

Exclusive Offering
FOR SALE



**6509 DEMOCRACY BOULEVARD
BETHESDA, MD 20817**

For More Information:

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SR. VICE PRESIDENT

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ALEXANDER, MONTROSE, RITTENBERG
Commercial Real Estate Brokerage

Est. 1994

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THE OFFERING

AMR Commercial, LLC. is pleased to offer for sale the fee simple interest in this commercial property located in highly sought-after Bethesda, Maryland. Just .6 miles from the I-270 spur and one mile to I-495, the property is easily accessible from all of Montgomery County.

The brick building built in 1979 as a residence was converted to commercial use shortly after construction (1980) and is located on a busy stretch of Democracy Boulevard with over 27,000 cars per day. It's located just .3 miles from Old Georgetown Road where there are two busy shopping centers and more than 46,000 vehicles per day. Georgetown Square and Wildwood Shopping Center feature shopping (Giant Food, Balducci's, CVS, DSW Shoe Warehouse), restaurants (Starbucks, Not Your Average Joe's, Chipotle, Fish Taco, Chopt, Wildwood Kitchen, Subway, Flippin Pizza), and banks (Bank of America, PNC, Sandy Spring, Capital One), plus amenities like a cleaners, salon, spa, gym, karate, and even a beer and wine store.

The building has 3,470 square feet on 3 levels. It can be occupied for just about any office use (lawyer, accountant, insurance agent, day care, medical or dental, etc.). The lower level can be separated to be occupied by another tenant for additional income. Access to the main entrance is by nine stairs on the back of the property or by way of a handicap lift which is tested and permitted. With free on-site parking, there are 41+ spaces which are shared between the buildings by way of a cross easement, there is an abundance of free parking.

Its location directly behind Walter Johnson High School makes it the perfect location for any type of tutoring or learning center in addition to a professional office suite. With great signage and exposure on Democracy Boulevard, your business is primed for success.

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PROPERTY SUMMARY

Asking Price	:	\$1,600,000
Address	:	6509 Democracy Boulevard Bethesda, MD 20817
Legal Description	:	Lot 5 Bl. C Parcel N855 Georgetown Village
Zoning	:	EOF – Employment Office
Year Built	:	1979
Commercial Conversion	:	1980
Lot Size	:	6,247 square feet
Building Size	:	3,470 square feet
Parking	:	+/- 41 Spaces shared by easement
Annual Taxes	:	\$10,912
2023 Assessment	:	\$910,900
Tax ID #	:	00049665
Water	:	Public
Sewer	:	Public
Utilities	:	Electric and Gas service

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GENERAL INFORMATION

The four buildings comprising Georgetown Village are loosely tied by way of a “Declaration of Covenants and Restrictions,” however not technically a condominium association. Currently the only shared expense is the cost of snow removal. All other expenses are specific to each building owner.

Parking - Each building has a cross easement for parking with the others, so all the parking is shared with all the buildings. There are a total of 41 parking spaces plus there is additional legal meter parking on Rockledge Drive just a short walk (150 feet) from the property. There is additional parking on a portion of the adjacent lot not included in the calculation of 41 spaces. Finding a parking spot has never been an issue for the tenants and visitors of these buildings.

Trash – Trash is the individual responsibility of the tenants/occupants. They may choose to remove their own trash or have pickup at the building.

Snow Removal - The current owner of the building at 6509 Democracy has had a long term a snow removal contract for all the buildings and pays for the snow removal. At the end of the season, he divides the amount by the percentage spelled out in the covenants for the four buildings and each owner reimburses for their share.

