

Cottage City Business Inventory along Bladensburg Rd - #1

August 18, 2025

Submitted by Denise Hamler, Volunteer, on behalf of the
concerned community

3550 Bladensburg Rd
Access Road #1 in Eastgate
Industrial Park
R2R Automotive Repair Shop

- Auto Repair Business
- 13 cars on the lot waiting for repairs
- Bldg is in average condition



3552 Bladensburg Rd.
Access Road #1 in
Eastgate Industrial Park
The Web Company

* Warehouse office bldg that has several businesses: Studio Burke DC; Sterling & Burke LTD; Charing Cross & Co.

- Cannot tell if it is occupied
- Condition of the property – average



3570 Bladensburg Rd. Access Road #1 in Eastgate Industrial Park IFC

- Large office and warehouse that appears to be empty – the doors are locked with chain.
- Property appears to be in average condition
- Property has two loading docks



Cell Tower in rear of Eastgate Industrial Park

- Operated by America Tower Corporation
- Has fence, padlocked gate and razer wire
- Next to the CSX railway



3520 Bladensburg Rd

No Name on Bldg

Vacant Bldg

- It is a large office building with 2 huge areas with parking lot and 2 loading docks.
- The property is not well kept – with weeds and bushes overgrown.
- The property is fenced and pad locked.



3500 Bladensburg Rd Corner Property NO NAME on Building

- Office Building - Occupied and appears to be in average condition
- 5 parking spots by the front door
- Well landscaped with trees along Bladensburg Rd



3640 Bladensburg Rd. No Name on the Building

- Vacant building – formerly auto related business. Fixing cabs on the weekend.
- Recently posted for NO OCCUPANCY due to problems with the property
- 3 abandoned cars and tow truck in the front parking lot.
- Building, parking lot and surrounding grounds in terrible condition
- Property posted by Inspector Graham from PG County on 6/18/2025 - not approved for occupancy. 202-510-7923



3450 Bladensburg Rd Castle – A Home Surplus Company

- A cabinet and door superstore
- Occupied with loading areas
- Random Parking – no parking spaces marked



3512 Bladensburg Rd
Access Road #1 in Eastgate
Industrial Park
AFRIK International Food
Warehouse

- Business is fully operational and cars and semis are parked in front of the bldg.
- Bldg appears to be in average condition



Abandoned Parking Garage – Access Road #2 Eastgate Industrial Park

- A two-story parking structure at the rear of the industrial park along the CSX train tracks
- The second floor is blocked off
- The first floor has random cars and trucks parked there.



3600 Bladensburg Rd Mr. Car Auto Sales

- Used vehicle auto sales
- Occupied
- Condition of bldg./business – POOR
- # Cars: 50 cars on lot
- QUESTIONS:
 - 1) What is the U&O for number of cars allowed on the property?
 - 2) What is the status of the two buildings on the property and what are they zoned for?
 - 3) History of issues with the property – run off and dumping into Dueling Creek that borders the property.



3342 Bladensburg Rd Aramark Warehouse

- Vacant
- Poor Condition
- Large warehouse and loading docks
- Large parking area in front
- Been Vacant for several years
- New roof being replaced (8/2025)



3342 Bladensburg Rd
REAR –2 businesses
H&H Bindery
Gruver Co.

- Vacant and padlocked
- Several security cameras and security lights installed in front and rear of property



3308 Bladensburg Rd JTR Automotive Group

- Auto repair and Auto sales
- Poor condition of bldg. and parking
- FLAG: there are approx. 60 abandoned and wrecked cars on the lot – no license tags
- Check to see what the U & O allows on the property



3320-3380 Bladensburg Rd Extra Space Storage

- Two buildings – A and B
- Storage spaces for rent and office
- Occupied and well maintained
- Only new construction in Cottage City in 20 yrs (or more)
- Landscaping and trees are well maintained
- In process of replacing the roofs (8/2025)



