

7625 Maple Lawn Blvd Ste 50 & 60 Fulton, MD 20759



OFFERING SUMMARY

Sale Price:	\$335.00 / SF
Unit 60 - 1,358	\$454,930
Unit 50 - 2,286 (Currently Leased)	\$765,810
Taxes - Unit 60	\$6,397.49/ Year
Taxes - Unit 50	\$10,990.74/ Year
Condo Fee - Unit 60	\$495.78/ mo
Condo Fee - Unit 50	\$947.58/ mo
Lot Size:	4.94 Acres
Building Size:	3,644 SF
Price / SF:	\$335.00

PROPERTY OVERVIEW

A rare opportunity for a medical or professional practice to own its space in one of Howard County's premier mixed-use communities — offered together or separately. Suite 60 (1,353 SF) is available vacant now, move-in ready for an owner-user. Suite 50 (2,586 SF) is currently occupied under a lease until mid 2028 giving a buyer the flexibility to occupy the full suite or, combined with Suite 60, secure up to 3,939 SF of contiguous ownership in a high-demand medical park. Both units sit within an established, amenity-rich professional building surrounded by affluent residential neighborhoods — an ideal setting for a growing practice seeking to own rather than lease.

PROPERTY HIGHLIGHTS

- Fully built-out medical suites
- Prime Maple Lawn / Fulton location
- Affluent, high-density patient base
- 344 surface parking spaces

CapStar Commercial Realty
O: 301.738.7777
438 N. Frederick Avenue, #450
Gaithersburg, MD 20877

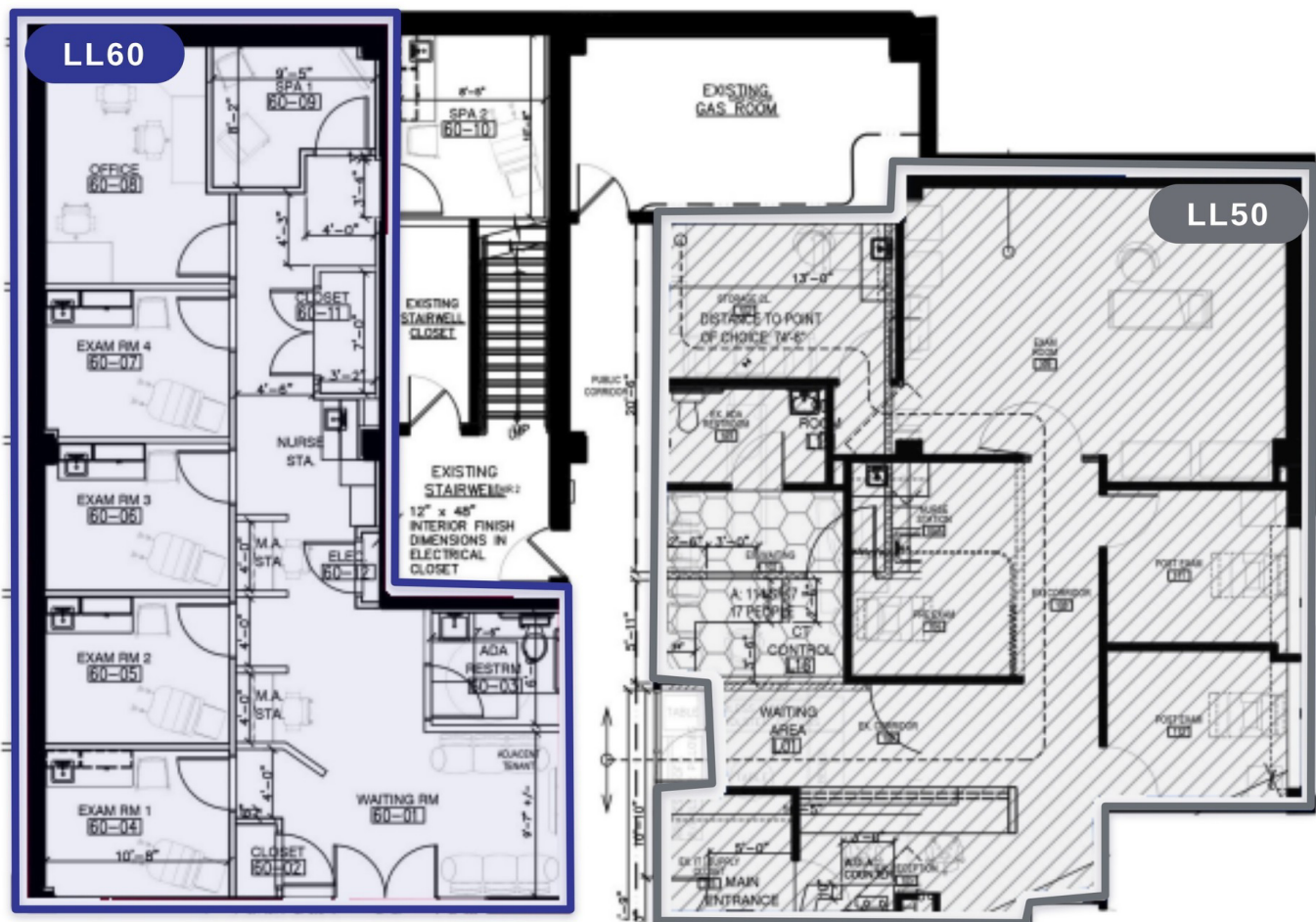
BEN MARKS
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FLOOR PLAN



