

MEDICAL OFFICE CONDOS FOR SALE



9692-9696 MARLBORO PIKE

Upper Marlboro, MD 20772

PROPERTY HIGHLIGHTS

- 3,300 ± SF Medical Office Space For Sale
- Portfolio of 3 Medical Office Condos
- Located in the growing economic corridor of Pennsylvania Avenue and Westphalia
- Zoned C-G-O (Commercial, General, and Office)
- Built in 1998
- Conveniently located near I-95/495 and Pennsylvania Avenue (Route 4)
- Fully Leased 100%
- Great opportunity for an investor or user seeking to own a medical building
- **SALE PRICE: \$1,160,000**

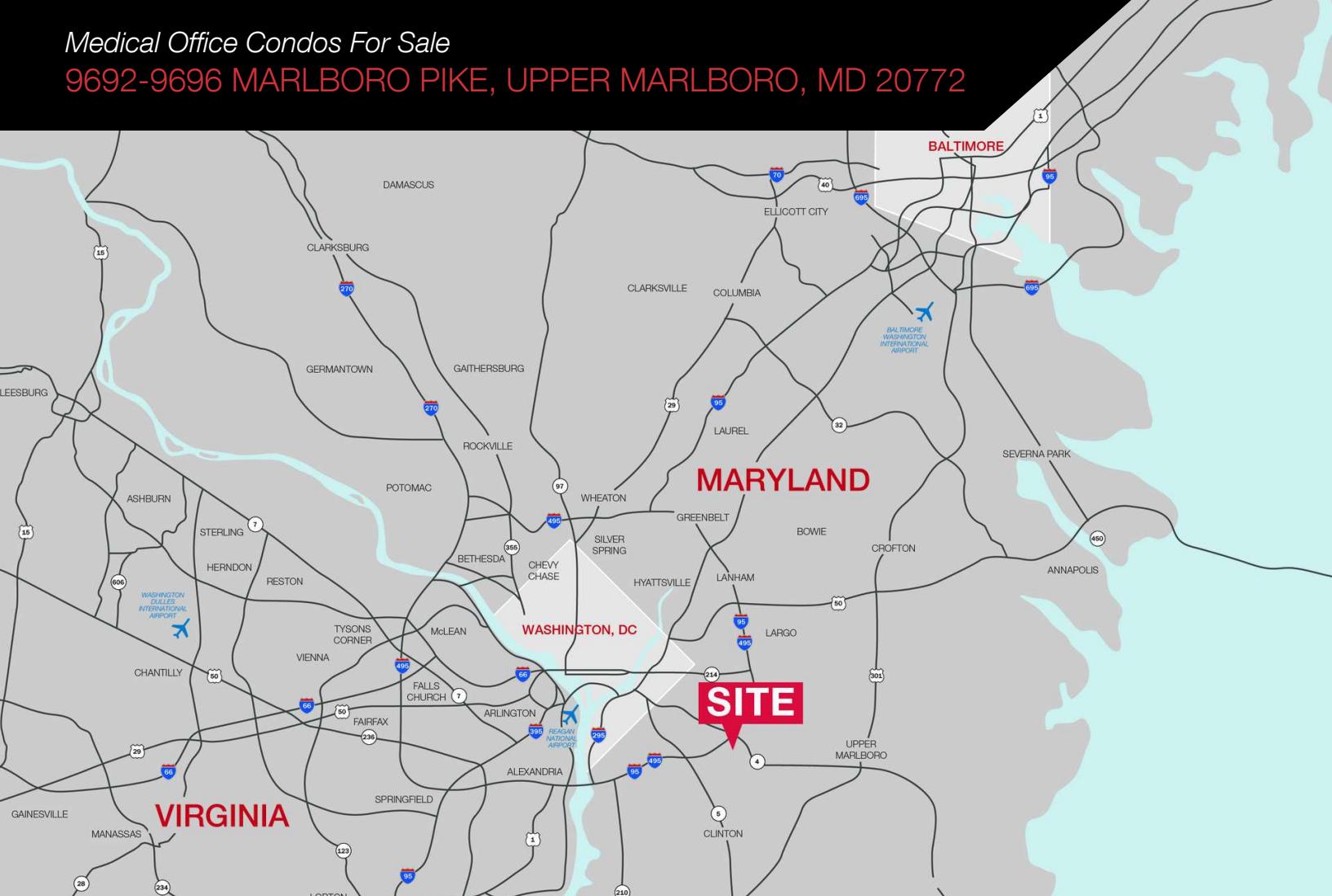


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AVAILABLE UNITS: UNIT 9694 -1,404 SF UNIT 9692 - 1,429 SF UNIT 9696 - 699 SF



PROPERTY OVERVIEW

Portfolio of 3 Medical Office Condos with a Traffic Count of 40,000 vpd on Pennsylvania Ave (Route 4).
 Property has detailed layout and interior finishes including reception area, exam rooms, lab and procedure suite and private office including ADA compliance.

LOCATION OVERVIEW

Conveniently located near I-95/495 and Pennsylvania Avenue (Route 4) in Upper Marlboro, MD. This prime location offers easy access to major roadways and the thriving business community. Nearby shopping, dining, and the Largo Town Center Metro presents an exceptional opportunity for office building investors seeking a vibrant and accessible location.

