



**COLDWELL
BANKER
COMMERCIAL**

COLDWELL BANKER
COMMERCIAL REALTY

11701 LIVINGSTON RD SUITE 208

Fort Washington, MD 20744

AVAILABLE SPACE

715 SF

LEASE RATE

\$3159 per month (Full Service)



FOR LEASE

CBCWORLDWIDE.COM

MEDICAL OFFICE

Michelle Burns
703 743 4547
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Ricardo Guice
202 805 5614
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310 King St, Alexandria, VA 22314
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OFFERING SUMMARY

Available SF: 715 SF

Lease Rate: \$3,159 per month (Full Service)

Building Size: 28,869 SF

Renovated: 2018

PROPERTY OVERVIEW

Coldwell Banker Commercial NRT is please to announce the exclusive listing of 11701 Livingston Rd, Suite 208 For Lease.

The vacant 715 square foot office space was recently renovated in 2018. This space includes a reception office, waiting room, private bathroom, three exam rooms, an office and a dedicated area with a microwave and refrigerator.

For more information please contact: Michelle Burns (703) 743-4547 or Ricardo Guice (202) 805-5614

LOCATION OVERVIEW

Located in Prince George's County. The office building is next to Adventist Health Care Fort Washington Medical Center and adjacent to Olde Forte Village Shopping Center.

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	1,810	31,521	267,172

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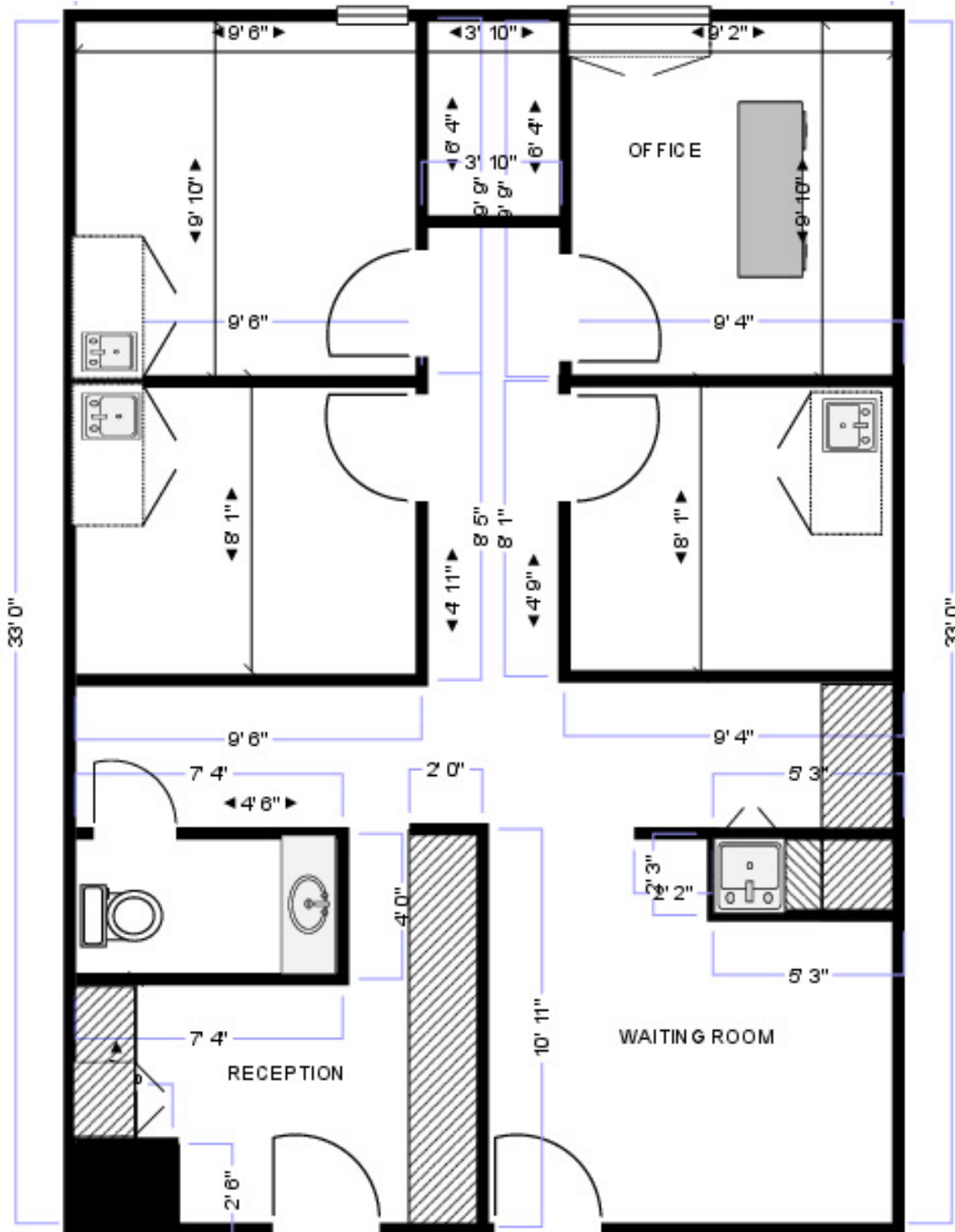




