

OFFICE FOR SALE/LEASE 7625 MAPLE LAWN BLVD

Fulton, MD 20759

Available: 1,358 - 2,286 SF



LISTING DATA

AVAILABLE SF: LL50: 2,286 SF
*Leased to Capital Women's for 3 more years

Ste - 60: 1,358 SF

Total: 3,644 SF

ECONOMIC DATA

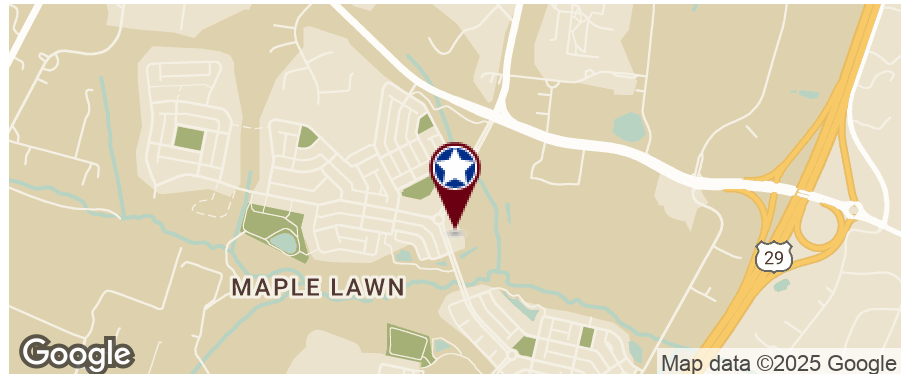
LEASE RATE: Ste - 60: \$34.00 SF/yr (Call For Info)

SALE PRICE: LL50 & Ste - 60: \$1,380,400

*Can be sold separate or together

BUILDING DATA

TOTAL BUILDING SF: 65,000 SF
ZONING: MXD3



PROPERTY OVERVIEW

Presenting a premier leasing/sale opportunity at 7625 Maple Lawn Blvd, Fulton, MD. With its versatile spaces, this property is perfectly suited for companies looking to establish or expand their footprint in a dynamic and growing market.

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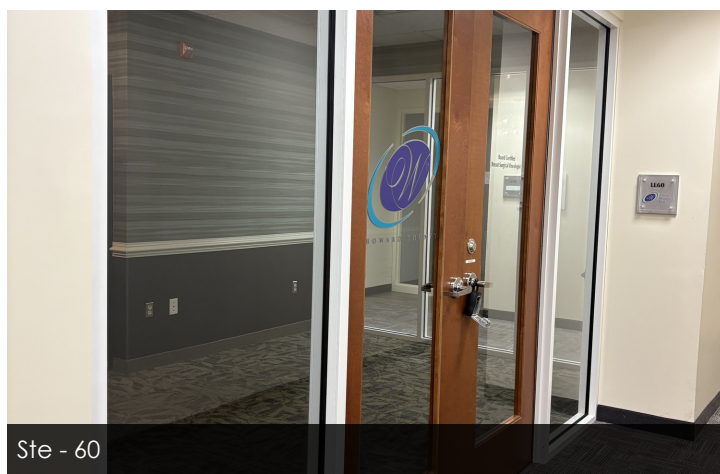
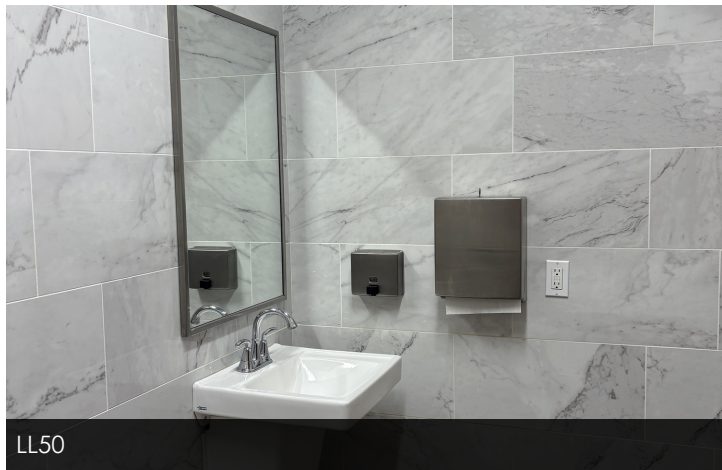
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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