3454 Bladensburg Rd M&G Auto Body Repair and Office Eastgate Industrial Park

- Auto Repair Business and office
- Building and parking lot in poor condition
- 20 abandoned cars and trucks are parked at the side parking lot (no license tags)
- NOTE: there are also a Kelly Welding sign on the front of the building next to bay door



3554 Bladensburg Rd Closed Business Vacant Bldg

- Previously a furniture store – 2 story with parking in the rear and two loading docks
- For lease by KLNB 703-268-2727
- Property in poor condition



3566 Bladensburg Rd XTRA Fuels Gas Station

- Auto related business – 24 hr gas station borders Dueling Creek
- Occupied
- Condition of Property: Poor
- Recently installed a wooden 6 ft fence along the perimeter of Dueling Creek
- Signage needs painting
- Problems with property:
 - 1) Gas Pumps are often out of order
 - 2) Large amount of trash is generated at the site and blows into the creek and woods.



Cottage City Business Inventory along Bladensburg Rd. #2

August 19, 2025

Submitted by Denise Hamler on behalf of the
community

3700-3708-3710- 3714 Rear 3708 Bladensburg Rd.

- Multi-Unit Block – One Owner
- Two large apartment buildings
- Two homes – one converted to businesses and residences.
- For Sale - \$2.9 million (as of 8/2025)
- Parts of the buildings are vacant
- The two homes appear to need renovations
- Landscaping is in need of maintenance
- Parking lot in the rear needs repaving

