

For Sale

Church & School

27,818 SF On 8.5 Acres Near
Washington, DC



Galilee Baptist Church

2101 Shadyside Avenue, Suitland, Prince George's County, MD

SALE PRICE: \$6,200,000



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For Sale

2101 Shadyside Avenue
Suitland, Maryland 20746



The Opportunity

Galilee Baptist Church is located at 2101 Shadyside Avenue in Suitland, Maryland. The site consists of 8.5 acres and is zoned R-18C. Prince Georges County Tax Map 80, Block D-1, Parcel 152. The building was constructed as a school and contains 27,818 square feet. The sanctuary is approximately 10,000 square feet and has a capacity of 1,000 people. In addition to the sanctuary, there are classrooms, offices, meeting areas, an auditorium, and kitchen. The property also contains a playground area and picnic area for outdoor activities which would be attractive for a church, school or community focused organization.

The property is situated on Shadyside Avenue and is about a mile away from Washington, DC, roughly 2 miles from Pennsylvania Avenue (Route 4) and approximately 4.5 miles from the Capital Beltway (Interstate 95 & 495). The property is well located and easily accessible from a number of highways and routes and would be an attractive property to a number of prospective buyers.

The property has tremendous opportunity as Suitland and neighboring communities have several planned developments including Town Square at Suitland Federal Center, at 4730 Homer Ave., is a 1-million square foot, mixed-use development that will include close to 900 apartments and single family homes, 100,000 square feet of retail space and a 50,000-square-foot performing arts center.



Naylor Road Metro Station



The Wharf - Southwest Waterfront

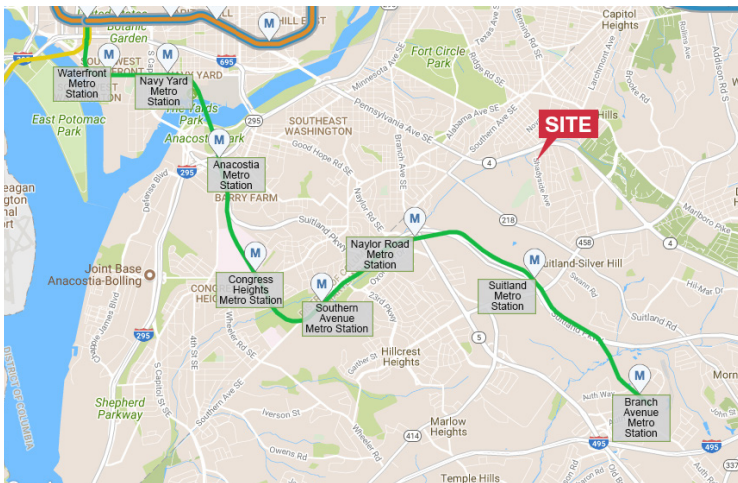
Metro Green Line Development

The **Green Line Metro Stations** and surrounding areas serving Washington DC and Prince George's County experienced more growth in jobs and households than any other transit line in the Washington Metropolitan area between 2000-2010.

From the Washington National's world class major league ball park, to the newly opened Wharf at the Capitol Riverfront project to the revitalization of the Suitland Federal Government complex and the awarding of the new Department of Homeland Security Citizenship and Immigration Services hub at the **Branch Avenue Metro**, the Green line is experiencing unparalleled development opportunities.

Waterfront Metro

The first phase of The Wharf along the Southwest waterfront, near the **Waterfront Metro**, opened in 2017. Upon completion, this \$2 billion, 3.4 million square foot project will have over 1500 residential units, 3 hotels, a 6000 seat concert venue, and over 300,000 sf of retail space.



The **Suitland Metro** accesses the Suitland Federal Center and has long been home to numerous federal government agencies including: the US Census Bureau, National Maritime Intelligence Center, the Nationals Achieves and the NOAA Satellite Operations Center. In late 2017, County officials broke ground on the \$100 million Town Square at Suitland project. Upon completion, this 22 acre mixed use project will have 1000 residential units, 100,000 square feet of retail and a 50,000 square foot performing arts center.

The **Branch Avenue Metro Station** opened in 2001. Rapid development soon followed with the construction of nearly 1000 residential multifamily condominium and apartment units. In November 2017, ground was broken for the 580,000 square foot USCIS building which will house more than 3700 employees.



