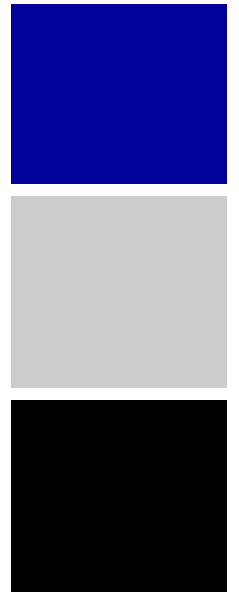


FOR SALE

22530A WASHINGTON STREET | LEONARDTOWN
ST.MARY'S COUNTY | MARYLAND 20603



PROPERTY FEATURES:

LEONARDTOWN WHARF "VACANT" OUTPARCEL

RESIDENTIAL OR COMMERCIAL USES ALLOWED

- 0.39 ACRES +/- OUTPARCEL
- ADJACENT TO LEONARDTOWN WHARF PROJECT & LEONARDTOWN WHARF EXECUTIVE SUITES.
- PUBLIC WATER & SEWER AVAIL. AT SITE.
- **ONLY WATERVIEW LOT LEFT!**



DEMOGRAPHICS (2010)	DRIVE TIME: 5 MIN	DRIVE TIME: 10 MIN
POPULATION	1,693	5,044
AVG. HH INCOME	\$79,179	\$76,196
# OF HOUSEHOLDS (HH)	580	1,800
# OF EMPLOYED	924	2,782

PRELIMINARY DESIGNS BY OWNER AVAILABLE FOR REVIEW INCLUDE:

- 1) 4,315 SF ONE-STORY OFFICE BUILDING W/ 1,220 SF PORCH
- 2) 5,712 SF TWO-STORY OFFICE BUILDING W/ 668 SF PORCH

For More Information
Please Contact:

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PHONE 301.870.5841 | FAX 301.932.9039 | ANNE.HOOPER@GMAIL.COM