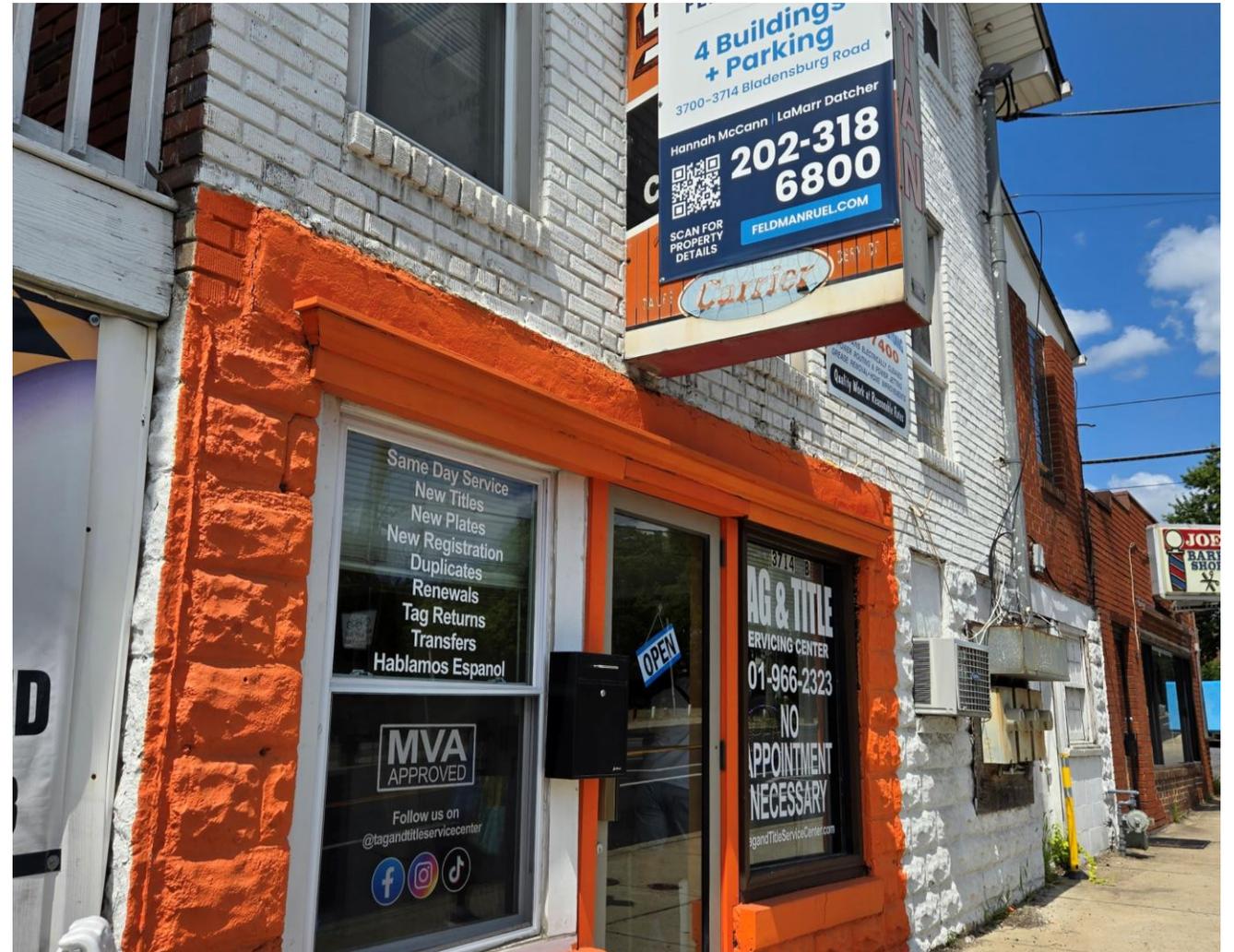


3714 A and B – Bladensburg
Rd
Maryland Tag & Auto and Joe's
#1 Barber Shop

- Buildings are for sale
- One owner – part of the block \$2.9 million (8/2025)
- Occupied
- Average to Poor Condition



3700-3714
Bladensburg Rd -for
Sale – 4 bldgs



3800 Bladensburg Rd Formerly Port Town Auto

- Prime Corner property at Bladensburg Rd and 38th Ave.
- Been Vacant for 5 yrs (est)
- It is on the market – For lease with Divaris -571-389-7362
- The neighborhood would like to see this as a café, coffee shop or brew pup offering local spirits and food options.
- The building is in poor shape and has limited space.
- The parking lot is large but in need of repaving.



3804 Bladensburg Rd Universal Dialysis Center

- Medical building and medical servicing walk-in clients includes parking at side and rear of the building
- Occupied and in fair to good condition
- Parking lot needed repairs and repaving
- This business has been here and operating for years.
- **NOTE: the bus stop in the front is always in need of maintenance and trash removal – it does not convey a good image of the building since it is medical facility – this needs to be addressed with appropriate personnel.**



