



# Retail/Office Space for Lease or Sale

7687 MacArthur Blvd.  
Cabin John, MD

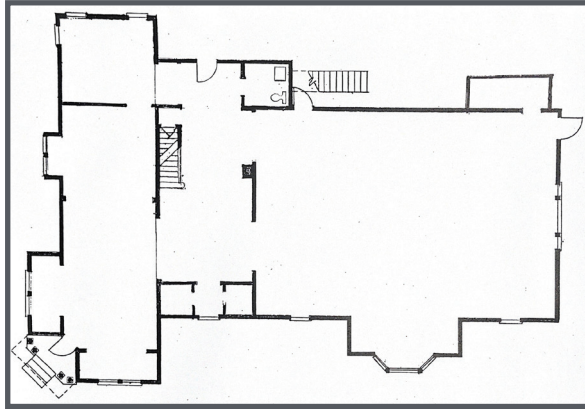


**6,200 SF available**

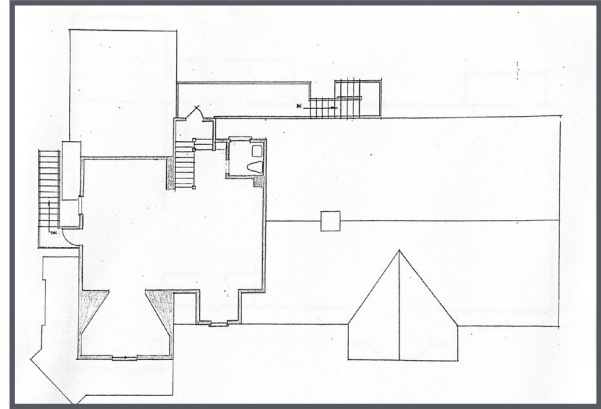


## Floor plans

7687 MacArthur Blvd.

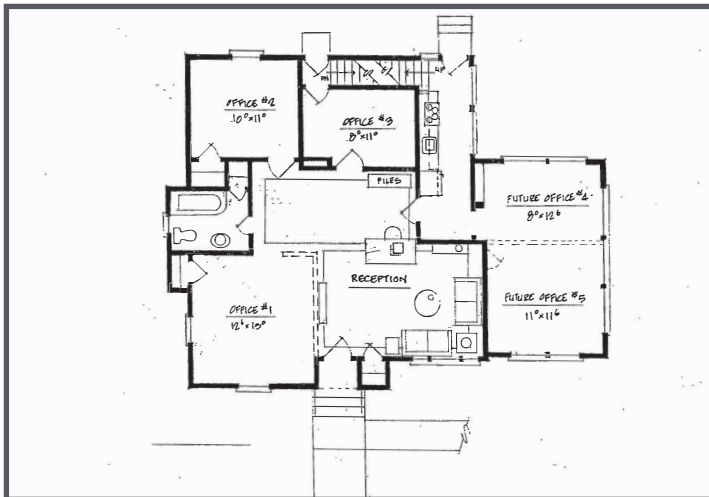


First Floor - 2,812 SF

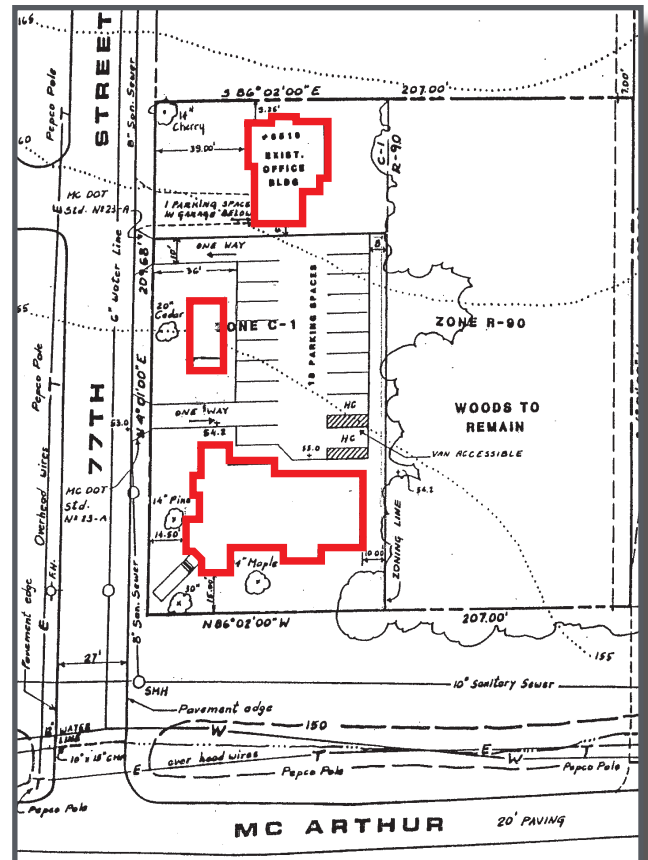


Second Floor - 580 SF

6512 77th St.



