ashley HomeStore, Bed Bath & Beyond, DSW, Dave & Buster's, T.J. Maxx, Modell's Sporting Goods, Lane Bryant



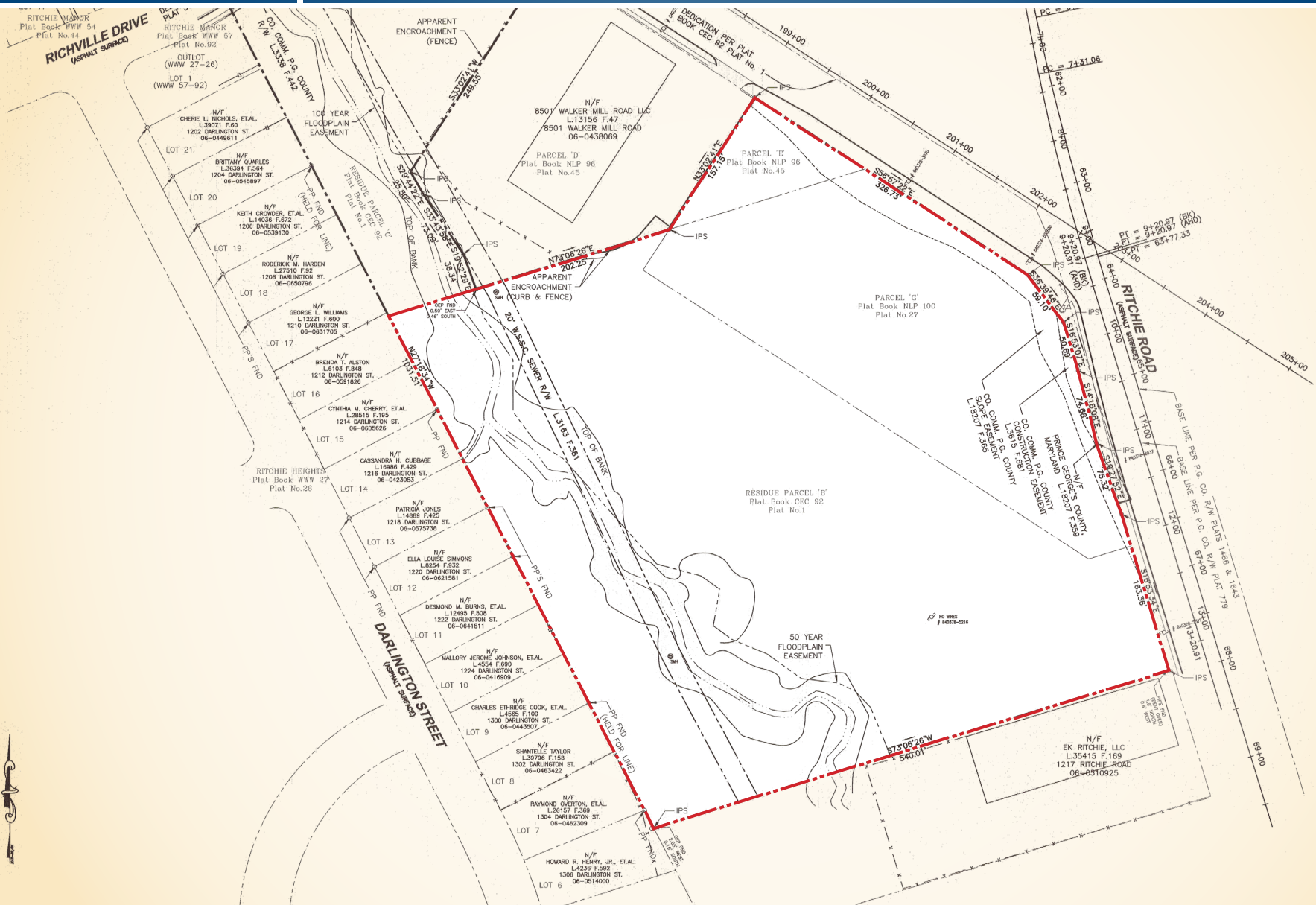
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Prince George's County, MD

