

For Sale or Lease

# High Visibility Auto Dealership



## 3510 Laurel Fort Meade Road

Laurel, MD 20724

### Property Features

- 31,000± SF auto dealership comprised of:
  - 10,000± SF of office/showroom
  - 20,000± SF of service/parts area
  - 1,000± SF carwash
- Zoned C-4 (Highway Commercial)
- 3.29± acres (2.7± acres paved for parking and inventory)
- Existing monument sign on Route 198
- Average daily traffic on Route 198 - 40,153 vehicles
- Corner location at signalized intersection
- Centrally located with easy access to BW Parkway, MD Route 32, I-95, and Route 1



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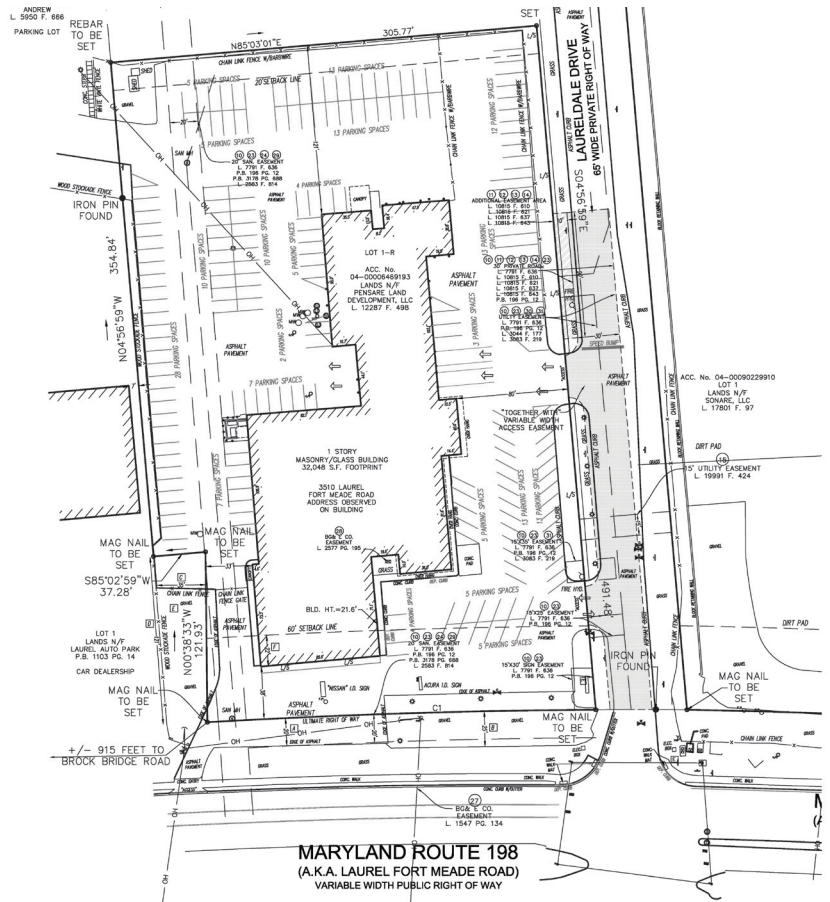
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Demographics

	1 mile	3 miles	5 miles
Population	10,031	80,281	147,647
Households	3,700	31,148	52,741
Avg Household Income	\$123,606	\$111,713	\$121,135

Spotlight / Claritas 2019



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