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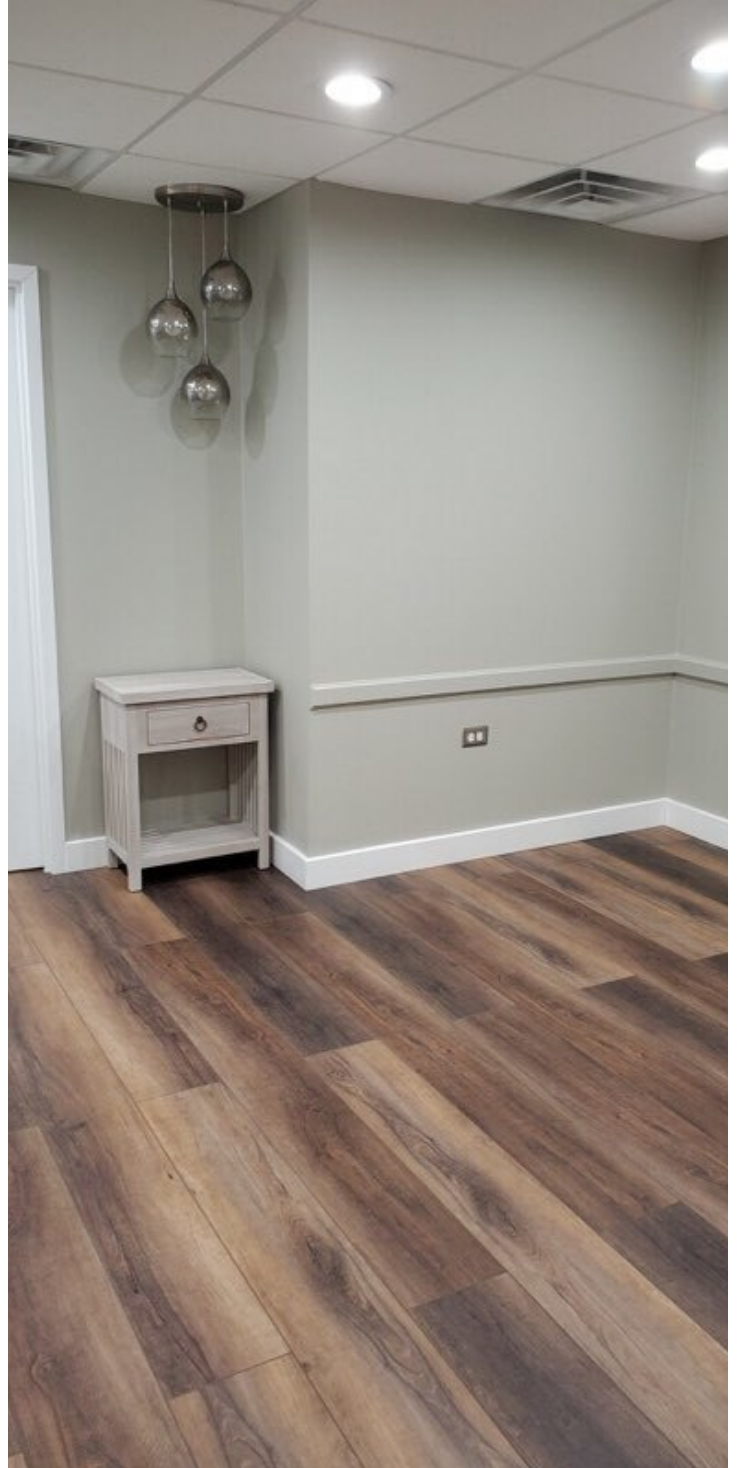
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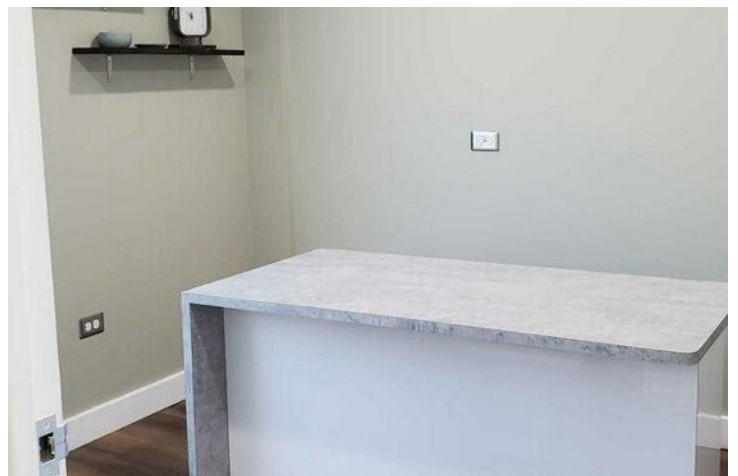
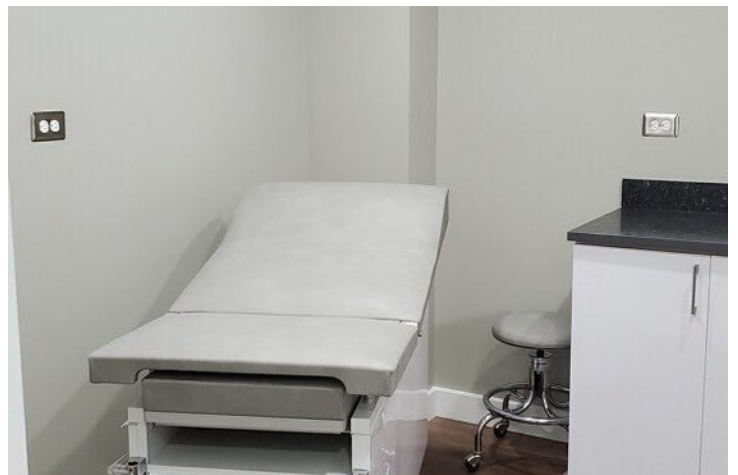
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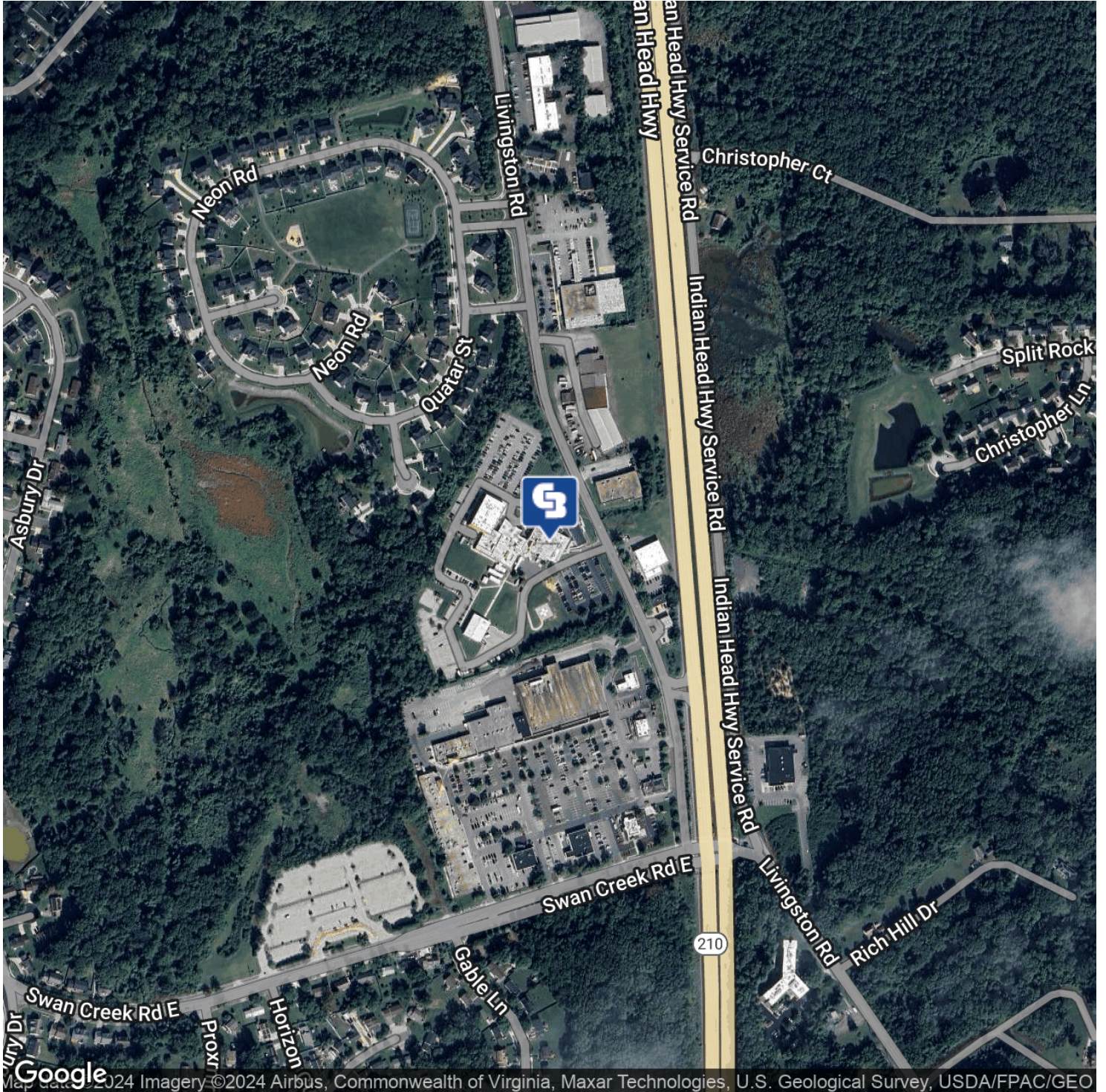
