

FOR SALE

204 Banjo Ln, Centreville, MD 21617



Industrial/Flex space in Historic Centreville

George Shenas

410.260.6548

gshenas@hyattcommercial.com

Collin Mercier

443.684.9285

cmmercier@hyattcommercial.com

SALE DESCRIPTION

Discover an exceptional investment opportunity in this 7,198 SF industrial/flex space featuring 8 units and boasting a strong 93% occupancy rate. Built in 1978 and strategically zoned C-1, this property in the Centreville area presents a prime location for industrial/flex space investors. With a successful track record and most units already occupied, this property offers immediate income generation potential. Its well-maintained structure and versatile units provide adaptability for various tenants, positioning it as an attractive and sustainable investment in the industrial/flex space market. Seize the opportunity to own a well-performing property with high potential for continued success and growth.

HIGHLIGHTS

- Strong Leasing History
- Exceptional Zoning
- On-Site Parking

OFFERING



FOR SALE

Sale Price \$700,000

Property Type Industrial/Flex Space

Building Size 7,198 SF



RETAILER MAP



Legend:

- County Offices
- Schools
- Restaurant/Retail



DEMOGRAPHICS



2024 SUMMARY	2 MILES	5 MILES	10 MILES
Population	5,997	9,096	22,304
Households	2,323	3,520	8,572
Families	1,693	2,563	6,169
Average Household Size	2.52	2.54	2.56
Owner Occupied Housing Units	1,875	2,892	7,105
Renter Occupied Housing Units	448	628	1,467
Median Age	43.8	43.7	43.5
Median Household Income	\$112,988	\$112,600	\$106,735
Average Household Income	\$143,090	\$142,752	\$138,604

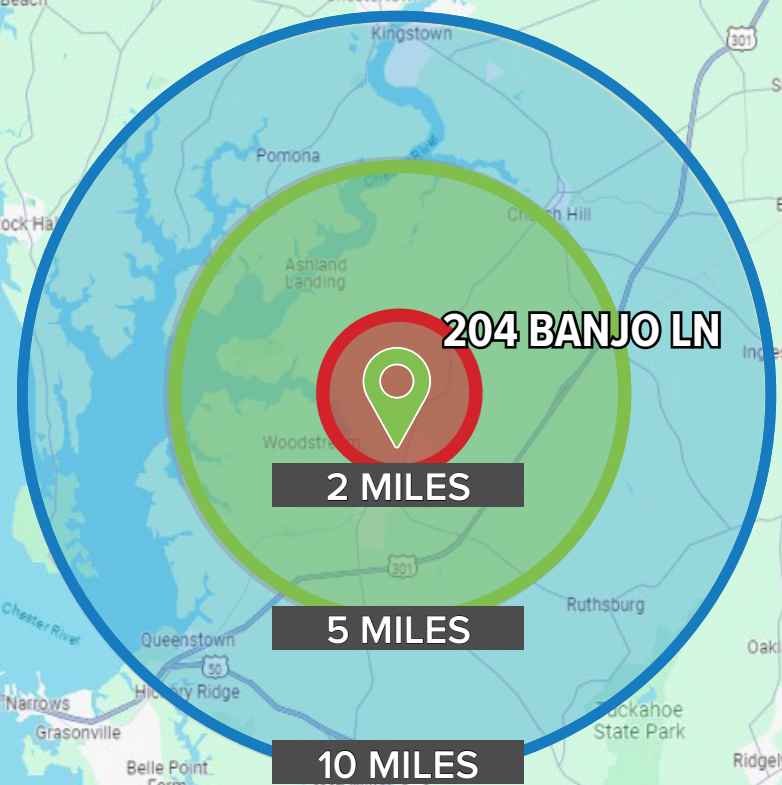
22,304
Population

2.56
Average HH Size

43.5
Median Age

\$106,735
Median HH Income

[VIEW FULL REPORT](#)



CONTACT

HYATT COMMERCIAL
410-266-8800
2568A Riva Rd., Annapolis, MD 21401

George Shenas
410.260.6548
gshenas@hyattcommercial.com

Collin Mercier
443.684.9285
cmercier@hyattcommercial.com

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters. The property is subject to price change or withdrawal without notice.