LL60 · AVAILABLE
1,358 SF · OWNER-USER

LL50 · LEASED
2,586 SF · INVESTMENT

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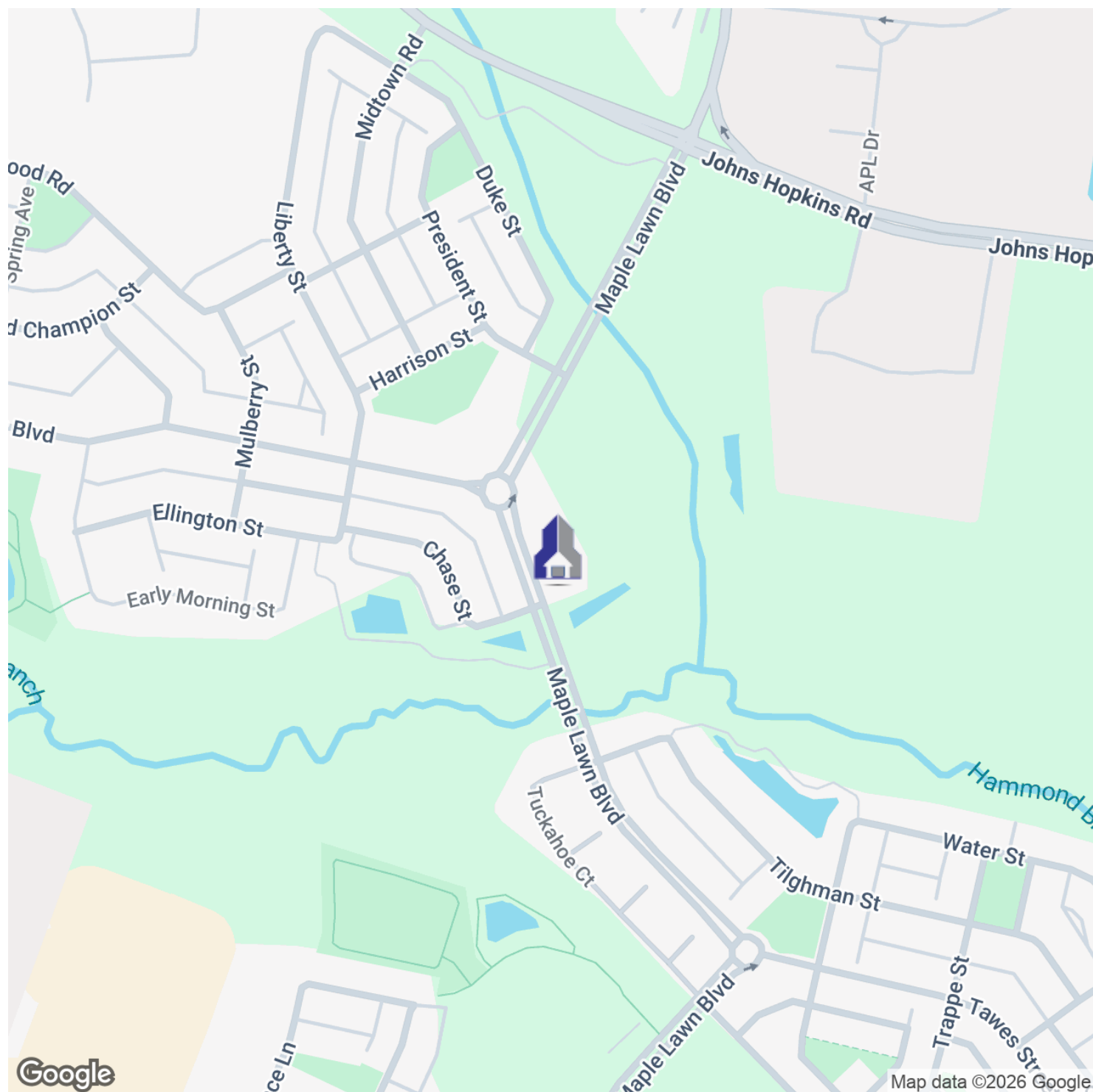
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COMMERCIAL REALTY