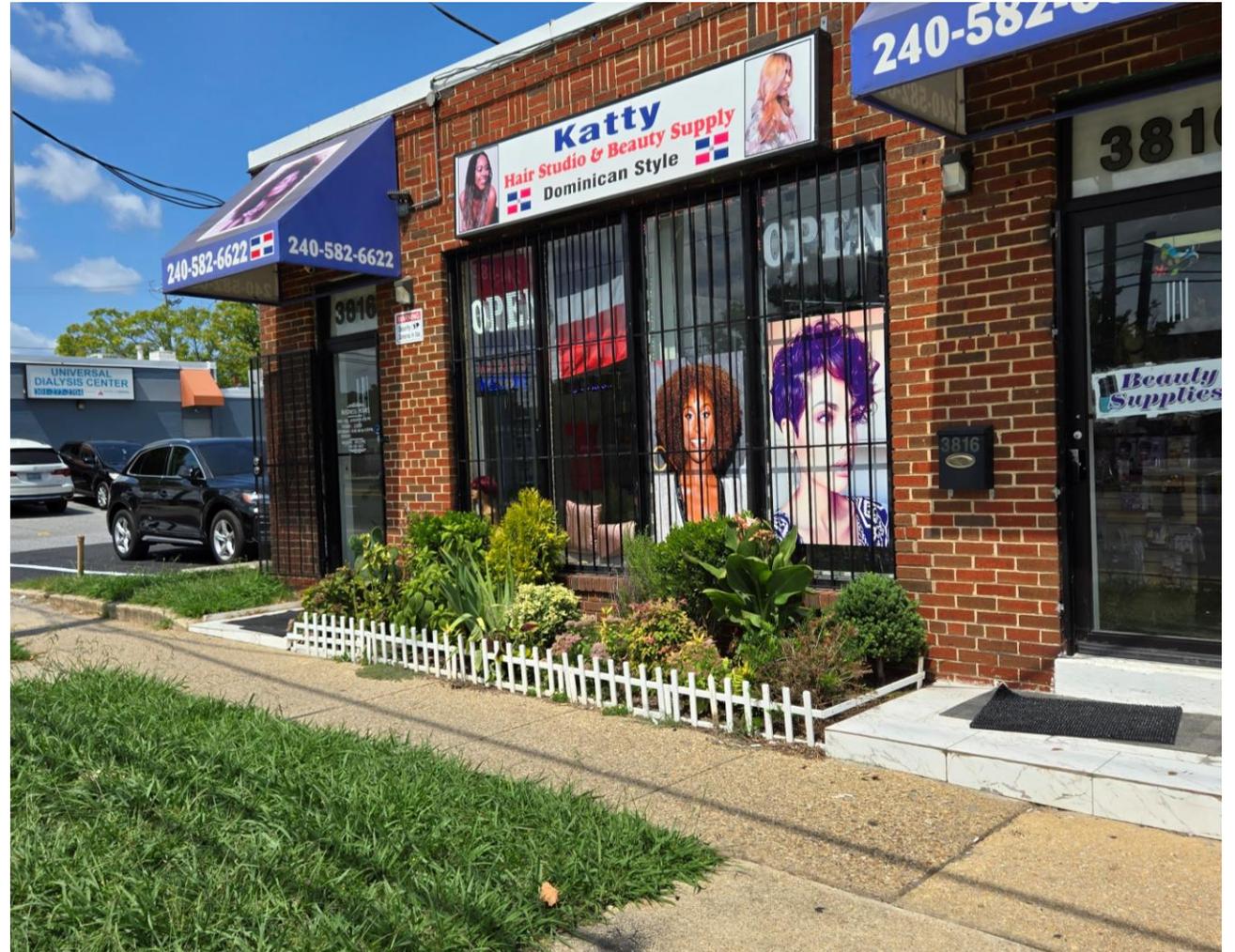
Rear of 3816 Bladensburg Rd. United Global Express

- Auto related car repair shop
- Occupied and doing work in the parking area outside the building and inside.
- Poor condition
- What is the U & O permitting for this business ?
- What is happening behind the privacy fence?