Building Information and Improvements

2022 – Electrical upgrade and new electrical panel

2020 – New Emergency staircase installed per county codes

2015 – New HVAC unit

2005 – HWH installed

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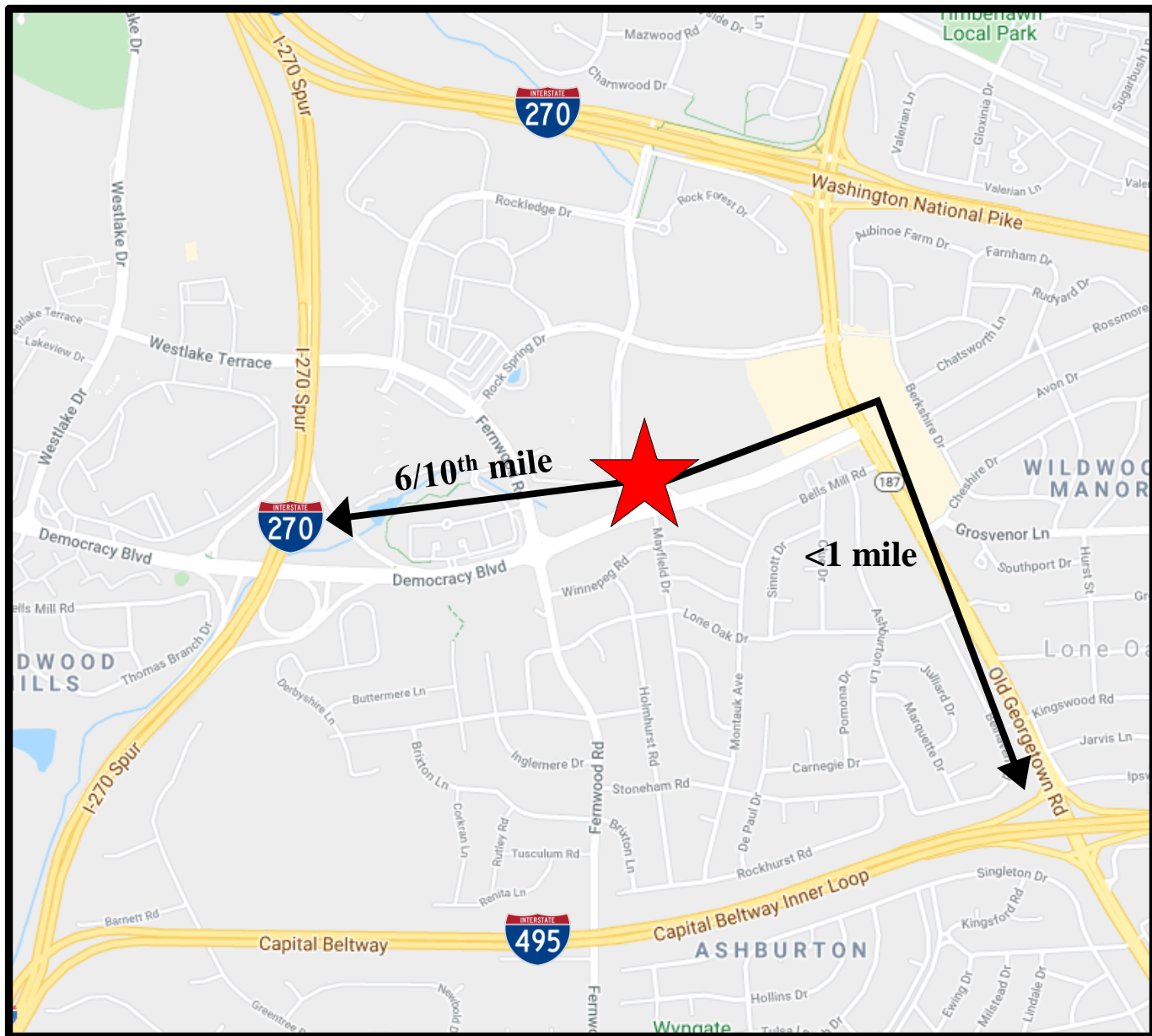
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MAP

*Less than 1 mile to the Beltway at Old Georgetown Road and
6/10th of a mile to the I-270 spur.*