1,407 SF



## Overview

- Sale Price: \$3.5 Million
- Asking Rent: \$18,000
- Annual Insurance: \$5,626
- Annual R.E. Taxes: \$22,927
- CAM: \$3,000 per year
- Zoned C-1
- Off-street surface parking for 16 cars
- Proven destination location for Retail/Office
- Prime location with great character & charm!

## Sq. Ft. Three Buildings

- **7687 MacArthur Blvd:**  
1st 2,812 SF  
2nd 580 SF
- **6512 77th Street:**  
1st 1,267 SF  
2nd 140 SF
- **Aux Building:**  
1st 814 SF  
2nd 580 SF

## Amenities



Off-street  
surface parking:  
16 cars

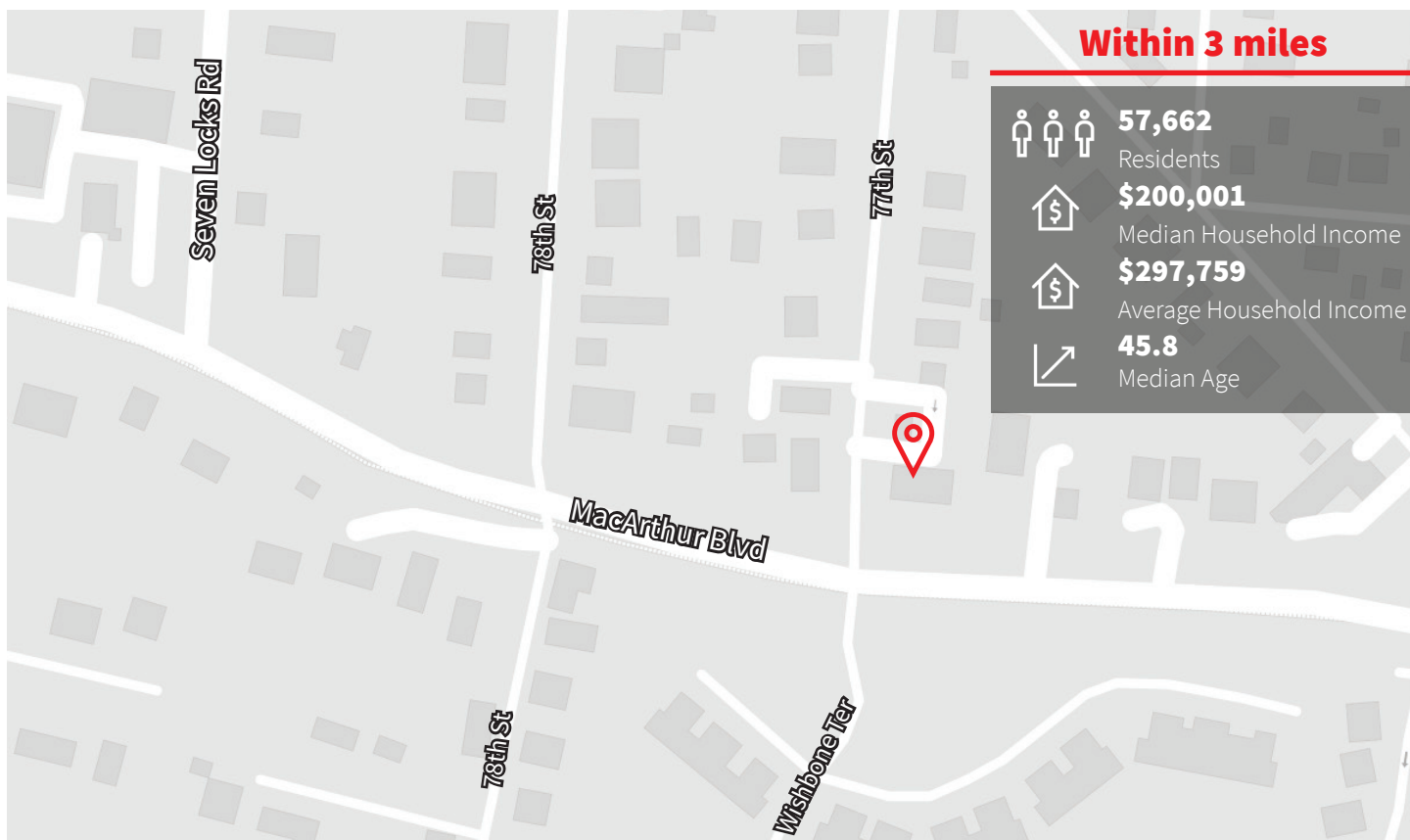


Short drive to MacArthur  
Plaza with restaurants,  
deli, and grocery store



Great access to  
Clara Barton Parkway





# 7687 MacArthur Boulevard

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