

SALE / LEASE

HERITAGE PARK BUSINESS CENTER

12124 Heritage Park Cir #A Silver Spring, MD 20906

SALE PRICE	\$225,000
LEASE RATE	\$1,600.00 per month



COLDWELL BANKER
COMMERCIAL
REALTY

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HERITAGE PARK BUSINESS CENTER

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PROPERTY DESCRIPTION

For Sale/Lease: Professional Office Condo in Prime Silver Spring Location

12124-A Heritage Park Circle, Silver Spring, MD

Welcome to Heritage Park Business Center, a well-maintained and highly visible business complex located just minutes from Veirs Mill Road and Randolph Road in Silver Spring. This versatile first-floor office condo is perfect for a variety of professional uses, including medical, legal, accounting, tax services, or other office-based businesses.

PROPERTY HIGHLIGHTS

- Property and location features:
- Located in a 2-story professional building with a mix of businesses, including medical, legal, accounting, and salon services
- Close to Stonebrook Shopping Center, Bank of America Center, and Randolph Shopping Center – offering food, retail, and service amenities

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OFFERING SUMMARY

Sale Price:	\$225,000
Lease Rate:	\$1,600.00 per month (MG)
Number of Units:	1
Available SF:	+/-875 SF
Lot Size:	Acres
Building Size:	30,126SF
Zoning:	CRN
APN:	13-02475941

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	626	1,773	6,921
Total Population	2,451	6,911	24,578
Average HH Income	\$125,032	\$124,114	\$129,365

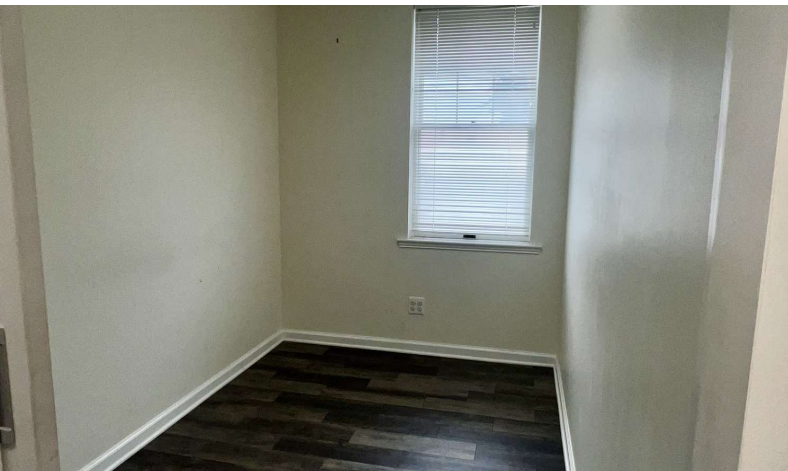
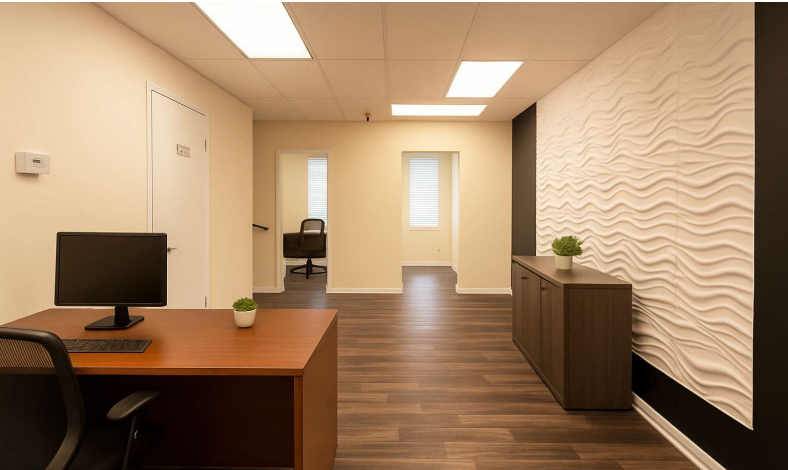