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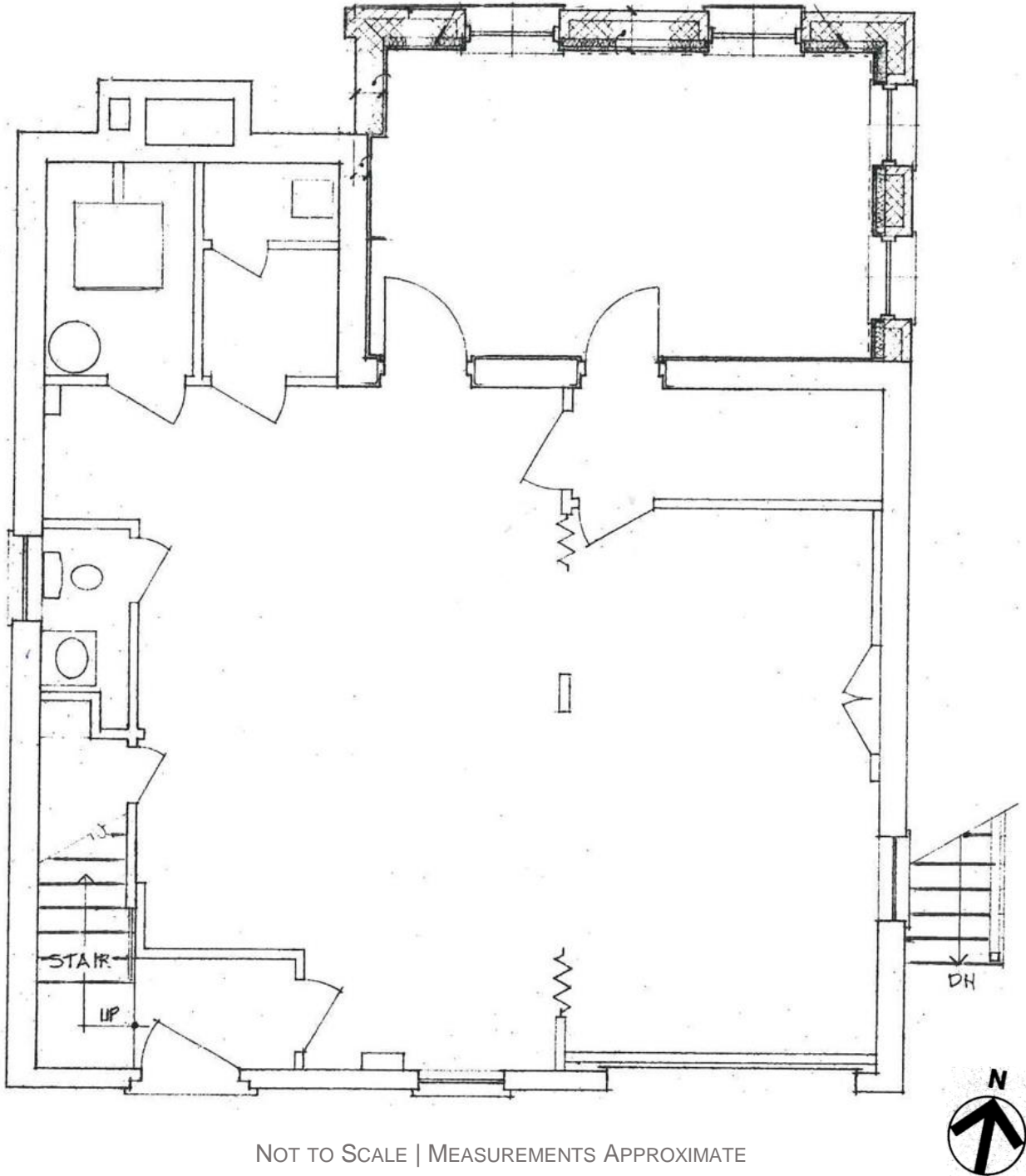


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1ST FLOOR STREET LEVEL SPACE PLAN



