

segALL GROUP
COMMERCIAL REAL ESTATE

9600 Lottsford Road

Upper Marlboro, MD 20774

Overview

9600 Lottsford Road offers a premier development opportunity for purchase or ground lease in the high-growth Largo/Upper Marlboro submarket of Prince George's County, MD. Situated directly within the established Inglewood Restaurant Park, this shovel-ready parcel features exceptional frontage and regional connectivity, making it an ideal site for high-traffic retail, dining, banking, or medical uses.

Quick Facts

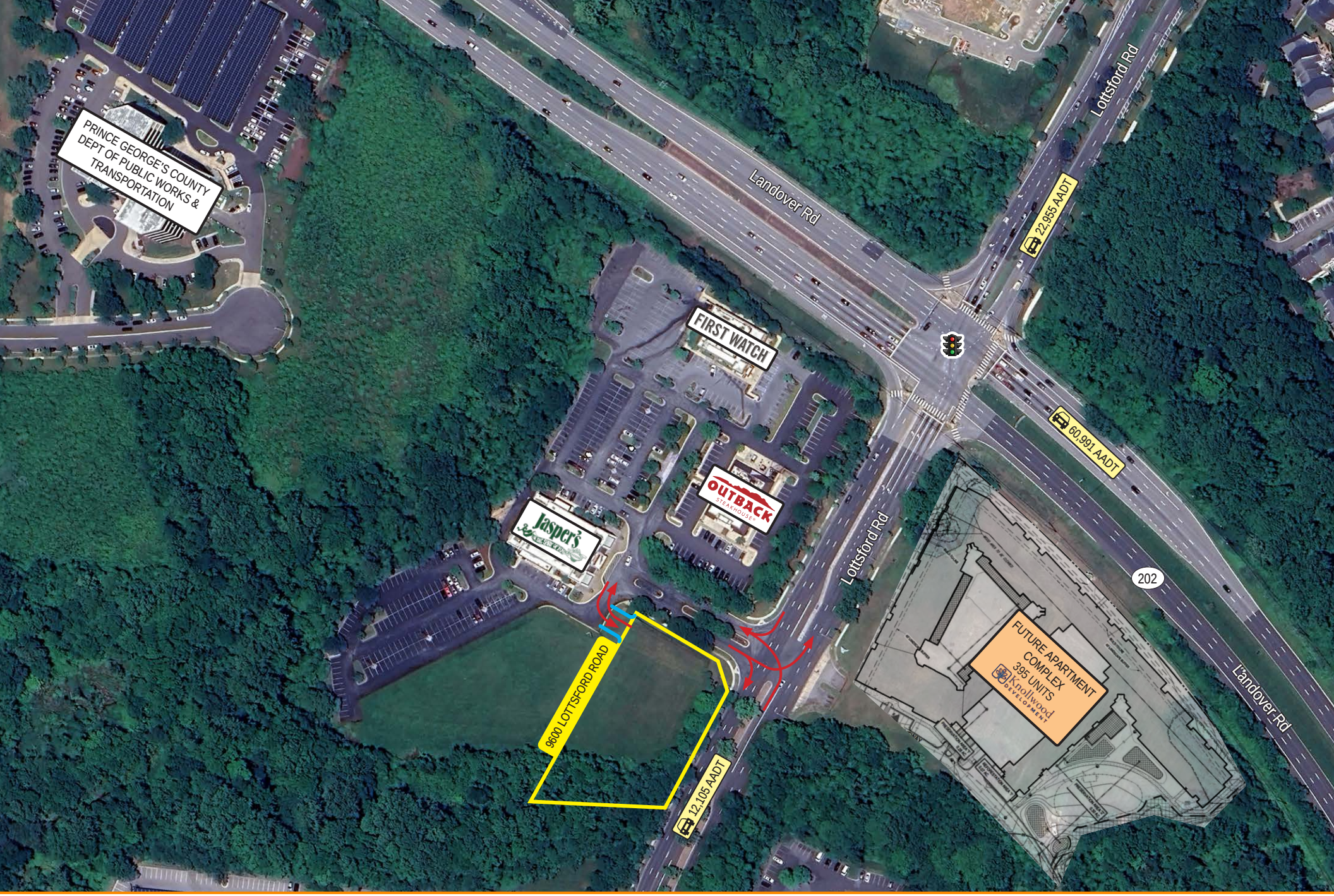
Availability	Immediate
Size	1.28 acres
Rental Rate	TBD
Net Charges	TBD
Zoning	RTO-H-E (Regional Transit - Oriented, High - Intensity - Edge)
Nearby Retailers	LIDL, Arby's, University of Maryland Capital Region Health — 0.5 MILES SOUTH