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PROPERTY HIGHLIGHTS

- Suite A at Heritage Park Business Center offers a turnkey office condo ideal for a variety of professional users. This ground-level unit is thoughtfully laid out with a spacious reception area, four private offices, a restroom, and two dedicated storage rooms. The space is well-suited for medical, legal, consulting, nonprofit, or other office-based operations.
- Located in a 2-story professional building with a mix of businesses, including medical, legal, accounting, and salon services
- Close to Stonebrook Shopping Center, Bank of America Center, and Randolph Shopping Center – offering food, retail, and service amenities
- Nearby businesses include Dunkin' Donuts, Exxon Gas Station, and more
- 4 private offices ideal for consultations, treatment, or team meetings
- Spacious reception area filled with natural light from large front-facing windows
- 1 private restroom
- Lots of built-in storage space for equipment, files, and supplies
- Secure access with key/code entry system
- Handicap accessible – ADA compliant
- Mail unit included
- 2 dedicated parking spaces + ample visitor parking in the complex
- Zoned CRN
- +/-875 SF

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COMMUNITY AMENITIES

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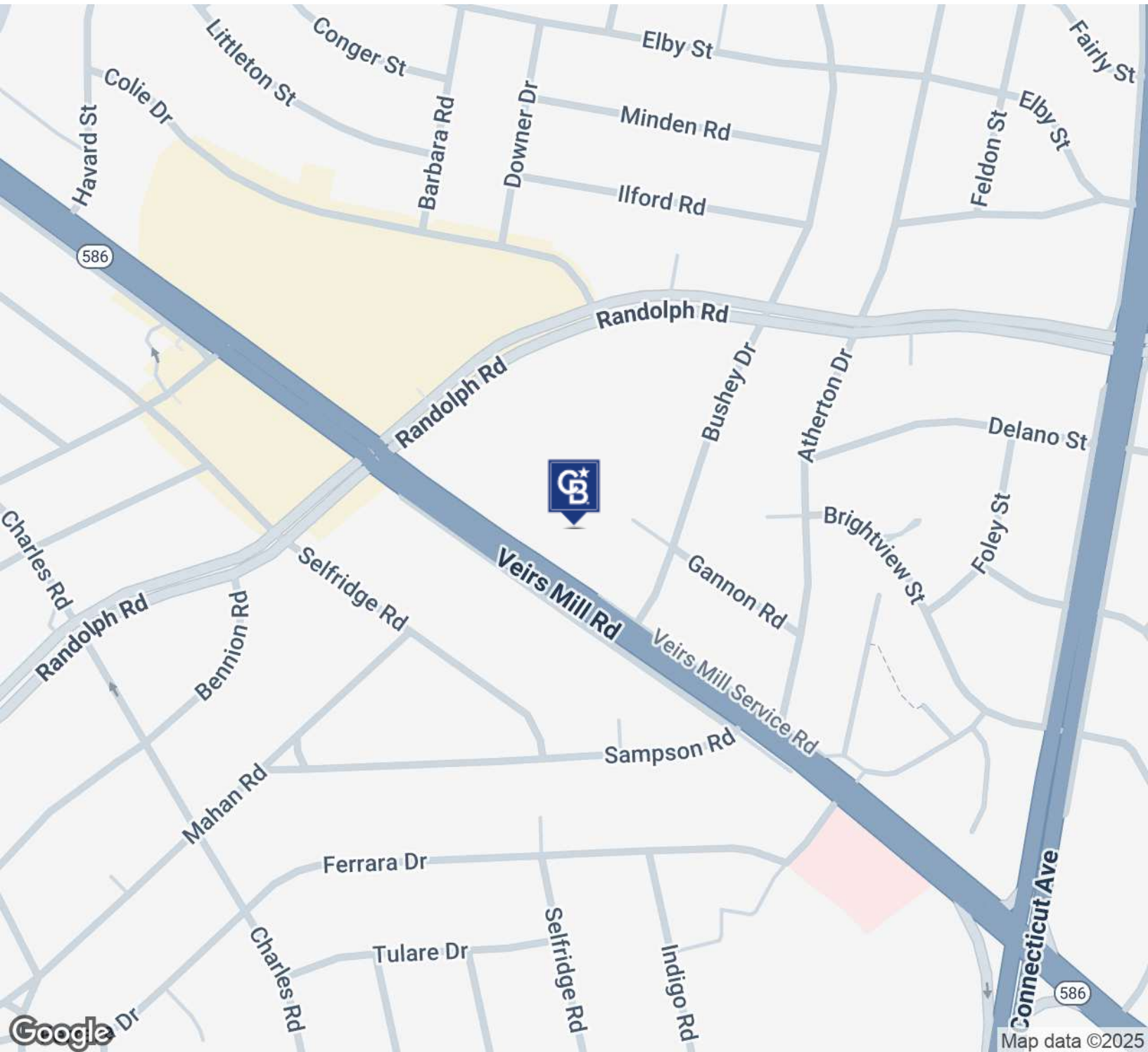