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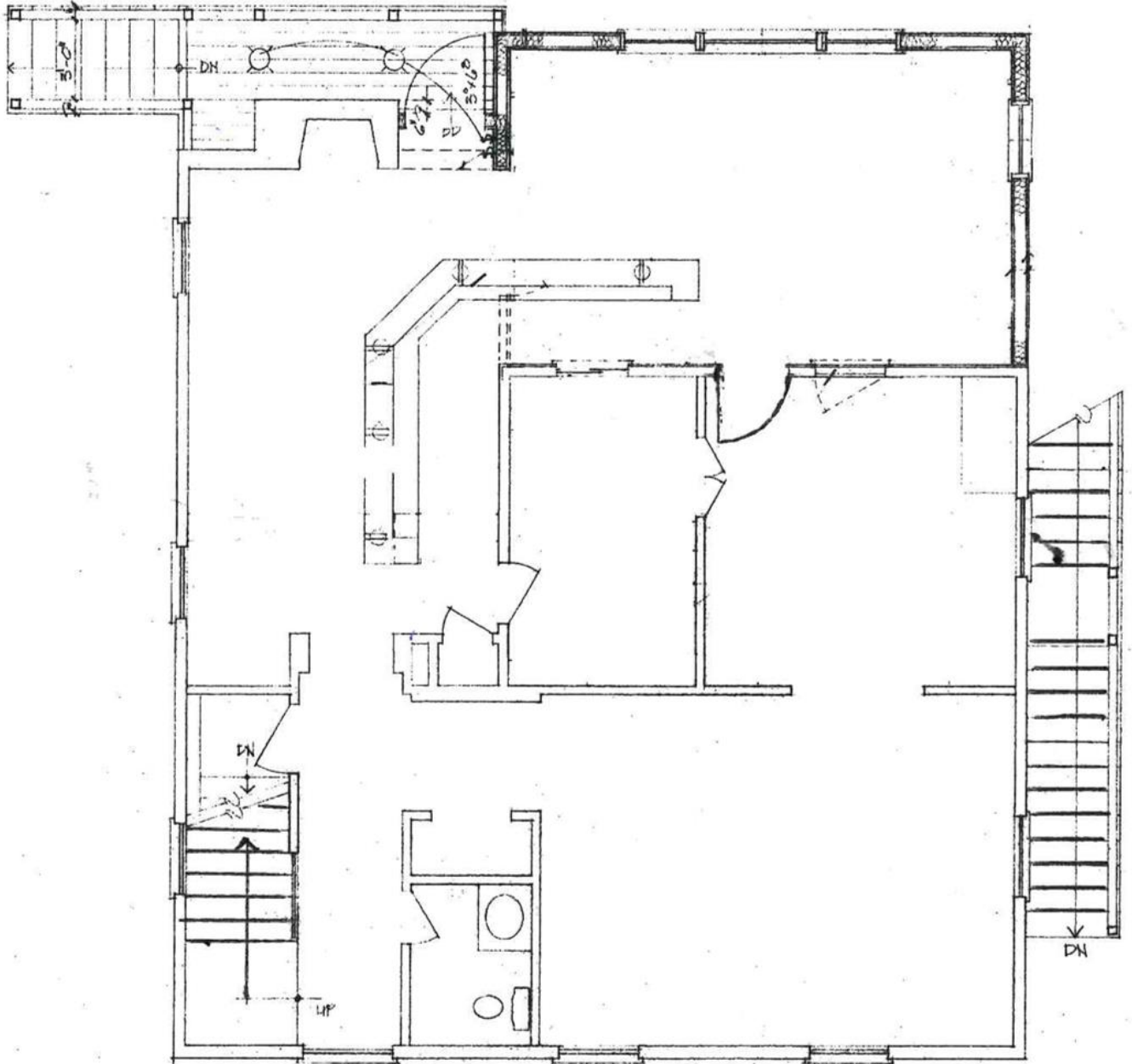


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2ND FLOOR MAIN LEVEL SPACE PLAN