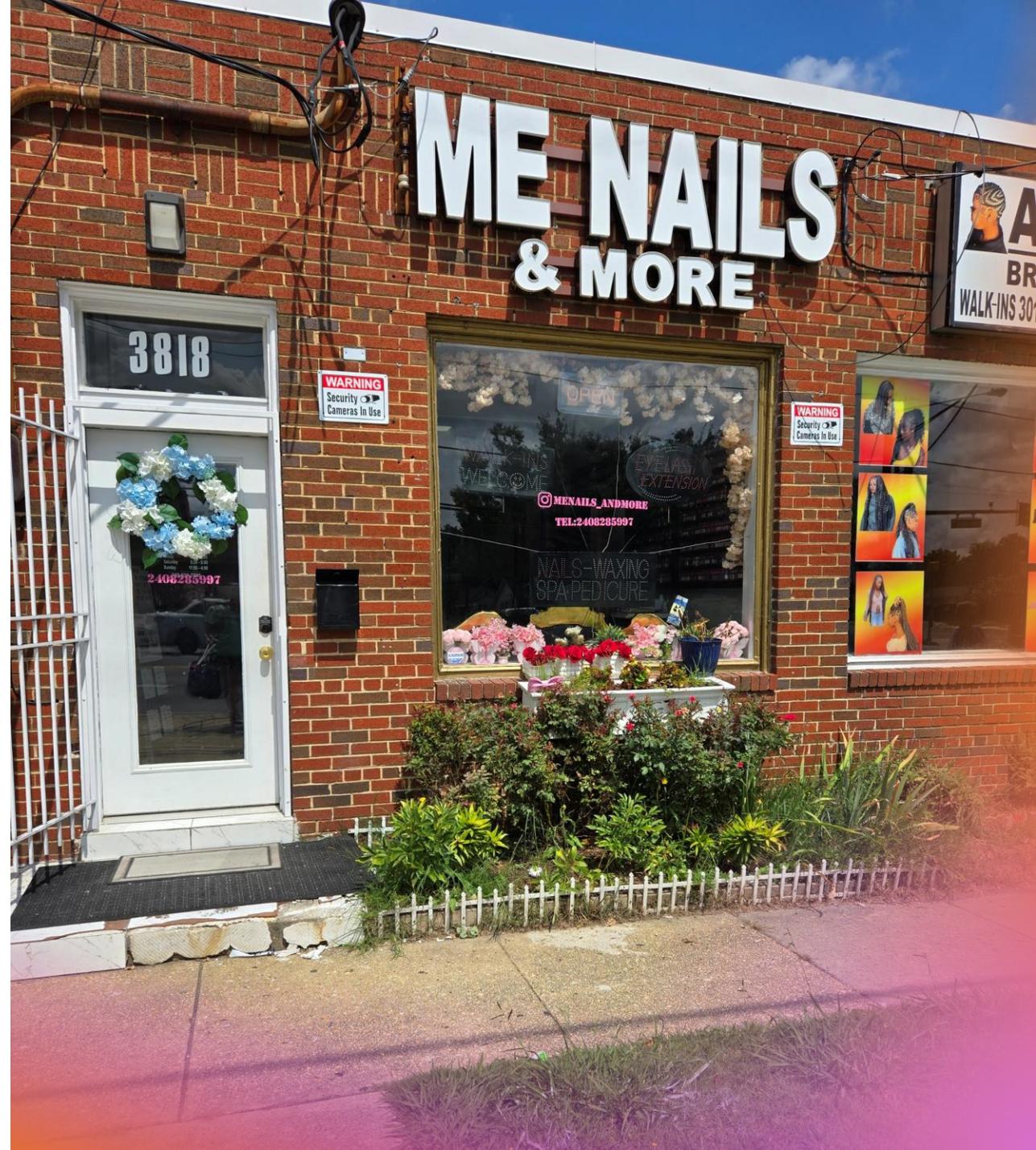
3816 Bladensburg Rd Katty Hair Studio & Beauty Shop

- Hair Salon
- Occupied
- Looks to be recently remodeled and landscaping is nice.
- **NOTE: This section of small retail shops turns over frequently – usually hair – barber shop – fitness related.**
- Parking is an issue.
- What else is contributing to the turn over?



3818 Bladensburg Rd Me Nails

- Nail Salon and ?
- Occupied
- Building is fair condition
- Landscaping nice
- Limited parking
- Turn over on property an issue



3820-3822-3840 Bladensburg Rd – Vacant Properties

- The buildings have recently been closed
- “These buildings not approved for occupancy” posted by the Prince George’s County by Inspector Long on 7/21/2025 – 240-825-9158
- What is the reason for the closing of the properties ?
- **Note: Need to contact the owner(s) of these properties.**



3824 Bladensburg Rd TT Hair Braiding Shop

- Hair salon
- Occupied
- Poor condition

NOTE: Its in between 4 bldgs that have
have NO Occupancy signage

* Contact the owner(s) about the situation
here.



3840 Bladensburg Rd

Former site of Fire Station

- The building has been vacant for a number of years, once used by a local artist and as a church.
- What is the current U& O of the building and why was it posted NO Occupancy?

4000-4002-4004-4006- 4008-4009 Bladensburg Rd.