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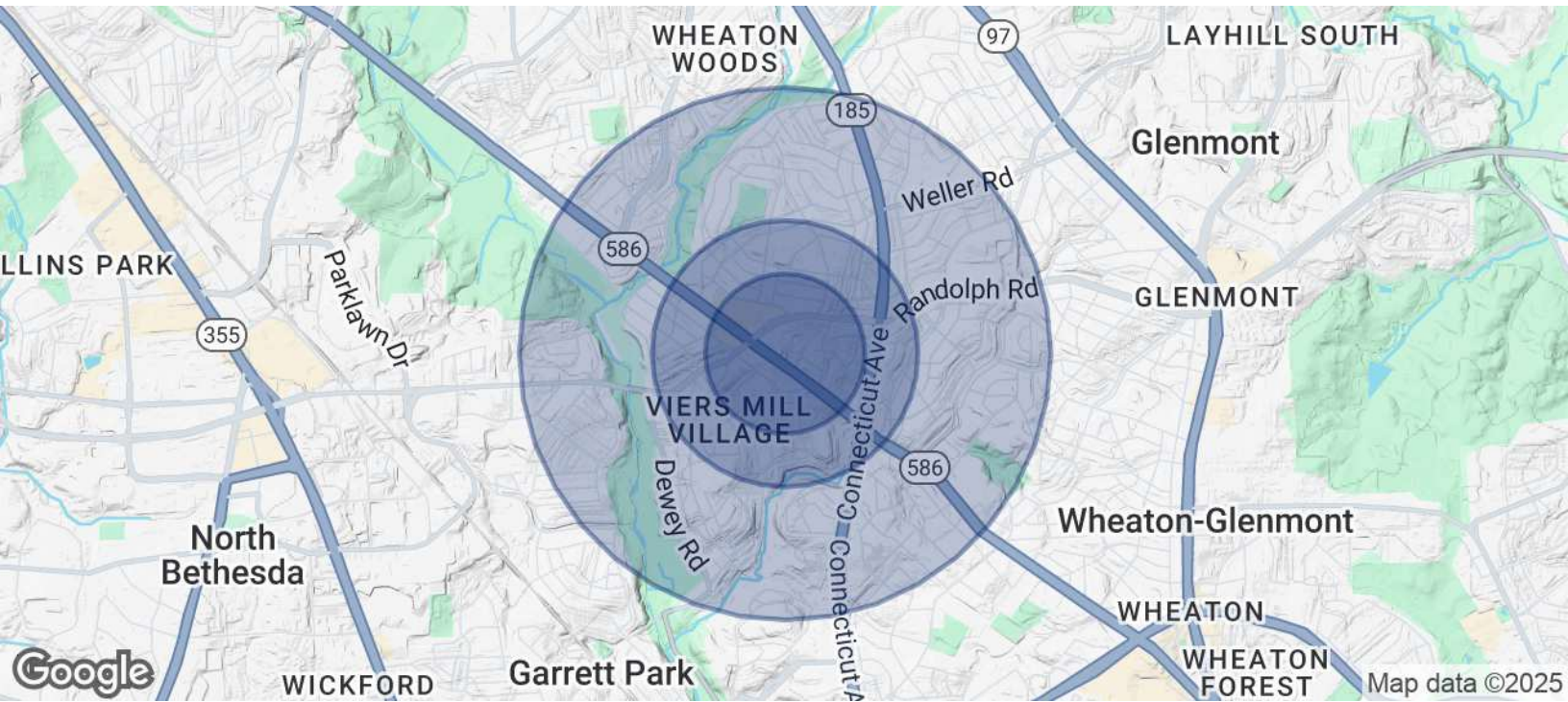


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,451	6,911	24,578
Average Age	38	38	39
Average Age (Male)	37	37	38
Average Age (Female)	39	39	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	626	1,773	6,921
# of Persons per HH	3.9	3.9	3.6
Average HH Income	\$125,032	\$124,114	\$129,365
Average House Value	\$472,731	\$462,104	\$468,898

Demographics data derived from AlphaMap

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