

For Sale or Lease

8.31 Acres

7801 Matapeake Business Drive

Brandywine, MD

Property Features

- Approximately 8.31 acres
- Zoned M-X-T (Mixed-Use - Transportation Oriented) offering a great variety of uses
- Adjacent to the Timothy Branch Estates development - 1,200 new homes
- Behind the newly built Brandywine Crossing Shopping Center
- Easy access to MD Rt 5 (Branch Avenue); MD Rt 301 (Crain Highway) and Charles County
- LEASE RATE: Negotiable

Sale Price
\$3,000,000

For more information:

Dan LaPlaca

+1 301 918 2950

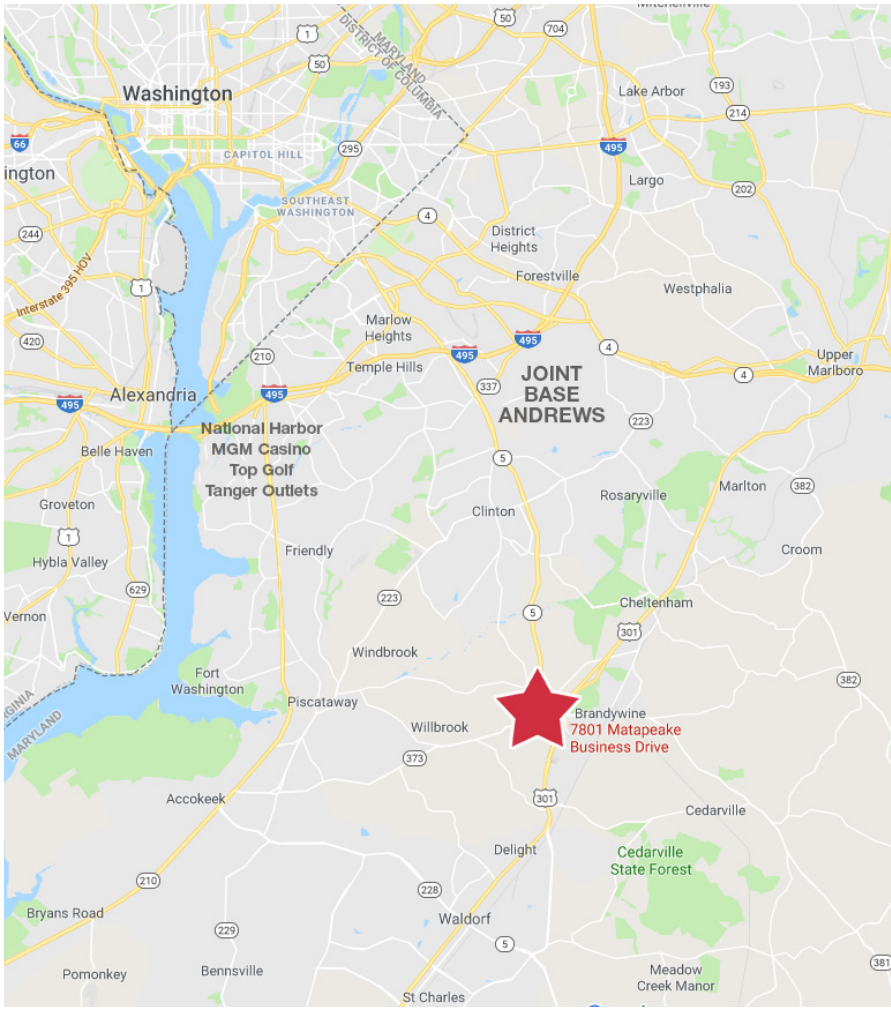
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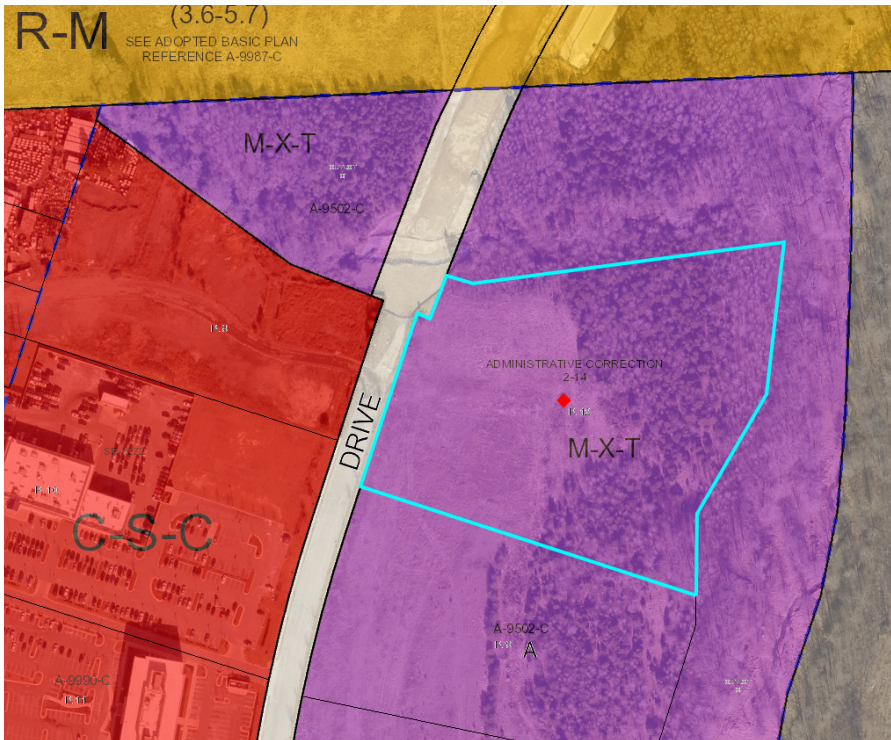
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Demographics

	1 mile	3 mile	5 mile
Population	2,878	17,940	54,233
Households (HH)	1,017	6,420	18,863
Avg HH Income	\$170,264	\$138,494	\$131,626

Envionics Analytics (2019 Est's)



Traffic Counts

MD Rt 301 (Crain Highway)

64,532 vpd

MD SHA (2018 Est's)

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