ALTA SURVEY

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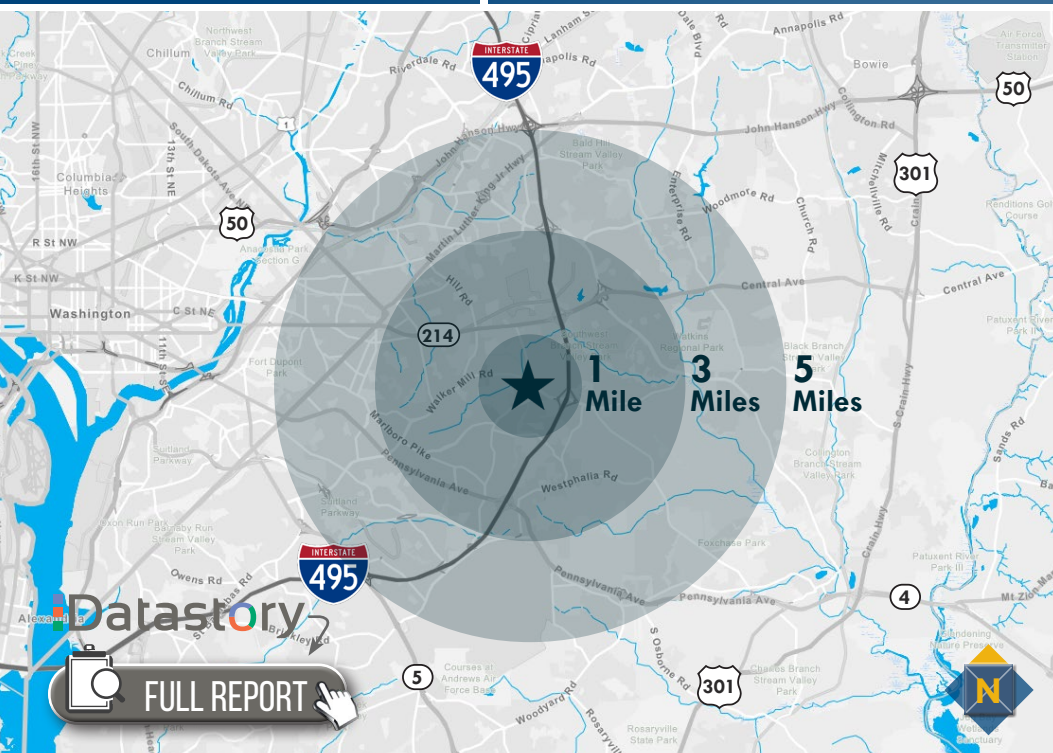
✉ gvernick@mackenziecommercial.com

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LOCATION / DEMOGRAPHICS (2021)

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RESIDENTIAL POPULATION

5,161
1 MILE
85,583
3 MILES
256,745
5 MILES

NUMBER OF HOUSEHOLDS

1,804
1 MILE
33,189
3 MILES
97,041
5 MILES

AVERAGE HH SIZE

2.83
1 MILE
2.57
3 MILES
2.63
5 MILES

MEDIAN AGE

40.4
1 MILE
37.9
3 MILES
37.6
5 MILES

AVERAGE HH INCOME

\$98,441
1 MILE
\$92,177
3 MILES
\$92,558
5 MILES

EDUCATION (COLLEGE+)

55.8%
1 MILE
59.1%
3 MILES
57.5%
5 MILES

EMPLOYMENT (AGE 16+ IN LABOR FORCE)

91.7%
1 MILE
88.6%
3 MILES
88.3%
5 MILES

DAYTIME POPULATION

6,531
1 MILE
80,748
3 MILES
229,024
5 MILES

23%

FAMILY FOUNDATIONS

2 MILES

Family and faith are the cornerstones of life in these communities. Style is important to these consumers, who spend on clothing for themselves and their children, as well as on smartphones.

2.71
AVERAGE HH SIZE

39.6
MEDIAN AGE

\$43,100
MEDIAN HH INCOME

LEARN MORE

19%

BRIGHT YOUNG PROFESSIONALS

2 MILES

These communities are home to young, educated, working professionals. Labor force participation is high, generally white-collar work. Residents are physically active and up on the latest technology.

2.41
AVERAGE HH SIZE

33.0
MEDIAN AGE

\$54,000
MEDIAN HH INCOME

LEARN MORE

14%

CITY STRIVERS

2 MILES

These consumers are bold in their purchasing decisions, seeking out deals on branded clothing, sometimes indulging in restaurants and personal services, and splurging on their cable TV package.

2.78
AVERAGE HH SIZE

35.3
MEDIAN AGE

\$44,700
MEDIAN HH INCOME

LEARN MORE

12%

ENTERPRISING PROFESSIONALS

2 MILES

These residents are well educated and climbing the ladder in STEM (science, technology, engineering and mathematics) occupations. This young market makes over 1-1/2 times more income than the US median.

2.48
AVERAGE HH SIZE

35.3
MEDIAN AGE

\$86,600
MEDIAN HH INCOME

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