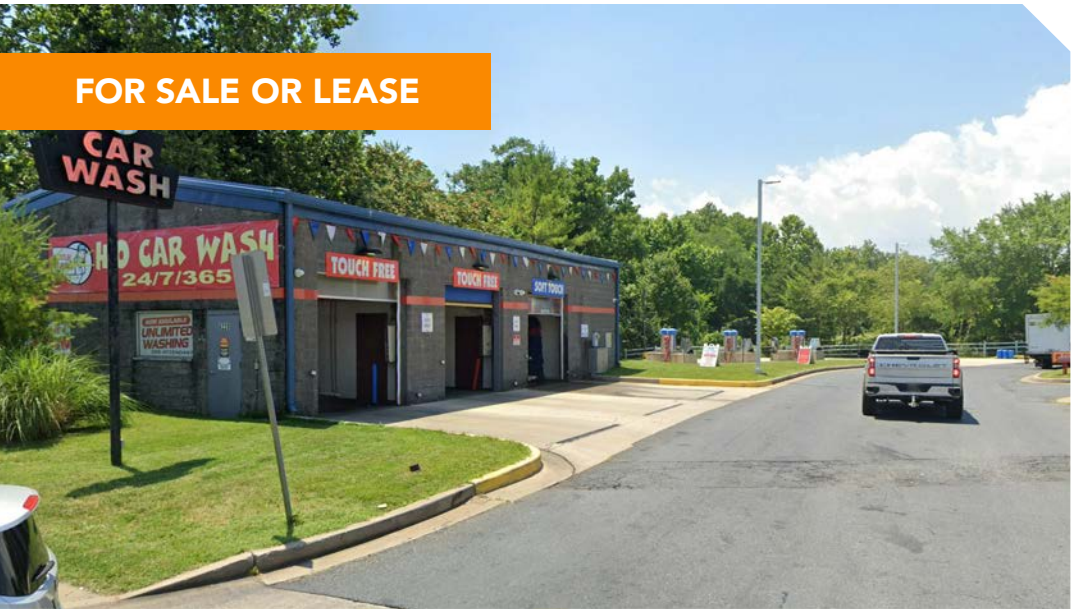

6220 Rossville Boulevard

Rossville, MD 21237

Overview

6220 Rossville Boulevard is a lease or purchase opportunity with potential to accommodate a variety of automotive-related uses. The property is currently improved and operated as a car wash, with existing infrastructure that could be reused or adapted for other automotive-related uses such as oil change, tire shop, auto service, detailing or other vehicle-related businesses.

Located along Rossville Boulevard with strong traffic exposure and convenient access to I-695 and Pulaski Highway, the property enjoys excellent visibility and access. Adjacent uses share a common access drive and include Wawa, Checkers and a proposed Flagship Car Wash.



Quick Facts

Availability	Immediate
Size	1.04 AC
Rental Rate	Negotiable
Net Charges	RE Tax - $12,642.06
Zoning	BM-IM (Business Major)

Nearby Tenants

ASHLEY, planet fitness, NTB TIRE & SERVICE CENTERS, DUNKIN'

2025 Demographics	1 mile	3 miles	5 miles
POPULATION	7,364	105,729	301,628
HOUSEHOLDS	2,859	40,812	118,076
AVG. HH INCOME	$99,954	$99,733	$102,170
DAYTIME POPULATION	8,229	93,479	250,991
TRAFFIC COUNT	46,543 AADT (Pulaski Hwy)	19,060 AADT (Rossville Blvd)	

