

OFFICE/MEDICAL BUILDING | FOR LEASE

GREENBELT COMMONS



8713-8751 GREENBELT ROAD, GREENBELT, MD 20770



OFFERING SUMMARY

Lease Rate:	\$22.00 SF/yr (MG)
Available SF:	1,099 - 2,614 SF
Building Size:	11,614 SF
Zoning:	C-O
Traffic Count:	42,930
Total Population:	12,569
Median Income:	\$80,148
Parking:	50
Year Built:	2006

PROPERTY OVERVIEW

Office condominiums conveniently located off Greenbelt Road. Within a short walking distance to great dining and shopping centers. Located close to NASA Goddard Space Flight Center.

PROPERTY HIGHLIGHTS

- Professional office condos
- Minutes from Capital Beltway, route 50, route 450, I-495, 295, and the BW Parkway
- Ample parking
- 24 hour access

AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
8749 Greenbelt Road 101-102	\$22.00 SF/yr	2,614 SF
8751 Greenbelt Road 101	\$22.00 SF/yr	1,099 SF

FOR MORE INFORMATION, CONTACT

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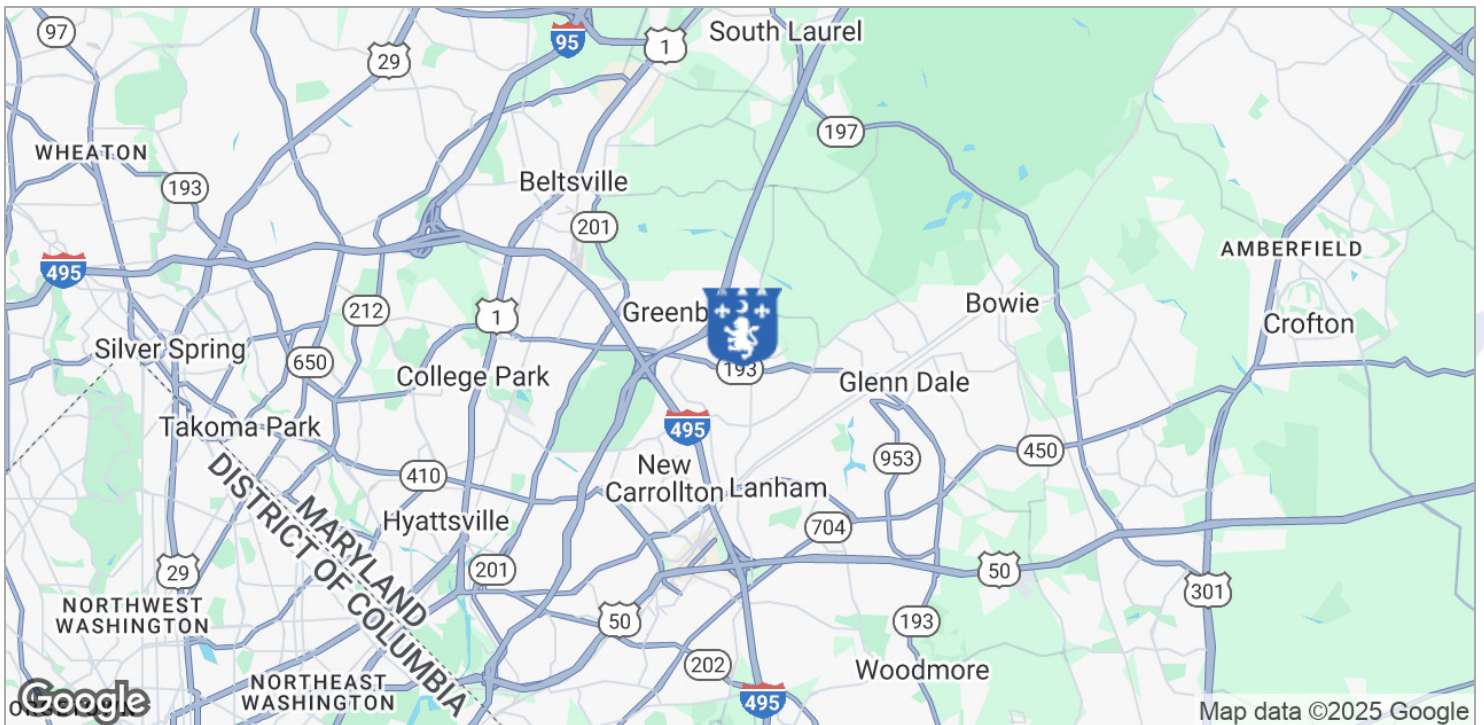
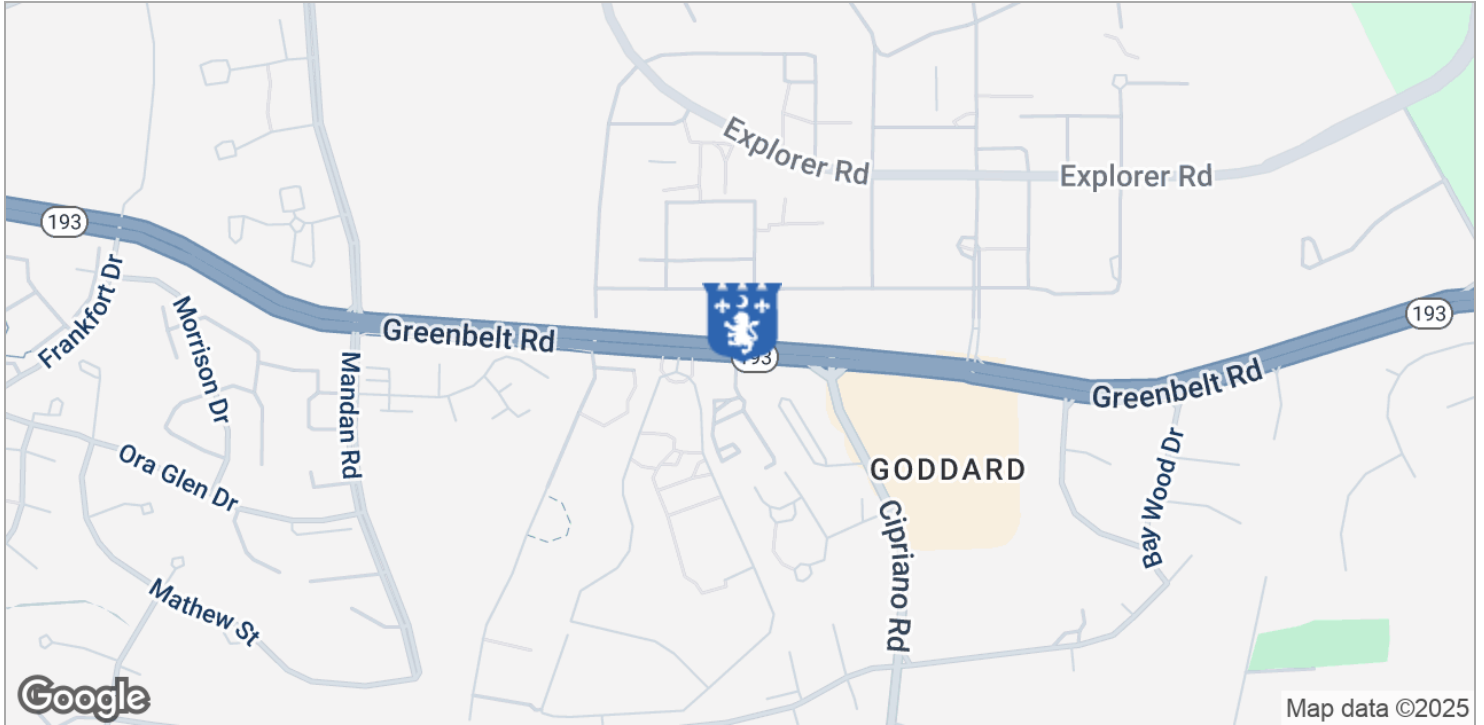
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LOCATION MAP - 8713-8751 GREENBELT ROAD, GREENBELT, MD 20770



