

# MEDICAL OFFICE SUITE FOR LEASE



## 820 BESTGATE RD, ANNAPOLIS, MD 21401 MEDICAL OFFICE SUITE FOR LEASE

### Property Description

Opportunity to design a space from scratch and join a strong tenant mix including Johns Hopkins, Anne Arundel Gastroenterology and Quest Diagnostics to name a few. Within a mile of Anne Arundel Medical Center, quick access to Route 50 and I-97, and within walking distance of the Annapolis Mall.

### Property Highlights

- Suite 1B: ± 1,314 SF
- First floor suite located directly off the lobby
- Warm lit shell condition
- Ample surface and garage parking with easy access for patients
- Last space available



#### PRESENTED BY:

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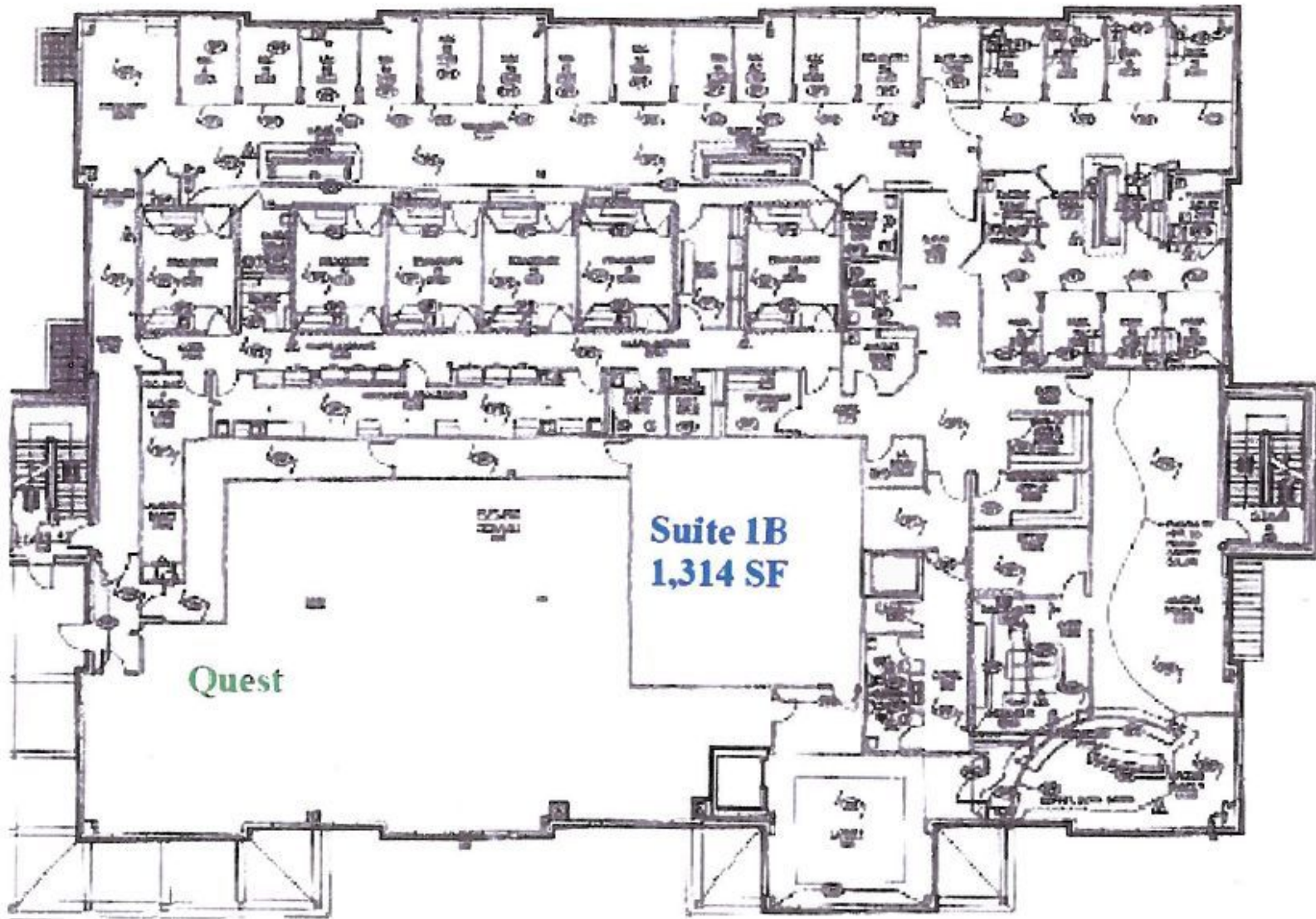
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## FLOOR PLANS