NOT TO SCALE | MEASUREMENTS APPROXIMATE



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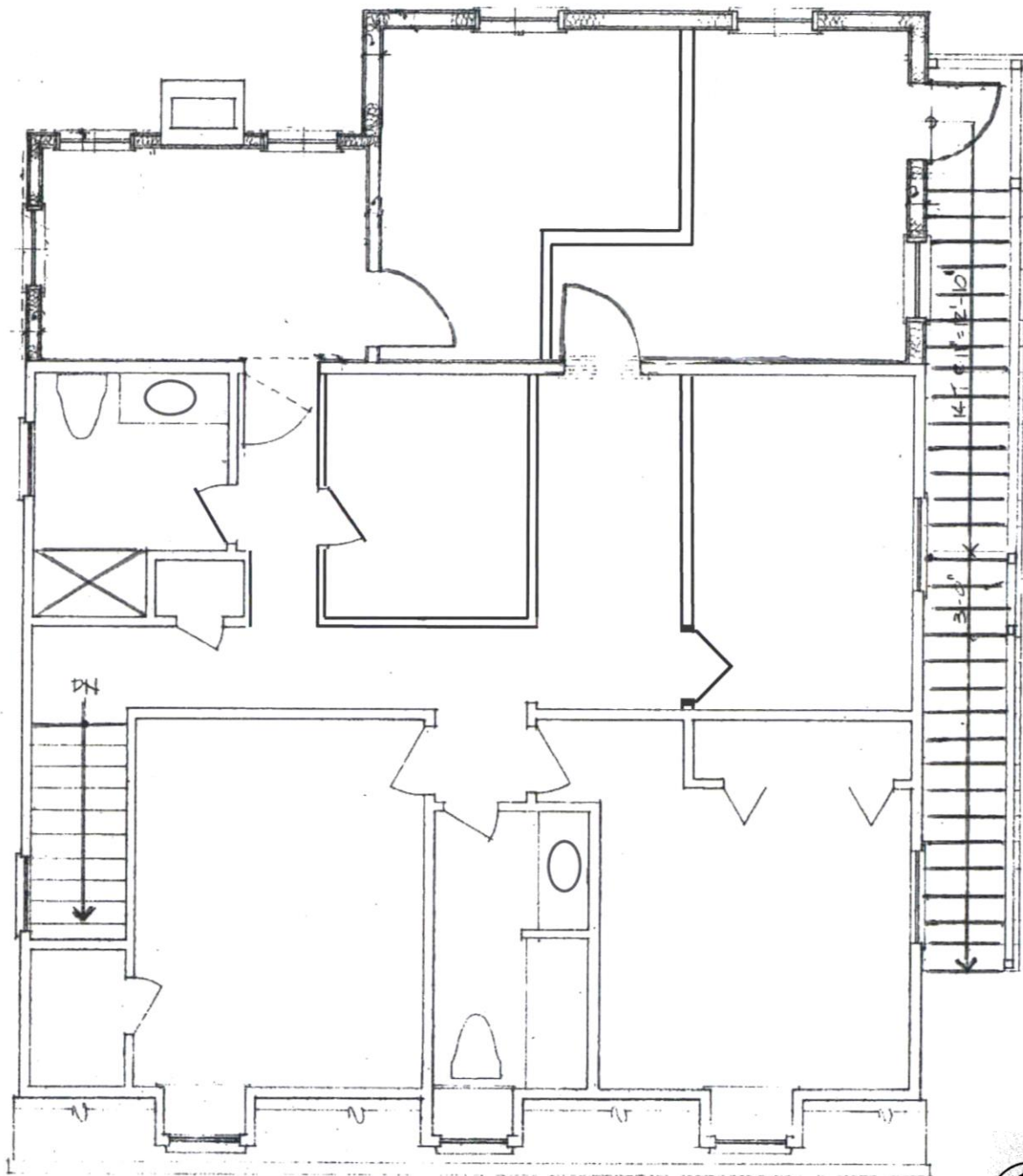