Choir Room



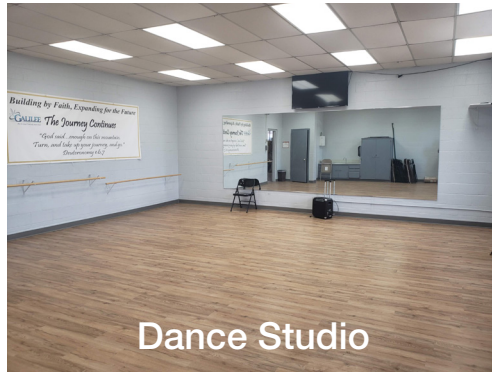
Lower Level Entrance



Music Room



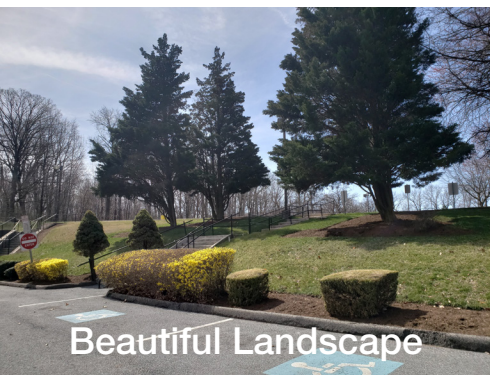
Commercial Kitchen



Dance Studio



Classroom



Beautiful Landscape



Lounge



Second Floor Hallway



Lower Level Lobby



Multi-Purpose Room



Entrance to Sanctuary



Computer Lab



Main Sanctuary



Classroom



Exit by Sanctuary



Hallway



Office



Commercial Kitchen



Stairwell



Restrooms



Additional Sanctuary Seating



Main Level Lobby



Outdoor Play Area



Exterior Sideview



Exterior Sideview



Church Pulpit



Choir Room



Hallway



Classroom



For Sale
2101 Shadyside Avenue
Suitland, Maryland 20746

Property Description

- 27,818 ± SF Building
- 8.5 Acres Total Land Area
- Zoned R-18C
 (Multifamily Med Density Residential Condo)
- Built in 1954
- Currently being used as Religious Facility & School



Location Highlights

- Nearby local parks - Bradbury Recreation Center, Dupont Heights Park and Suitland Park
- Close to Pennsylvania Avenue (Route 4)
- Great access to the Capital Beltway (I-95/495)
- 2 miles to the Washington, DC border



Demographics

	1 mile	2 miles	3 miles
Population	19,655	213,682	475,945
Households	7,977	84,696	196,305
Avg Household Income	\$71,482	\$68,161	\$86,707

Nielsen 2020



TOWNE SQUARE AT SUITLAND FEDERAL CENTER



New developments coming to Suitland!

EAT

Drop in for a quick bite during lunch, pick up groceries at the market, have drinks with the girls, enjoy a romantic date night, or take the family out for brunch. With 125,000 square feet of retail and plentiful gourmet dining options, there's something for everyone at Towne Square.

PLAY

More than a development, the pedestrian-friendly Towne Square at Suitland Federal Center is a gathering place for the community. Residents and visitors can enjoy shopping, outdoor activities, public art, performances, and more. The community central park and walking trail are perfect for weekend picnics and leisurely strolls. The residential grand park and outdoor fitness park provides a place for families to relax and exercise. The 50,000 square-foot cultural arts and technology center will showcase local, national, and international public art and performances.

PLAY

Ryan Homes - designed for the way you live. Coming in early 2019 – Ryan Homes' Village at Towne Square is the only community in Suitland offering brand new 1 and 2-car garage townhomes from the upper \$200s. Modern designs in an ideal location for work and weekends.

WESTPHALIA TOWN CENTER



With an array of building and product types, Westphalia Town Center will be a walkable, vibrant hub of activity. Residential, office, hotel and retail offerings intermingle with wide open spaces, a town center, and an unprecedented location. Phase I alone will be home to over 700 residences, 150 hotel rooms, and up to 500,000 S.F. of retail.

- A + first tier suburban location with vast scope, unique features and significant amenities
- Located in central Prince George's County, Maryland
- Booming National Harbor and the Northern Virginia border are a short drive away
- Located along Pennsylvania Avenue (MD Route 4) which provides direct access to I-95/I-495 transportation corridors. Average Daily Traffic along Pennsylvania Avenue at Presidential Parkway is approximately 72,725
- Proximity to 3 International Airports
- Under 60 minutes on the Washington Metro subway system (WMATA) Green Line (Branch Avenue) to Union Station, Washington, DC
- Largo Town Center Metro Station on WMATA into Prince George's County, is located six miles from Westphalia Town Center
- Maryland Area Rail Commuter (MARC) train service has two lines servicing Prince George's County
- More than 1.5 miles of frontage onto Pennsylvania Avenue, a major commuter route

Tapestry Segmentation

Tapestry segmentation provides an accurate, detailed description of America's neighborhoods—U.S. residential areas are divided into 67 distinctive segments based on their socioeconomic and demographic composition—then further classify the segments into Life Mode and Urbanization Groups.

The dominant Tapestry Segmentations within a 1, 3, 5 mile radius of 2101 Shadyside Ave consists of the following profile groups:

- Family Foundations – 38%
- City Strivers – 24.5%
- Bright Young Professionals – 14.7%
- Metro Fusion – 11.1%
- Front Porches – 6.2%

The Family Foundations Segmentation accounts for **38%** of households in the 1, 3, 5 mile Galilee Baptist Church Community. Family and faith are the cornerstones of life in these communities. Older children, still living at home, working toward financial independence, are common within these households.

The next largest segmentation is **City Strivers** and they make up **24.5%** of the 1, 3, 5 mile radius. These high density city neighborhoods are characterized by a relatively young foreign-born population who have embraced the American lifestyle, yet retained their cultural integrity.

Bright Young Professionals are approximately 14.7% of this segmentation. Generally they are located in urban outskirts of large metropolitan areas. These communities are home to young, educated, working professionals. More than one out of three householders is under the age of 35. Slightly more diverse couples dominate this market, with more renters than homeowners.

11.1% of the market belongs to the **Metro Fusion segmentation.** This is a young, diverse market. Many residents do not speak English fluently and have moved into their homes recently. They are highly mobile and over three quarters of households are occupied by renters.

Rounding out the dominant segmentation of the Galilee community profile is the **Front Porch segmentation** at **6.2%** of the market. Front Porches blend household types, with more young families with children or single households than average. This group is also more diverse than the US. More than half of householders are renters, and many of the homes are older town homes or duplexes.



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