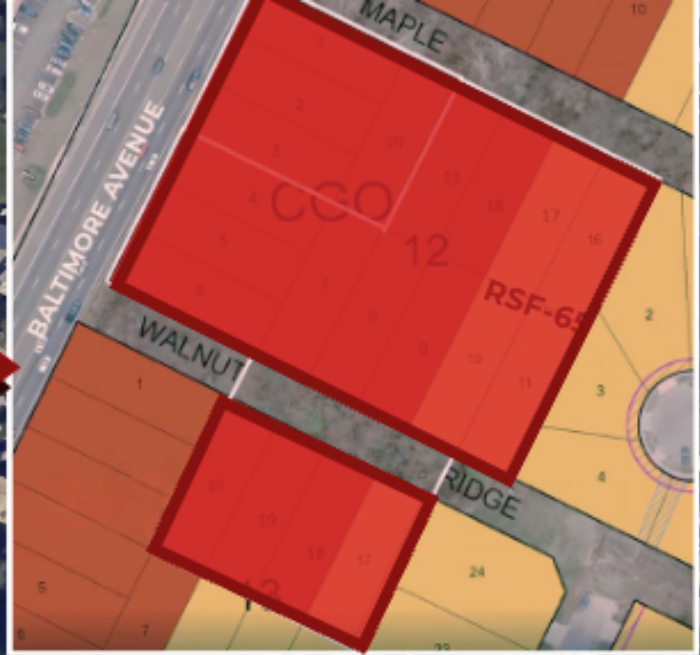




3.44-ACRE DEVELOPMENT SITE FOR SALE or GROUND LEASE

MAKE YOUR NEXT MOVE A WIN

13909 BALTIMORE AVE, LAUREL, MD 20707

OFFERING SUMMARY

PRICE:	\$1,700,000
LOT SIZE:	3.44 AC
ZONING:	CGO & RSF-65
TRAFFIC COUNT:	92,140 AADT

PROPERTY OVERVIEW

- Positioned along Baltimore Avenue/Route 1, offering strong visibility and daily traffic exposure
- Dual zoning designations (CGO & RSF-65) support commercial, residential, or mixed-use projects
- Quick access to I-95 for easy commuter and delivery routes
- Surrounded by homes, shops, and community services in Laurel
- Potential for Ground Lease of portion or all of the property

DEMOGRAPHICS



CONTACT US TODAY FOR MORE INFORMATION

HELEN DELLHEIM

helen@wincommercial.com

Direct: 410-258-4136 | Office 410-312-0000

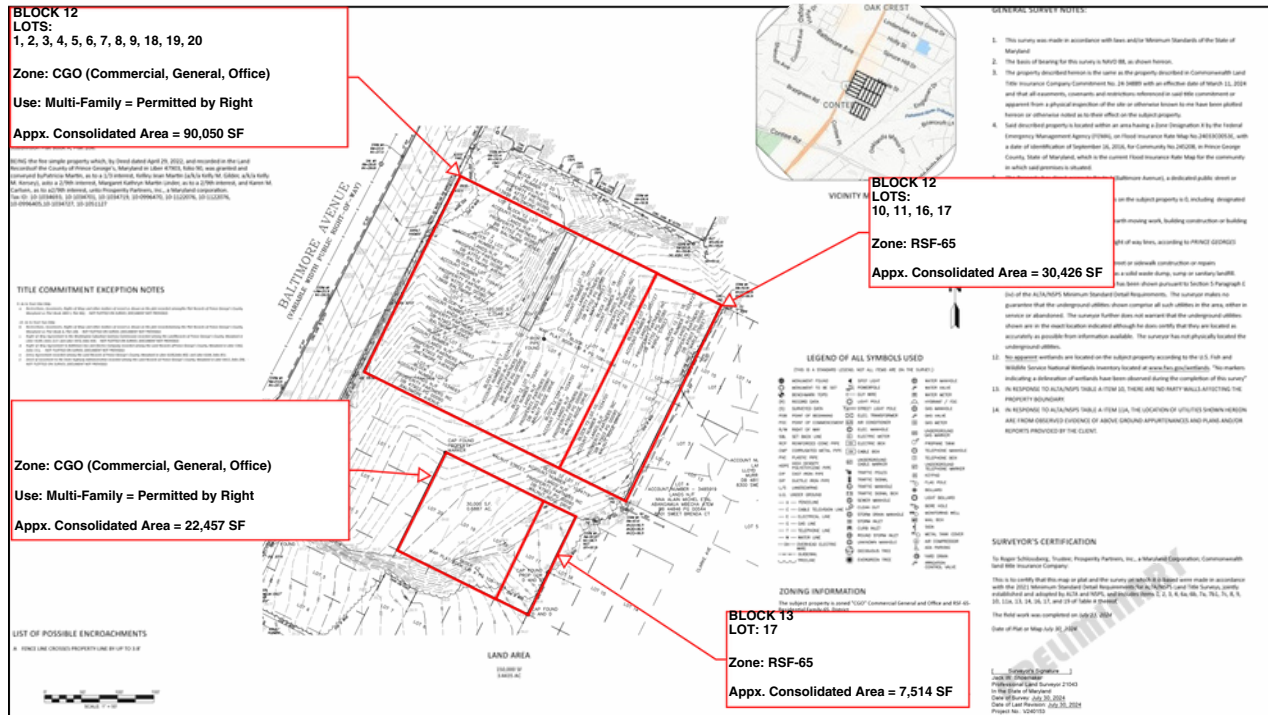


Win Commercial Group of KWRC

8825 Stanford Blvd Suite 300

Columbia, MD 21045

CONCEPTUAL SITE PLAN LAYOUT



ZONING MAP



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