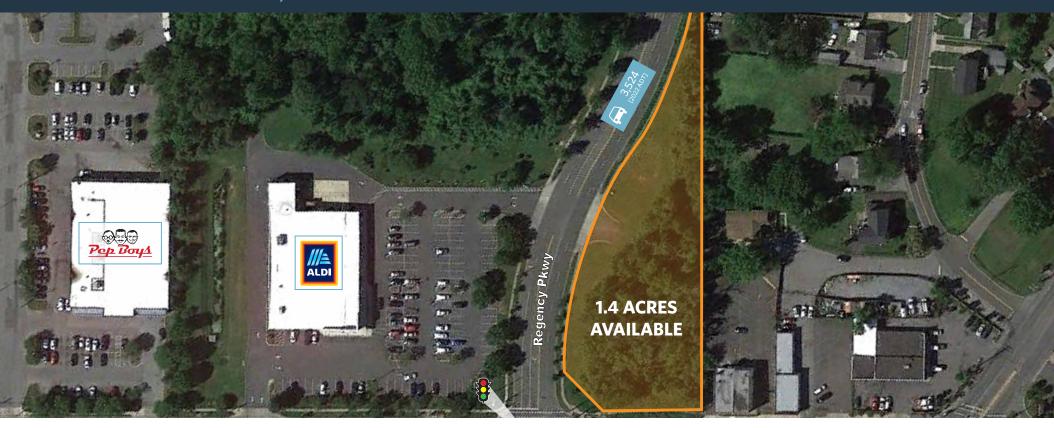
# klnb

## DISTRICT HEIGHTS LAND

MARLBORO PIKE & REGENCY PKWY, DISTRICT HEIGHTS, MD 20747



### JOIN THESE RETAILERS

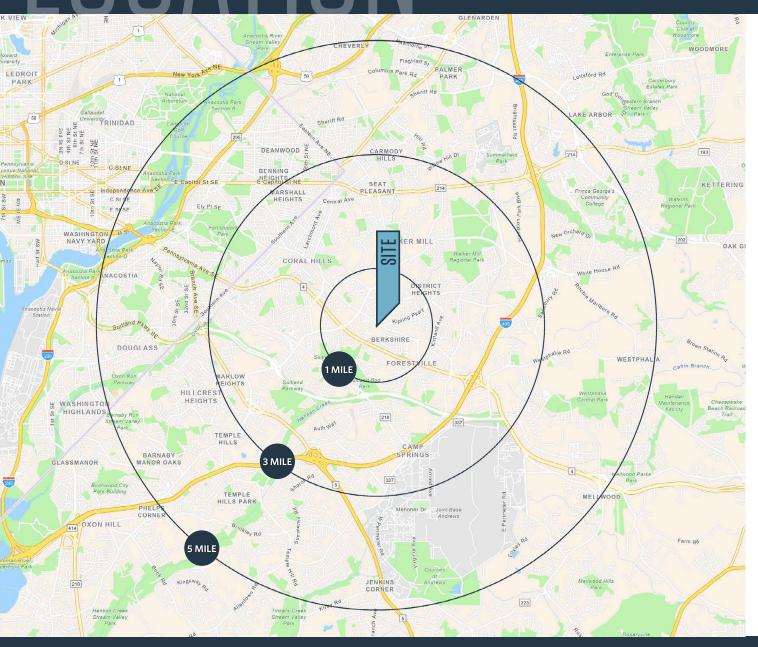


## LAND FOR SALE

- 1.441 acres located at the signalized intersection of Marlboro Pike & Regency Parkway
- Zoned CSC
- Curb cut located off Regency Parkway
- For Sale \$700,000 (as is)

## DISTRICT HEIGHTS LAND

MARLBORO PIKE & REGENCY PKWY, DISTRICT HEIGHTS, MD 20747



#### DEMOGRAPHICS | 2023:

Population 22,576 126,772 350,219

5-MILE

3-MILE

Daytime Population

16,399 100,869 285,800

Households

1-MILE

9,270 51,777 140,605

Average HH Income

\$91,2515 \$93,701 \$93,180

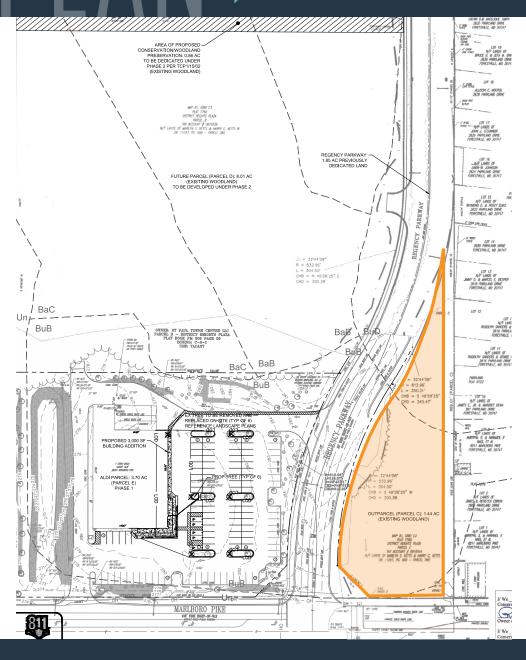
#### CLICK TO DOWNLOAD DEMOGRAPHIC REPORT

#### TRAFFIC COUNTS | 2022:

Marlboro Pike 15,544 ADT Regency Parkway 3,524 ADT



# DISTRICT HEIGHTS LAND





#### DISTRICT HEIGHTS LAND **SHOPPING CENTER RITCHIE STATION** SILVER HILL PLAZA **D**urlington Branch PRICE RITE petco Hop **CVS** Party City POLLAR PENN STATION *∭*≜ ALDI ROSS ATI T-J-MOX SHOPPING CENTER BEYOND dd's Walgreens BIG 218 Rainbow **FORESTVILLE PLAZA SHOPPING CENTER** THE SHOPS AT IVERSON Giant Save Roses Roses 458 Phick-filt FORESTVILLE DISTRICT HEIGHTS SHOPPING CENTER **O** target COUNTRY INN & SUITES **JCPenney** WESTPHALIA **five BEL'W** TOWN CENTER nterprise **MARLOW HEIGHTS CENTRE AT SHOPPING CENTER** TOYOTA **FORESTVILLE** Ford litte feligina Advance| -- Auto Parts| --RED LOBSTER 95 Siant ★MOCVS **ROYAL FARMS** OOLLAR TREE ANDREWS MANOR



RYAN WILNER

**BRANCH METRO** 

rwilner@klnb.com | 443-632-2058





#### FOR MORE INFORMATION, PLEASE CONTACT:

#### **BOB MORRIS**

#### RYAN WILNER

bmorris@klnb.com 443-632-2054

rwilner@klnb.com 443-632-2058

100 West Road, Suite 505, Towson, MD 21204

### kinb.com





linkedin.com/company/klnb



facebook.com/KLNBCRE

**CLICK TO VIEW PROPERTY WEBSITE** 

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.