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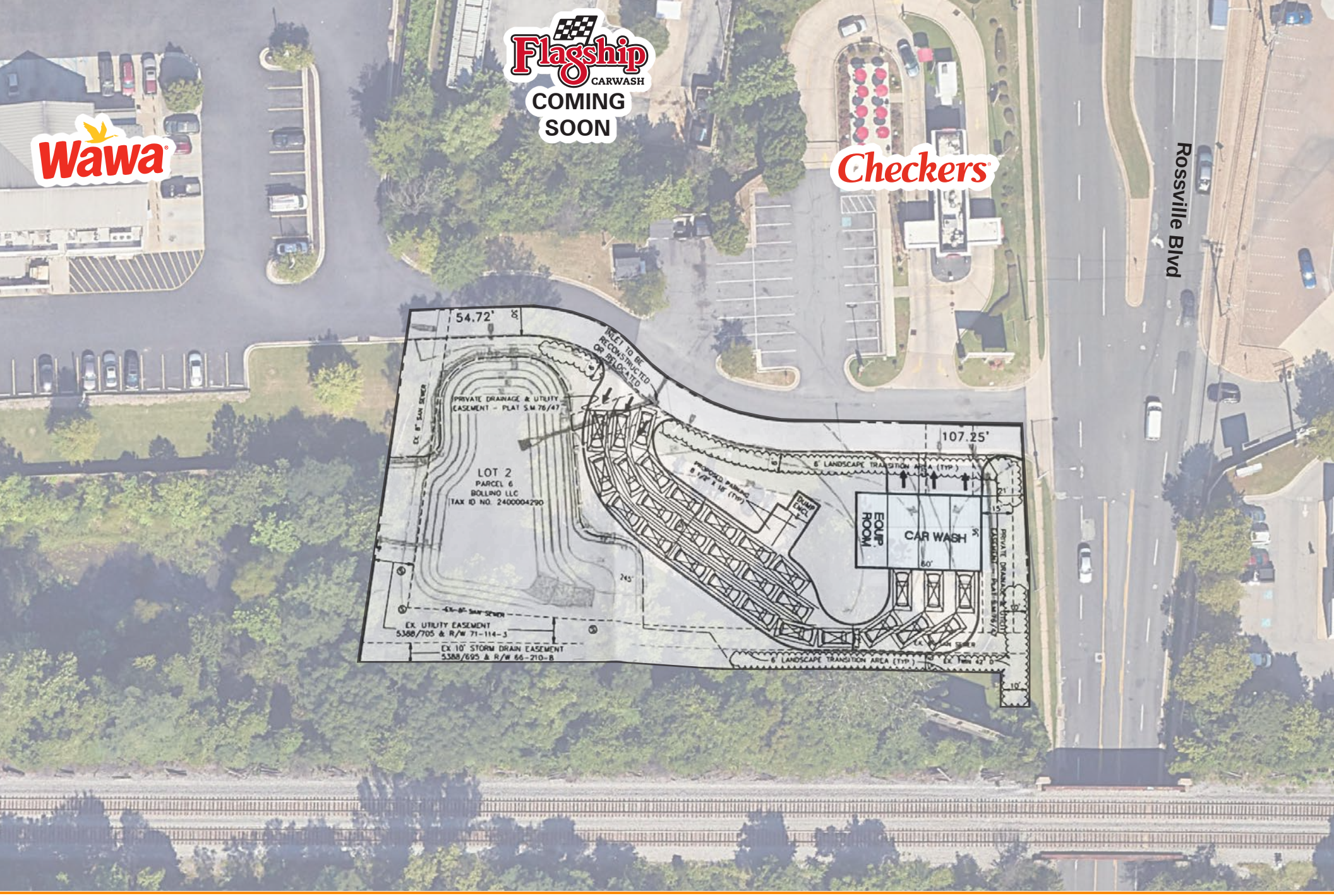

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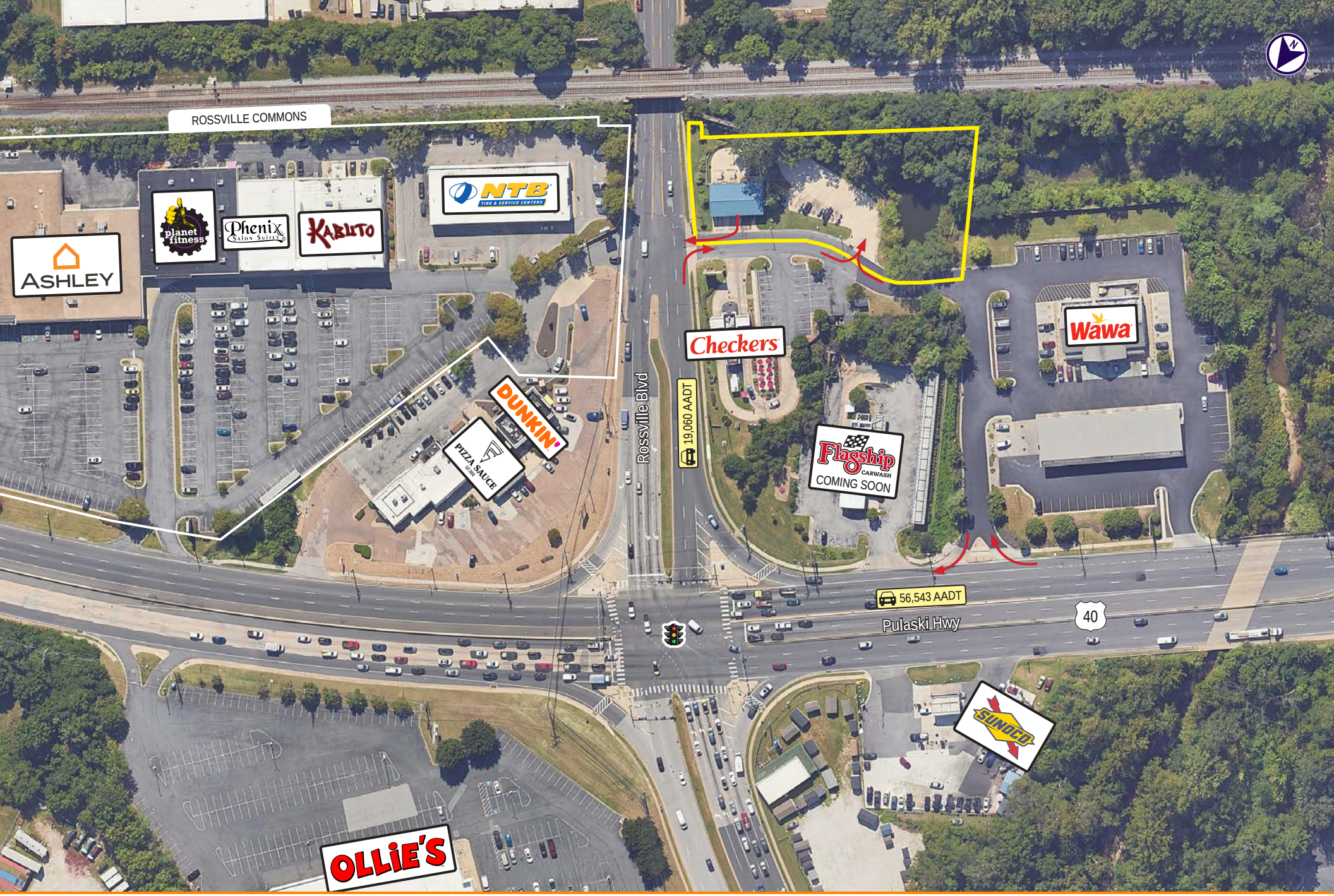
Survey