1st floor

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## RETAILER MAP



Map data © 2019 Imagery © 2019 , Commonwealth of Virginia, DigitalGlobe, U.S. Geological Survey, USDA Farm Service Agency

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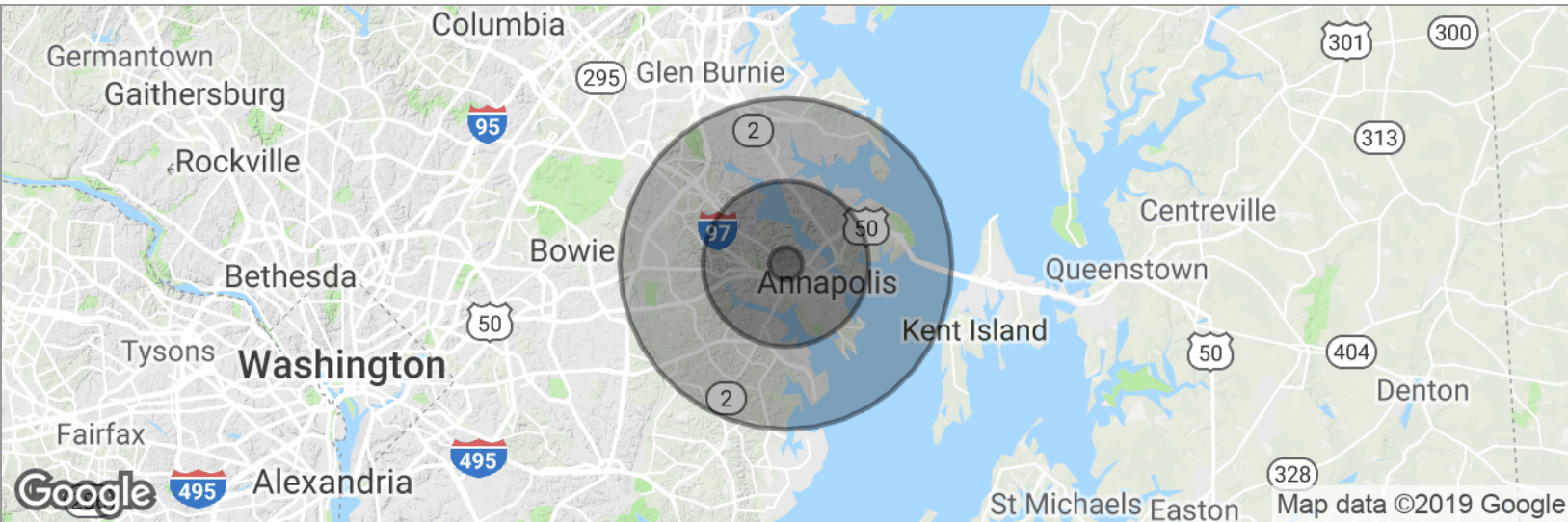
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## DEMOGRAPHICS MAP



### POPULATION

	1 MILE	5 MILES	10 MILES
Total population	3,919	116,640	304,019
Median age	41.0	41.5	41.2
Median age (Male)	39.7	39.0	39.8
Median age (Female)	44.5	44.0	42.6

### HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	1,698	46,445	115,020
# of persons per HH	2.3	2.5	2.6
Average HH income	\$118,075	\$112,309	\$117,460
Average house value	\$567,270	\$573,752	\$537,304

\* Demographic data derived from 2010 US Census

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