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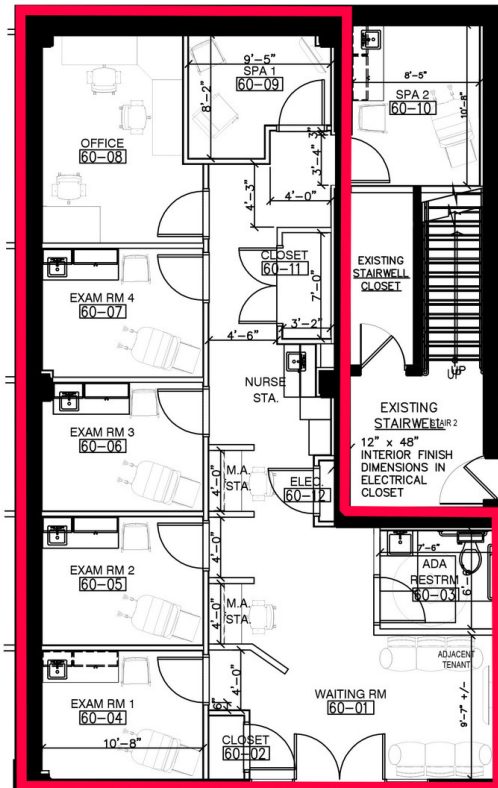
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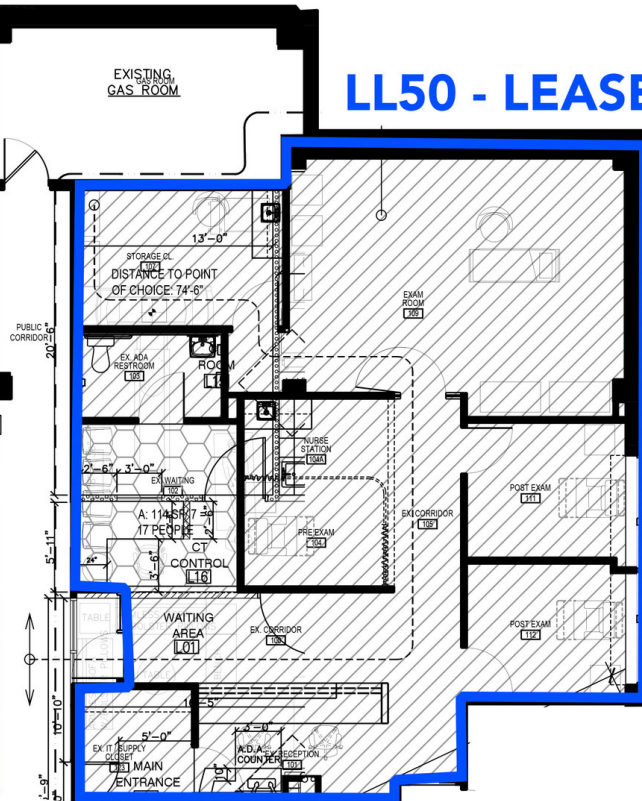
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Available: 1,353 SF

LL60 - 1358 SF



LL50 - LEASED



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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
LL60	Available	1,353 SF	Call For Info	\$34.00 SF/yr

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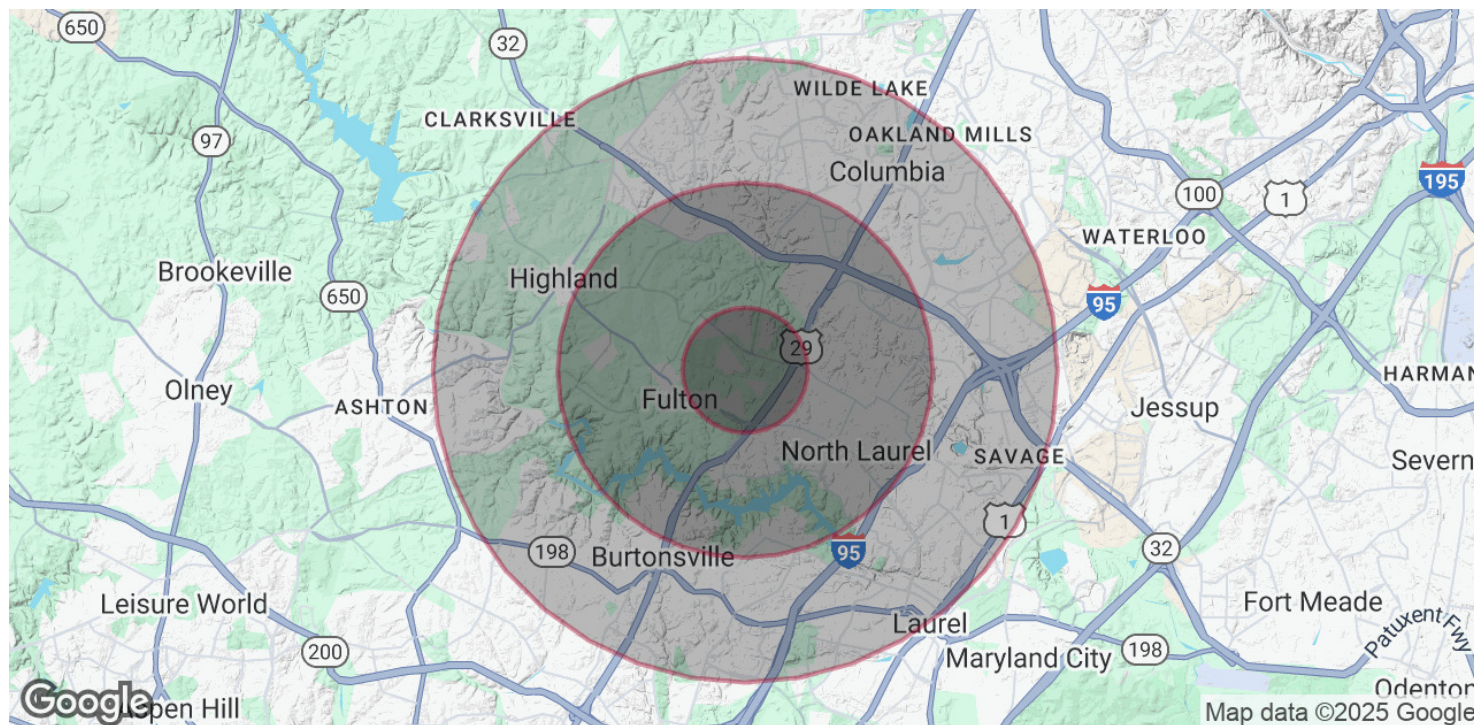
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,727	41,076	164,973
Average Age	37	40	40
Average Age (Male)	37	39	39
Average Age (Female)	38	41	41

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,141	13,833	59,813
# of Persons per HH	3.1	3	2.8
Average HH Income	\$273,056	\$242,335	\$184,238
Average House Value	\$876,023	\$728,728	\$587,890

Demographics data derived from AlphaMap

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