

FOR SALE



41670 COURT HOUSE DRIVE, LEONARDTOWN, MD 20650



**Office Building Ideal for an INVESTOR/OWNER USER
in the Town of Leonardtown**

Nick G. Stellway, CCIM
443.584.4494
nstellway@hyattcommercial.com

PROPERTY DESCRIPTION

This 6,864 SF two-story brick office building has been meticulously maintained and offers an excellent opportunity in the heart of Leonardtown. The stand-alone property sits on 0.23 acres, is connected to public water and sewer, and includes a private parking lot—a rare advantage in downtown Leonardtown where parking is limited.

The building is currently configured into three professional office suites, providing flexibility for investors with long-term vision or owner-occupants seeking to purchase within the Town. Two suites are leased, with one upstairs becoming available, offering a balanced mix of income stability and potential for an owner user.

Zoned C-G (Commercial General), the property supports a wide range of commercial and professional uses. Situated within Leonardtown’s thriving town center, it benefits from steady economic growth and continued investment throughout the area.



OFFERING



FOR SALE OFFICE SPACE

Price	NDA Required
Price/SF	NDA Required
Square Footage	6,894 SF



INTERIOR PHOTOS



RETAILER MAP



DEMOGRAPHICS



2024 SUMMARY

	3 MILES	5 MILES	10 MILES
Population	9,909	21,941	71,899
Households	3,468	7,697	26,981
Average Household Size	2.9	2.9	2.7
Average Age	40	39	39
Average Household Income	\$184,711	\$172,125	\$150,768



71,899

Population



2.7

Average HH Size



39

Average Age



\$150,768

Average HH Income

Rock Point

Robb Island

Avenue Abell

Coltons Point

Morganza

Loveville

234

235

HOLLYWOOD

5

Leonardtown

4

Compton

Wilderness

White Point
Beach

Google

Patuxent River



CONTACT

HYATT COMMERCIAL

410.266.8800

2568A Riva Rd, Suite 300, Annapolis, MD 21401

Nick G. Stellway, CCIM

443.584.4494

nstellway@hyattcommercial.com

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters. The property is subject to price change or withdrawal without notice.