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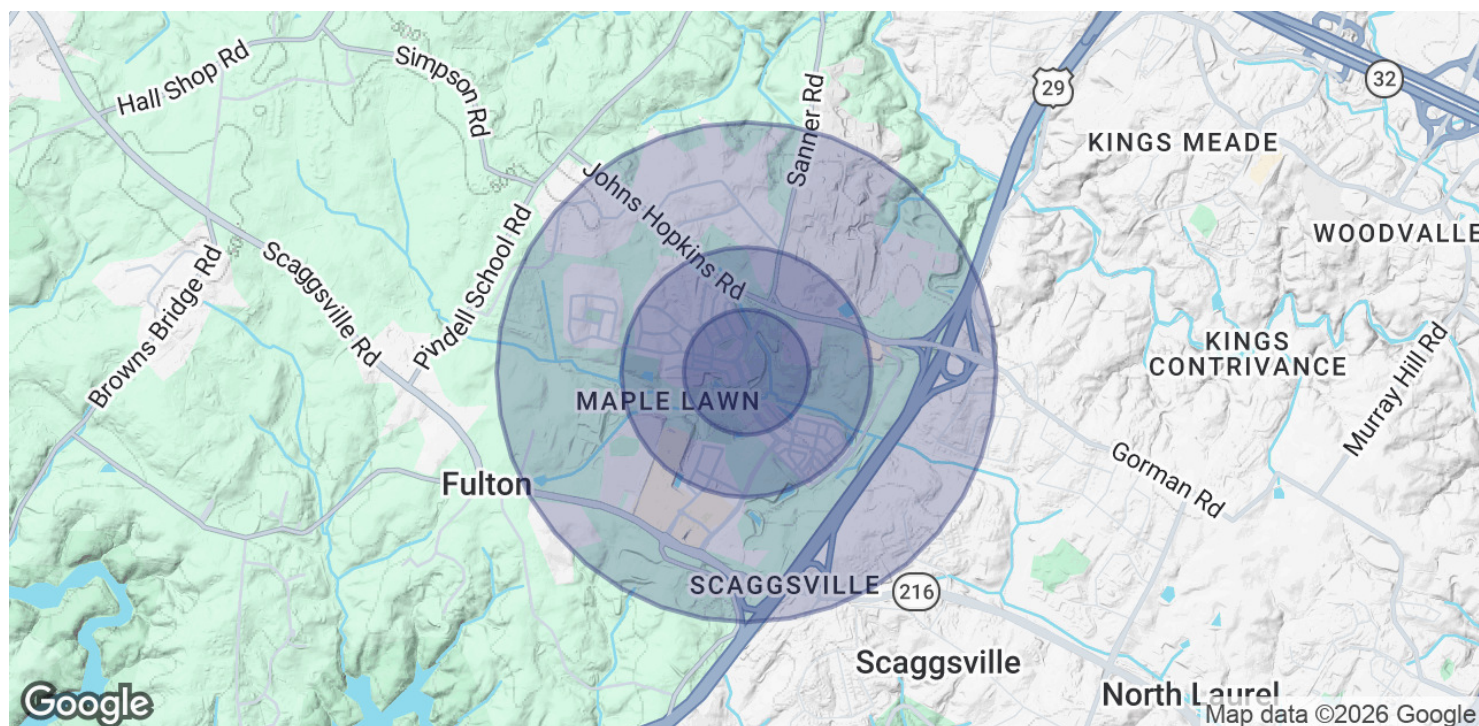


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	475	1,565	5,765
Average Age	40.5	40.4	41.5
Average Age (Male)	28.0	29.7	35.1
Average Age (Female)	44.8	44.3	44.7

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	149	504	1,856
# of Persons per HH	3.2	3.1	3.1
Average HH Income	\$370,435	\$348,127	\$292,314
Average House Value	\$1,238,294	\$1,178,436	\$969,751

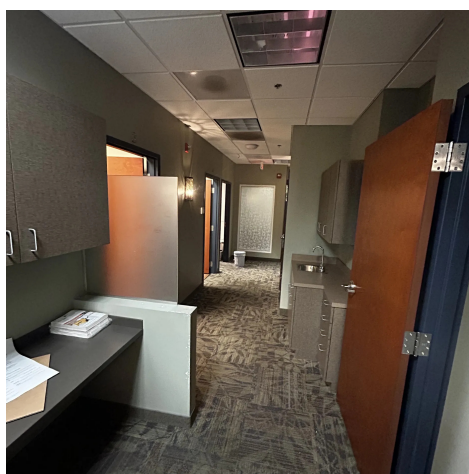
2023 American Community Survey (ACS)

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