2025 Demographics	1 mile	3 miles	5 miles
POPULATION	9,919	99,488	279,473
HOUSEHOLDS	4,445	36,535	97,302
AVG. HH INCOME	$134,167	$132,948	$129,649
DAYTIME POPULATION	20,975	111,559	248,168
TRAFFIC COUNT	60,991 AADT (Landover Road)	22,955 AADT (Lottsford Road)	



Site Survey

9600 Lottsford Road / Upper Marlboro, MD 20774



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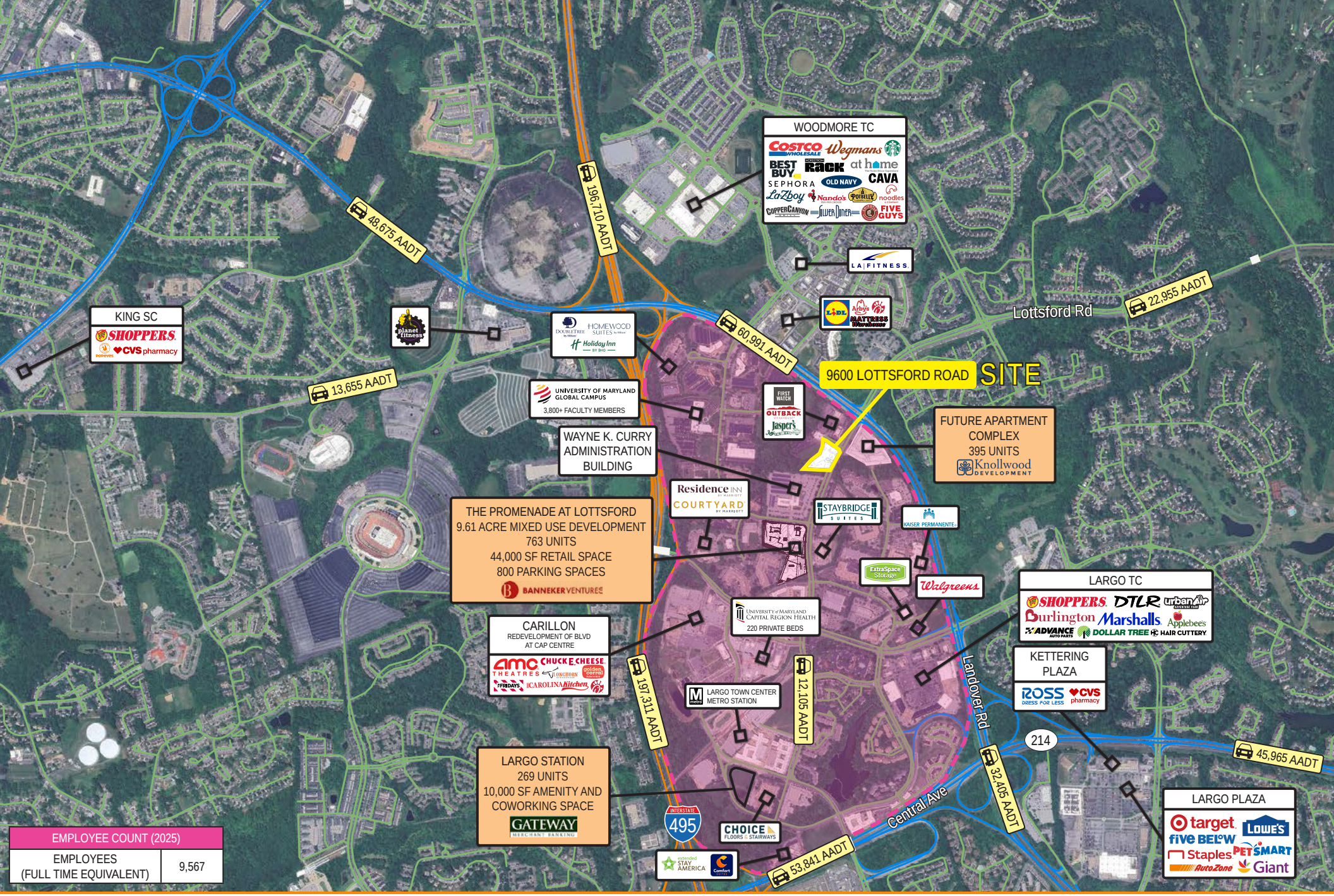
Property Aerial

