

# FOR SALE

INVESTMENT/RE-DEVELOPMENT  
PROJECT

3800-3808 OLD SILVER HILL RD., SUITLAND, MD 20746



**VANTAGE**  
COMMERCIAL REALTY

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Site

Old Silver Hill Rd



The strip center comprises 5 retail spaces, with 4 units currently leased. The most recent addition to the center is a fully renovated space. Currently, negotiations are underway, with offers being discussed for a monthly rate of \$2,000 under a triple net (NNN) lease agreement.

#### PROPERTY DATA

LAND: 11,586 SF  
BUILDING AREA: 4,700 SF  
ZONING: COMMERCIAL  
NO. OF UNITS: FIVE RETAIL UNITS

Asking Price: \$1,200,000.00

#### RENT ROLL

3800-3808 Old Silver Hill Rd, Suitland, MD 20746

Unit	Monthly Net	Lease Terms
3800	\$875.00	M-T-M
3802	\$1,600.00	3 Years Remaining
3804	Vacant	
3806	\$900.00	M-T-M
3808	\$840.00	M-T-M

*\*Note: Unit 3804 is being leased at \$2,000/Mo./NNN*

For more information, contact:

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