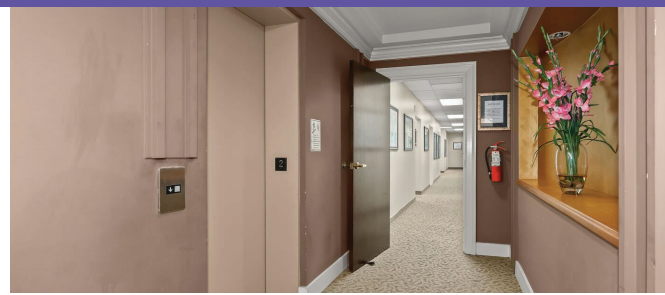


COMMERCIAL OPPORTUNITY

For Sale Office Condo's 5300 Dorsey Hall Drive, Ellicott City, MD 21042



Investment opportunity 2nd floor suites of fully leased professional offices totalling 9,988 square feet in a prime location, offering easy access to major highways and nearby shopping.

Additionally, the building offers amenities such as close parking, an elevator, and a security system to ensure the safety and comfort of tenants and their clients and patients.



R&R Commercial Realty

Randy Pinato | Commercial Sales and Leasing

**DELAWARE AND MARYLAND
COMMERCIAL INDUSTRY**

Cell: 443.253.8800 | Office: 302-674-3400

Commercial Industry



TRANSPORTATION STATS*

Walk Score®

28



Car-Dependent

Transit Score®

26



Some Transit

Bike Score®

31



Somewhat Bikeable

*Statistics are pulled from Walk Score®, 2023.

DEMOGRAPHICS*

	1 Mile	3 Miles
Population	7,843	88,077
Households	3,220	34,593
Median Age	40.60	40.40
Median HH Income	\$163,058	\$114,783
Daytime Employees	4,608	44,105
Population Growth '23 – '28	1.35%	2.45%
Household Growth '23 – '28	1.34%	2.61%

*Statistics are pulled from CoStar Group™.

FLOORPLAN

To Follow

All information is deemed reliable, but not guaranteed. If your property is currently listed with a brokerage, please disregard this notice. It is not our intention to solicit the offerings of other brokers.

Commercial Industry