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3RD FLOOR SPACE PLAN



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AERIAL VIEW

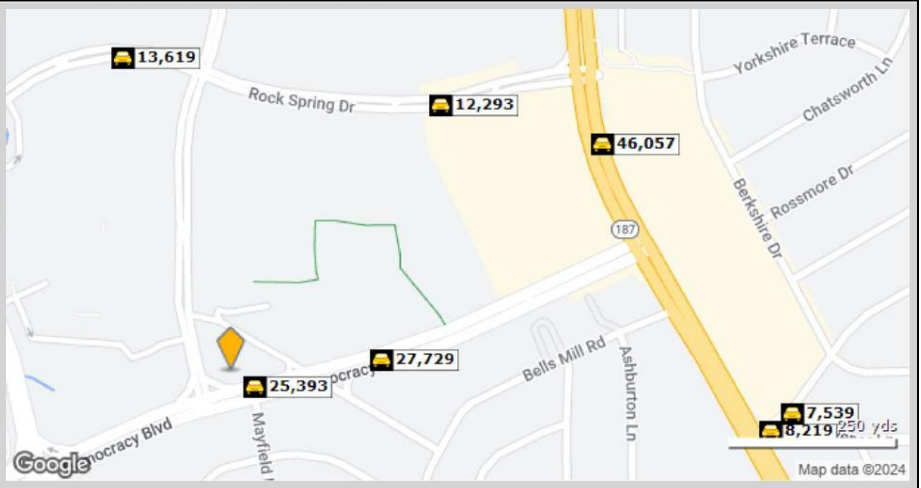
GREAT LOCAL MERCHANTS!



TRAFFIC COUNT REPORT

6509 Democracy Blvd, Bethesda, MD 20817

Building Type: **Class C Office**
 Class: **C**
 RBA: **2,908 SF**
 Typical Floor: **1,453 SF**
 Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: **-**



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Democracy Boulevard		0.00	2022	25,393	MPSI	.02
2 Democracy Blvd	Baldwin Ct	0.00 W	2022	27,537	MPSI	.13
3 Democracy Blvd	Baldwin Ct	0.00 W	2021	27,729	MPSI	.13
4 Rock Spring Drive		0.00	2022	13,619	MPSI	.28
5 Rock Spring Dr	Old Georgetown Rd	0.00 NE	2022	12,255	MPSI	.29
6 Rock Spring Dr	Old Georgetown Rd	0.00 NE	2021	12,293	MPSI	.29
7 Old Georgetown Rd	Democracy Blvd	0.00 W	2022	46,057	MPSI	.38
8 Cheshire Drive		0.00	2022	8,219	MPSI	.47
9 Grosvenor Lane	Grosvenor Ln	0.00 SE	2022	7,514	MPSI	.48
10 Grosvenor Lane	Grosvenor Ln	0.00 SE	2021	7,539	MPSI	.48