6220 Rossville Boulevard / Rossville, MD 21237



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Property Aerial

6220 Rossville Boulevard / Rossville, MD 21237



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Market Aerial

6220 Rossville Boulevard / Rossville, MD 21237

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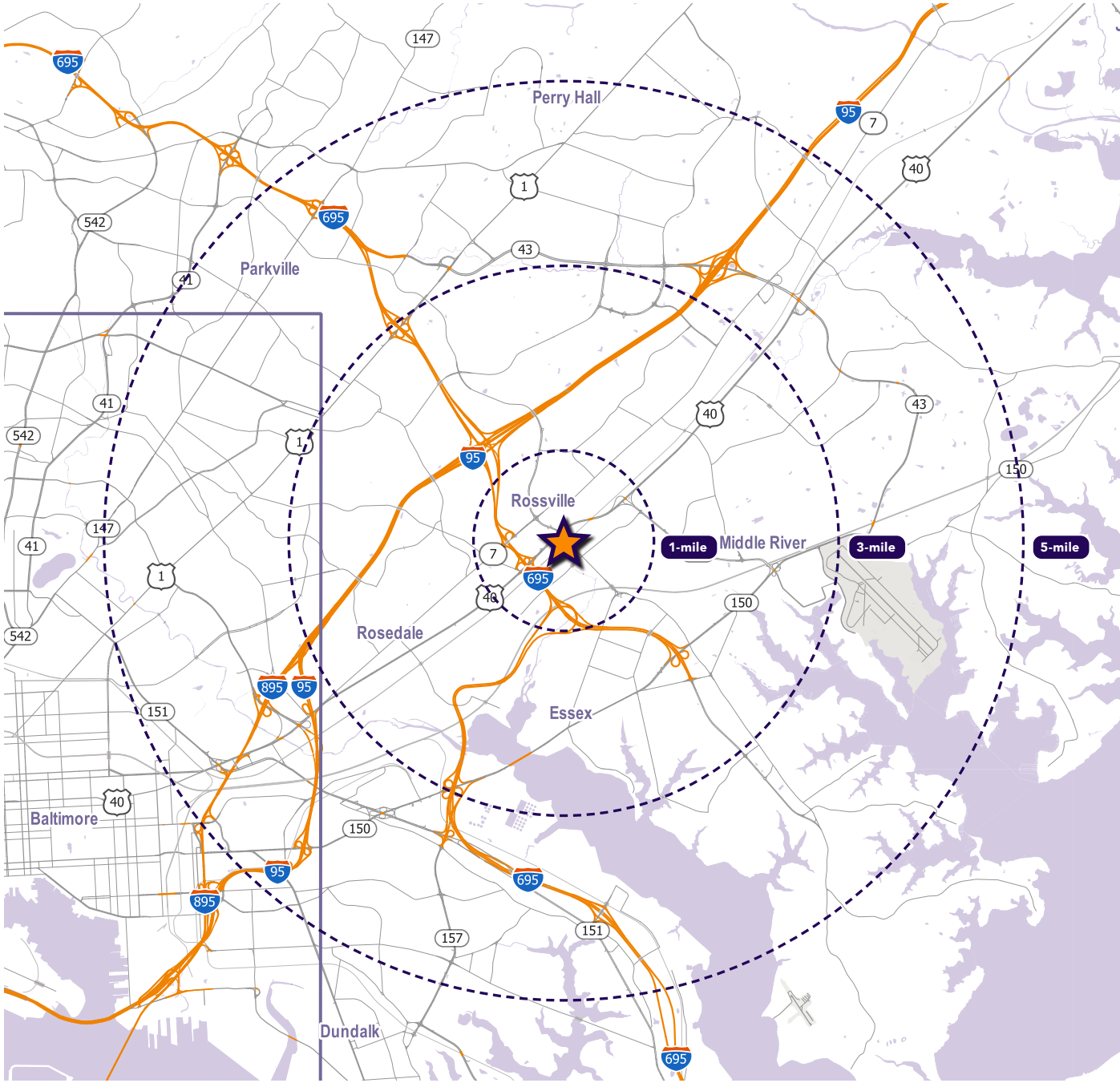

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