- This is zoned commercial and residential.
- The house are in varied states of maintenance.
- The parking is random and not well maintained.
- The landscaping is not well maintained
- The signage is not well maintained
- There are businesses in the rear of some of these buildings.
- What is the status of the U & O's of this block of businesses?



4012 Bladensburg Rd Tire Business

- Not sure what is happening on this lot
- Lots of tires stacked on the property
- What is the U&O of this business?
- Poor condition



4014 Bladensburg Rd Ameritech Tires

- Auto related repair shop and tire sales
- Selling and installation happening on the front parking area.
- Poor Condition of property and parking area



4016 -18 Bladensburg
Rd.

Parking lot in the rear &
front of the residences

- What is the U& O of the property ?
- Poor condition



4020 Bladensburg Rd Lamar Locksmith

- Auto related business
- Occupied as a business
- Parking area need improvements
- Poor Condition
- Poor signage



4022 Bladensburg Rd
???

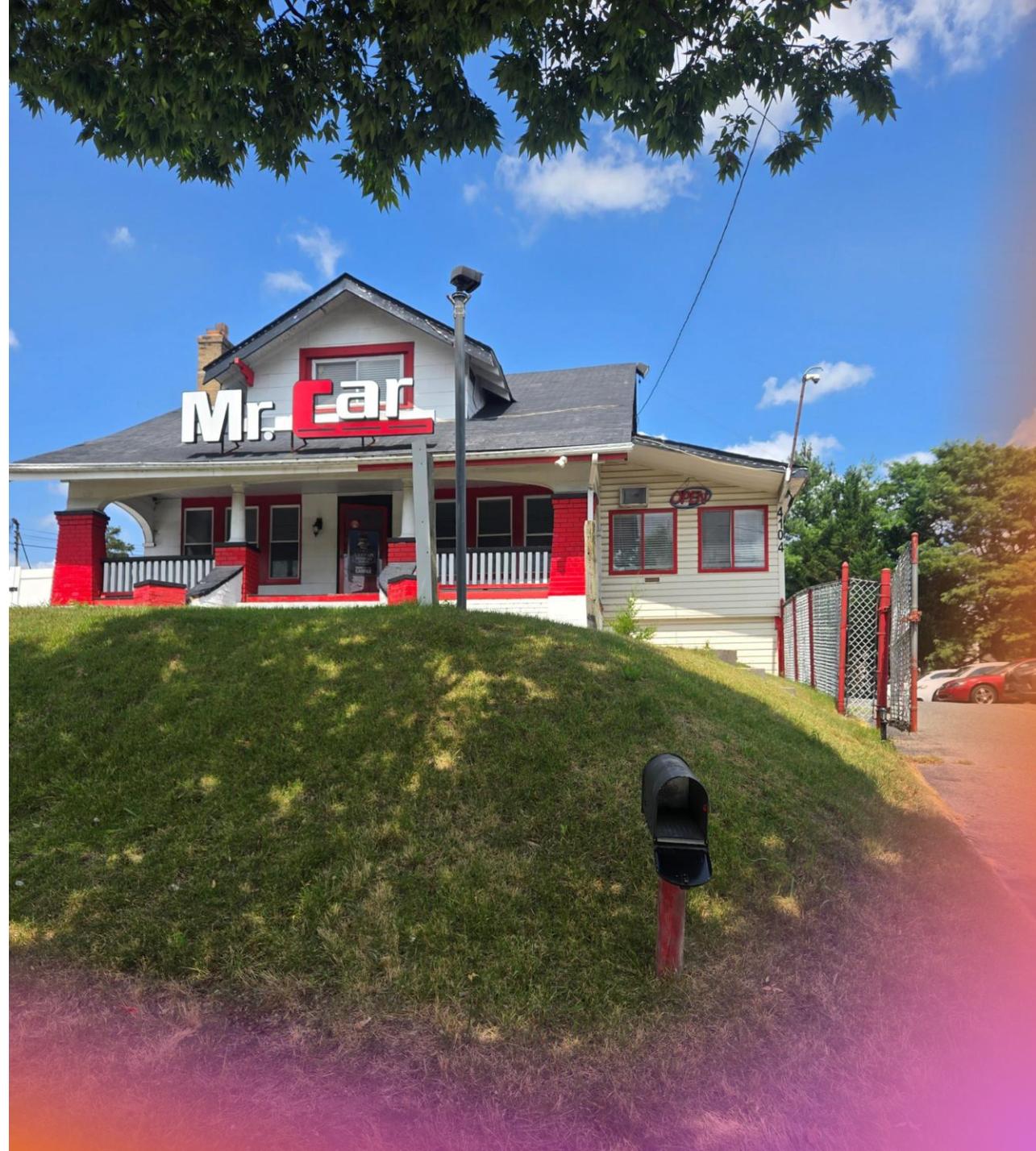
Vacant corner property

- Not sure what is happening on this property.
- Storage of vehicles and trash – debris in rear
- The fencing has razer wire in the rear parking yard.
- Property and building in poor condition



4104 Bladensburg Rd Mr. Car Used Auto Sales

- Mr. Car has two businesses in Cottage City.
- This business is in a remodeled home.
- Average condition
- What is the U&O of the business ?
- How many vehicles are permitted on the property.
- At the time of visit there were approx. 22 vehicles on the lot
- There is a large white tent at the rear – are they doing car maintenance or repair work?



Mr. Car side parking area
where cars are parked
4104 Bladensburg Rd

* What is the occupancy of this property ?



3703 42nd Ave. – rear of 4200 Bladensburg Rd

- Vacant building for lease
- Office building
- Semi renovated
- Appears in good shape



4200 A-B Bladensburg Rd Select Printing LLC and Touched by Jada

- Bldg recently completed renovated and now houses two businesses – printing and salon.
- Large well maintained parking area with fencing
- This is an excellent example of what can be done with property.



4204 Bladensburg Rd Yangs Auto Repair

- Auto service business
- Office with two bays