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DEMOGRAPHICS SUMMARY REPORT

6509 Democracy Blvd, Bethesda, MD 20817

Building Type: **Class C Office**
 Class: **C**
 RBA: **3,470 SF**

Total Available: **0 SF**
 % Leased: **0%**
 Rent/SF/Yr: **-**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2028 Projection	11,158		125,756		342,016	
2023 Estimate	11,161		124,673		340,697	
2010 Census	10,648		111,545		315,520	
Growth 2023 - 2028	-0.03%		0.87%		0.39%	
Growth 2010 - 2023	4.82%		11.77%		7.98%	
2023 Population by Hispanic Origin	1,312		14,908		66,662	
2023 Population	11,161		124,673		340,697	
White	7,995	71.63%	89,593	71.86%	239,490	70.29%
Black	944	8.46%	9,145	7.34%	35,152	10.32%
Am. Indian & Alaskan	37	0.33%	470	0.38%	2,380	0.70%
Asian	1,725	15.46%	21,206	17.01%	51,484	15.11%
Hawaiian & Pacific Island	5	0.04%	91	0.07%	324	0.10%
Other	454	4.07%	4,168	3.34%	11,866	3.48%
U.S. Armed Forces	78		993		2,184	
Households						
2028 Projection	4,291		52,607		131,750	
2023 Estimate	4,306		52,094		131,064	
2010 Census	4,183		46,295		120,266	
Growth 2023 - 2028	-0.35%		0.98%		0.52%	
Growth 2010 - 2023	2.94%		12.53%		8.98%	
Owner Occupied	2,995	69.55%	32,916	63.19%	86,905	66.31%
Renter Occupied	1,311	30.45%	19,178	36.81%	44,159	33.69%
2023 Households by HH Income	4,305		52,093		131,063	
Income: <\$25,000	261	6.06%	3,979	7.64%	10,553	8.05%
Income: \$25,000 - \$50,000	342	7.94%	4,317	8.29%	11,374	8.68%
Income: \$50,000 - \$75,000	365	8.48%	5,034	9.66%	13,327	10.17%
Income: \$75,000 - \$100,000	276	6.41%	4,809	9.23%	14,063	10.73%
Income: \$100,000 - \$125,000	293	6.81%	4,952	9.51%	12,006	9.16%
Income: \$125,000 - \$150,000	415	9.64%	4,432	8.51%	10,481	8.00%
Income: \$150,000 - \$200,000	559	12.98%	6,403	12.29%	16,438	12.54%
Income: \$200,000+	1,794	41.67%	18,167	34.87%	42,821	32.67%
2023 Avg Household Income	\$187,328		\$170,145		\$164,512	
2023 Med Household Income	\$167,933		\$141,671		\$135,038	