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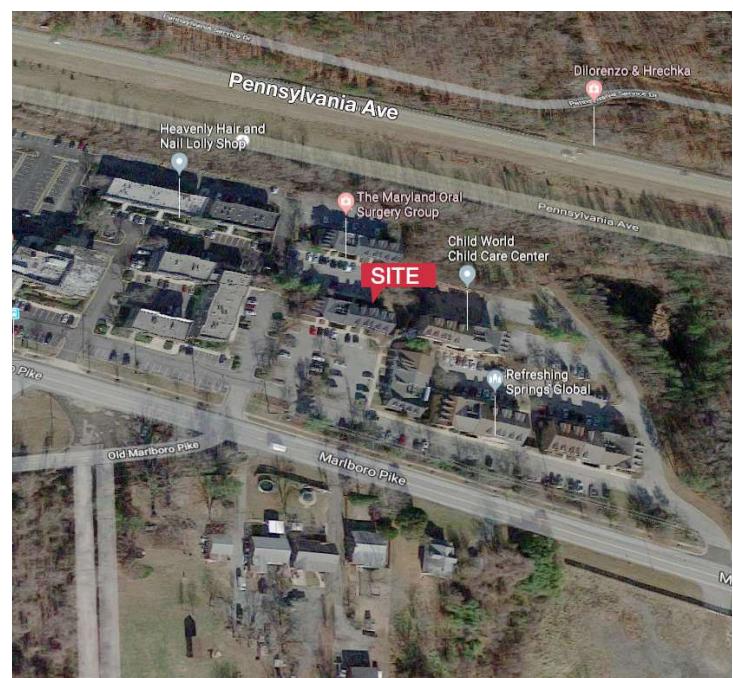


DEMOGRAPHICS



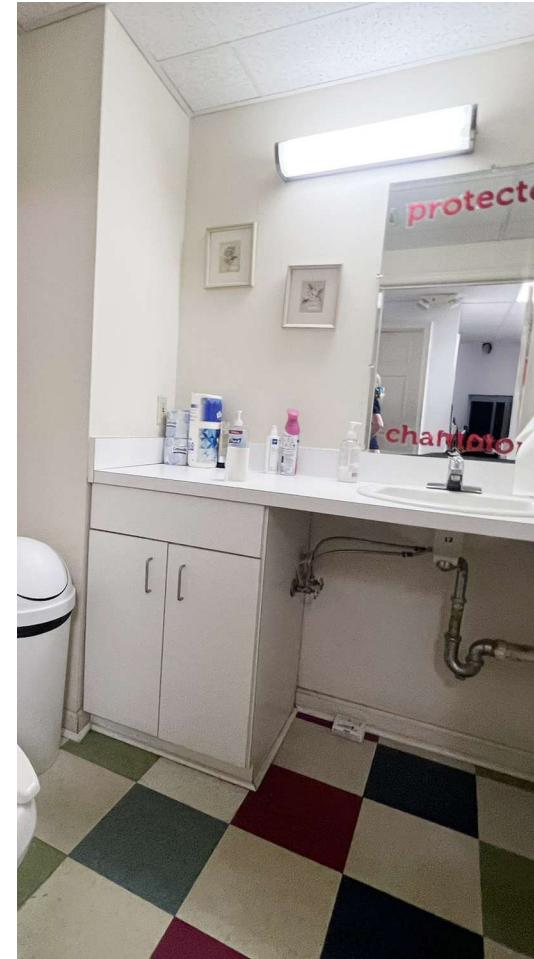
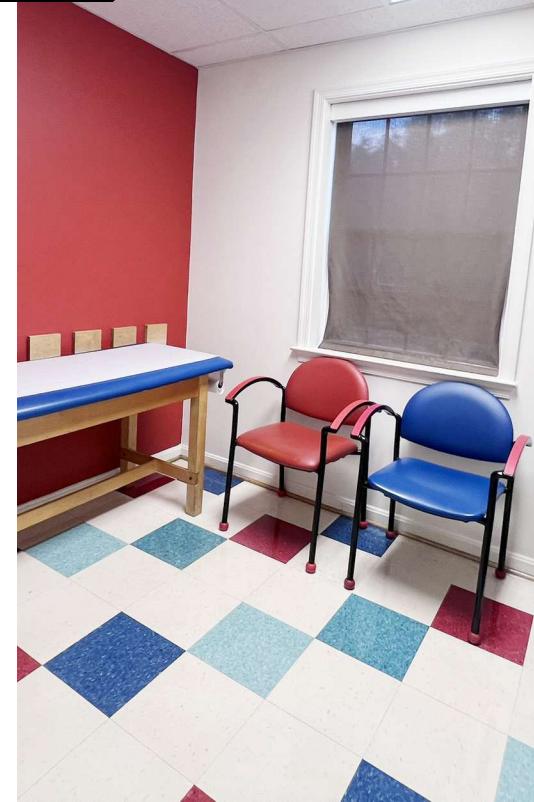
POPULATION	HOUSEHOLDS	AVG. HOUSEHOLD INCOME
1 Mile	3,704	\$184,308
5 Miles	135,931	\$133,062
10 Miles	585,661	\$114,151

Demographics data derived from AlphaMap



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