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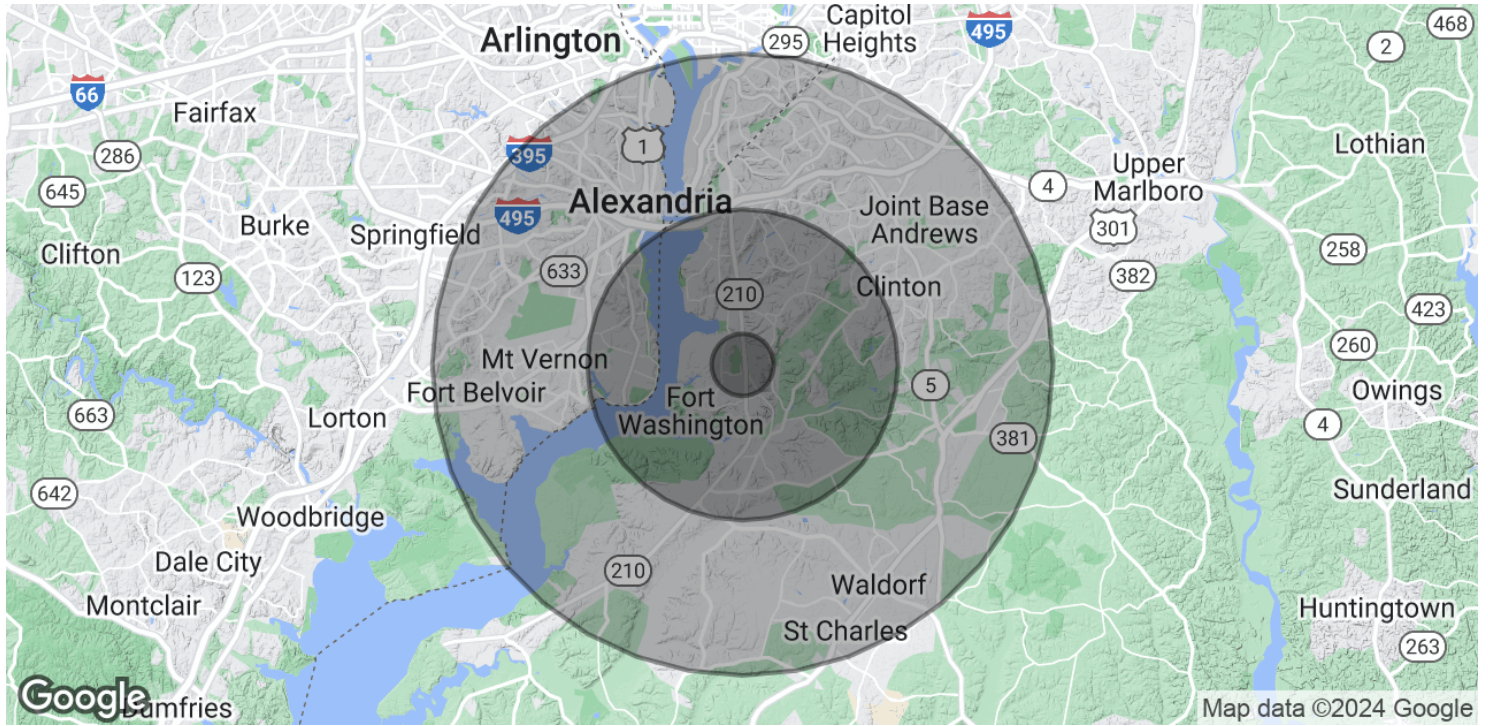


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	5,605	90,371	682,046
Average Age	42.1	41.0	36.3
Average Age (Male)	38.3	39.2	34.9
Average Age (Female)	43.6	41.6	37.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,810	31,521	267,172
# of Persons per HH	3.1	2.9	2.6
Average HH Income	\$114,718	\$113,597	\$95,660
Average House Value	\$553,681	\$453,457	\$455,413

* Demographic data derived from 2020 ACS - US Census

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