71% over
\$100,000

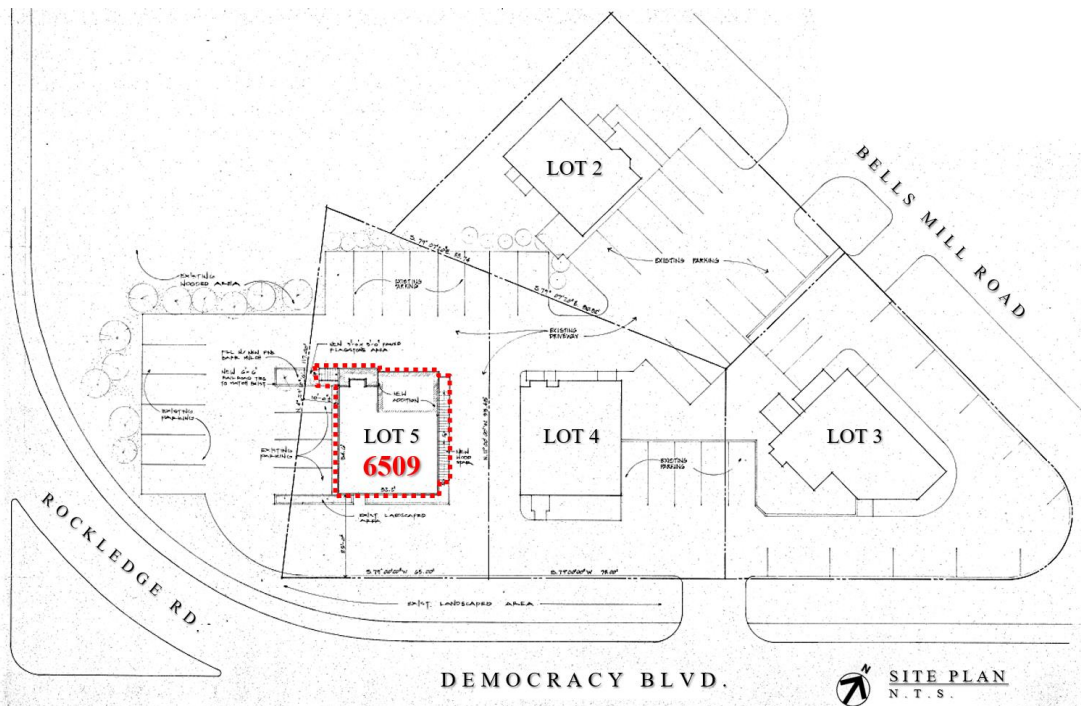


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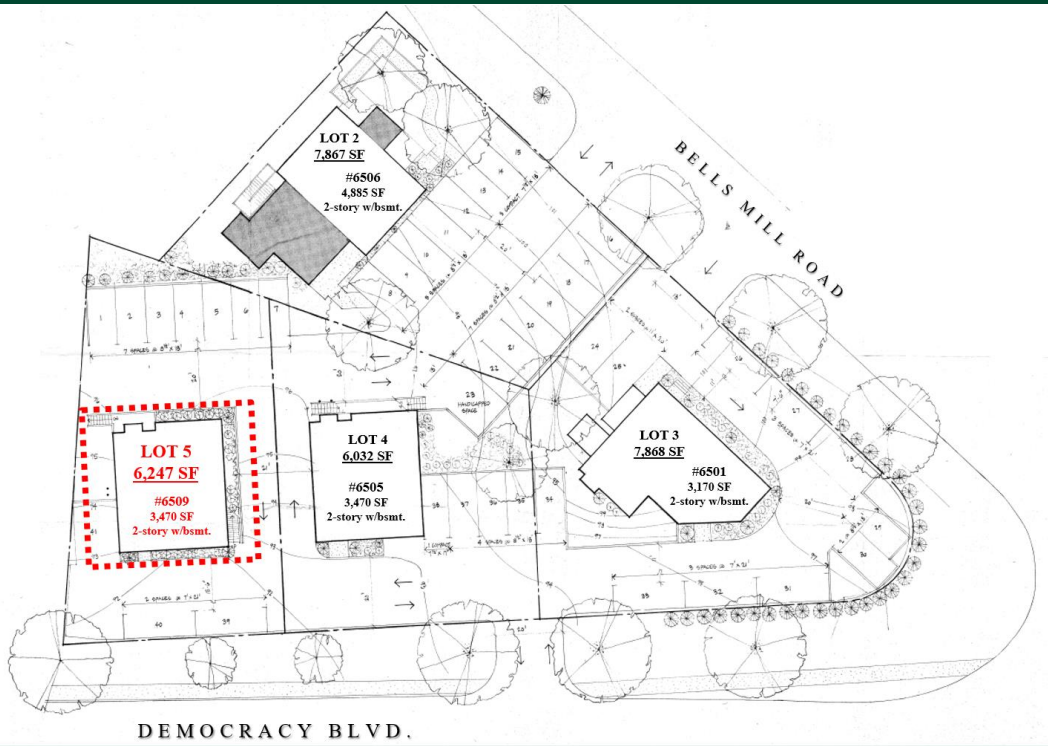
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SITE PLAN / SCHEMATIC

SITE PLAN



SCHEMATIC



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1ST FLOOR STREET LEVEL PICTURES



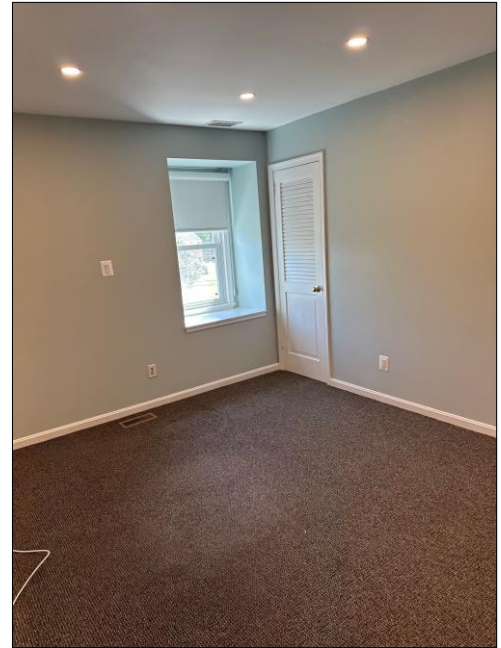
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2ND FLOOR MAIN LEVEL PICTURES



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3RD FLOOR PICTURES



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