9600 Lottsford Road / Upper Marlboro, MD 20774



EMPLOYEE COUNT (2025)	
EMPLOYEES (FULL TIME EQUIVALENT)	9,567

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Market Aerial

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Site Imagery

9600 Lottsford Road / Upper Marlboro, MD 20774

Interested? Contact:

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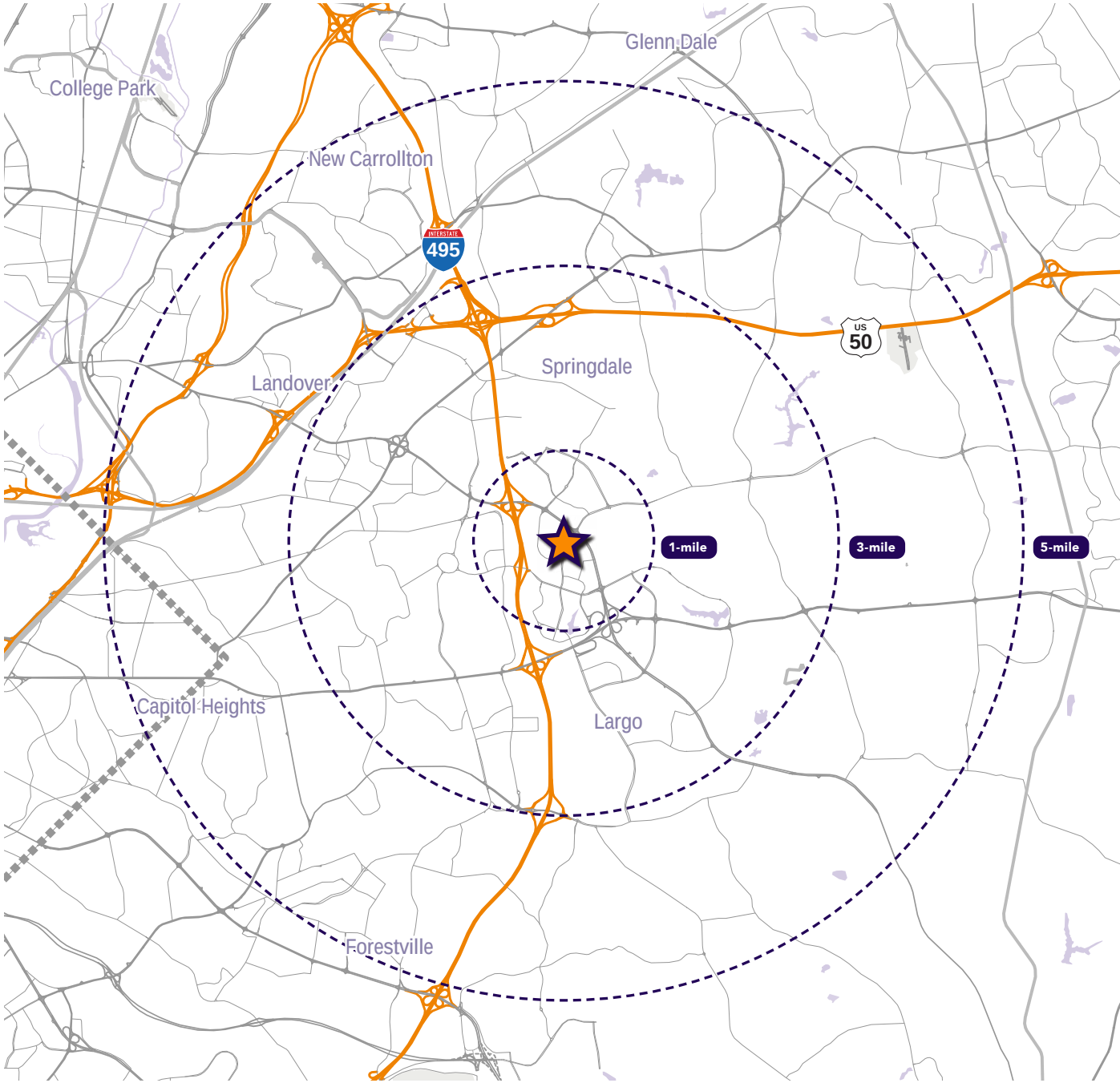

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