- The property, parking area are in poor condition.
- Trash and auto debris throughout the property and building.
- At the time of visit we counted 25 vehicles on the property many do not have valid license tags.



4206 Bladensburg Rd Edwin Tire Shop

- Corner property with back storage bay being used to store tires
- The building appears to be in poor condition with storage of tires.
- At the time of visit they were replacing tires in the front parking area.
- What is the U & O of this property ?



4100 Bladensburg Rd. Eurolux Auto Service

- Auto related service business
- History of the property – was closed for illegal activities and opened up again.
- What is the ownership of the property and U & O of the property
- There were approx. 20 vehicles on the property – the back of the property there are more abandoned vehicles.
- Many do not have valid license tags.
- Poor Condition of the building and parking
- Nice metal fencing



4300 – 4304 Bladensburg Rd
Bella's Hair Salon and Dona
Maria

- Hair salon and restaurant
- Vacant
- Trash on property and in need of repair and maintenance to building



4318 Bladensburg Rd Tremendo Used and New Tire Sales

- Auto related – tire sales and installation
- At the time of visit they were removing and installing new tire in the front three parking spaces on the street.
- NOTE: often the cars and workers are in Bladensburg Rd. – a dangerous situation.
- Poor signage and access to the property



And then there's the allies behind the buildings that need attention

* Trash, debris, tires and abandoned cars litter the ally ways behind the Bladensburg Rd businesses.



4320 Bladensburg Rd Harley Electrical Building and storage lot

- Building, landscaping in good condition
- The storage area in the rear is hidden by fencing
- This is the most well maintained and successful business along the corridor
- We award them the first place trophy and hope we could have more like Harley.
- Congratulations



The End!
but only the
beginning.

Thank you for your attention to the issues along the Bladensburg Rd business corridor.

We look forward to working together to attract new businesses, remediate problem areas, improve our tax base and present an image of Cottage City that is on the rise and worthy of doing business in.