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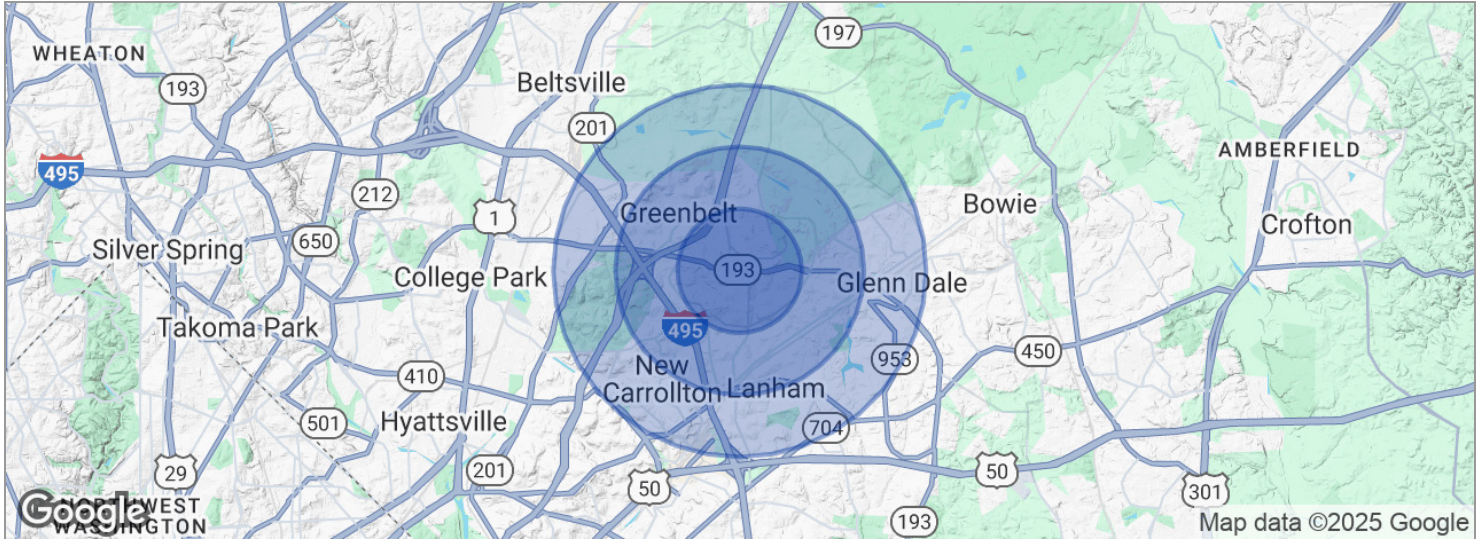


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DEMOGRAPHICS MAP - 8713-8751 GREENBELT ROAD, GREENBELT, MD 20770



POPULATION

1 MILE

2 MILES

3 MILES

Total population	12,569	41,275	73,245
Median age	35.7	35.6	35.5
Median age (male)	32.2	33.9	34.0
Median age (Female)	37.9	37.1	36.7

HOUSEHOLDS & INCOME

1 MILE

2 MILES

3 MILES

Total households	4,861	15,167	26,544
# of persons per HH	2.6	2.7	2.8
Average HH income	\$80,148	\$82,201	\$81,864
Average house value	\$270,057	\$308,086	\$326,707

* Demographic data derived from 2020 ACS - US Census

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