

# FOR SALE

# OFFICE BUILDING

905 GALESVILLE ROAD

Galesville, MD 20765



## OFFERING SUMMARY

**Sale Price:** Call for details

**Building Size:** 5,526

**Zoning:** Adopted C1

### Presented By:

**Scott Douglas**

Principal Broker

301.655.8253

sdouglas@douglascommercial.com

## PROPERTY OVERVIEW

This freestanding 5,526 SF commercial building is situated on two combined parcels totaling approximately 53,045 SF, offering exceptional flexibility for a variety of commercial uses. With adopted C-1 zoning, the property supports a wide range of neighborhood-oriented retail, office, medical, and service-based businesses, making it an ideal opportunity for owner-users, investors, or redevelopment.

The dual-lot configuration provides ample parking, outdoor use potential, and future expansion or reconfiguration options rarely found in this market.

NOTE: Available as part of a three-property office portfolio — inquire about the other two locations.

## PROPERTY HIGHLIGHTS

- 5,526 SF freestanding commercial building
- Zoned Adopted C-1 (Commercial District)
- Two parcels totaling approx. 53,045 SF (30,800 SF & 22,245 SF)
- Strong visibility along Galesville Road
- Flexible site layout with excellent parking potential
- Ideal for retail, office, medical, or community-oriented uses

**DOUGLAS**  
**COMMERCIAL**

5 PARK PLACE UNIT 524, ANNAPOLIS, MD 21401

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TOTAL: 5414 sq. ft

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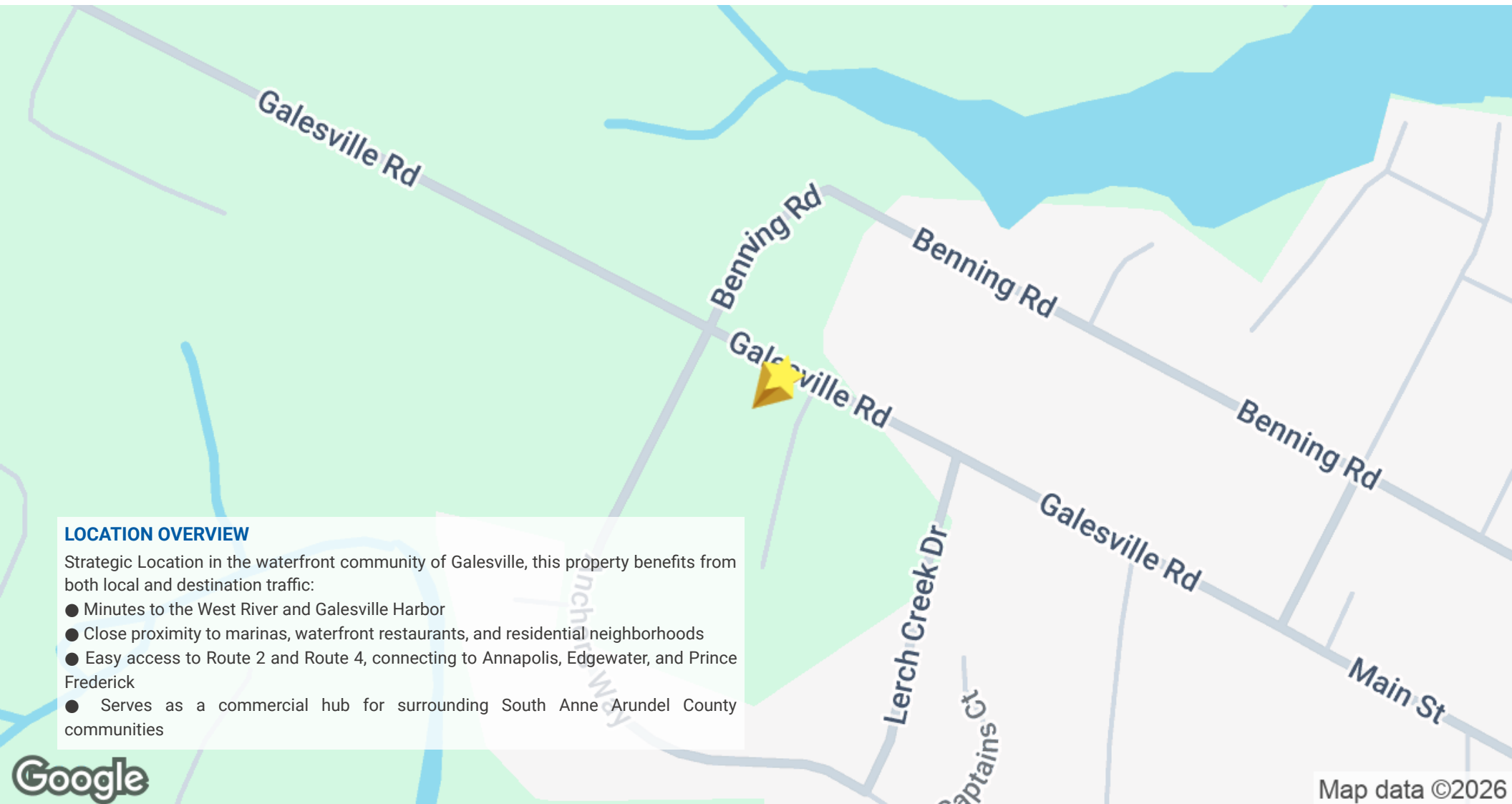
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### LOCATION OVERVIEW

Strategic Location in the waterfront community of Galesville, this property benefits from both local and destination traffic:

- Minutes to the West River and Galesville Harbor
- Close proximity to marinas, waterfront restaurants, and residential neighborhoods
- Easy access to Route 2 and Route 4, connecting to Annapolis, Edgewater, and Prince Frederick
- Serves as a commercial hub for surrounding South Anne Arundel County communities



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Map data ©2026

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## PROPERTY USES:

- Medical or Professional Office
- Retail or Specialty Showroom
- Service-Based Businesses
- Educational or Training Facilities
- Daycare or Childcare Centers



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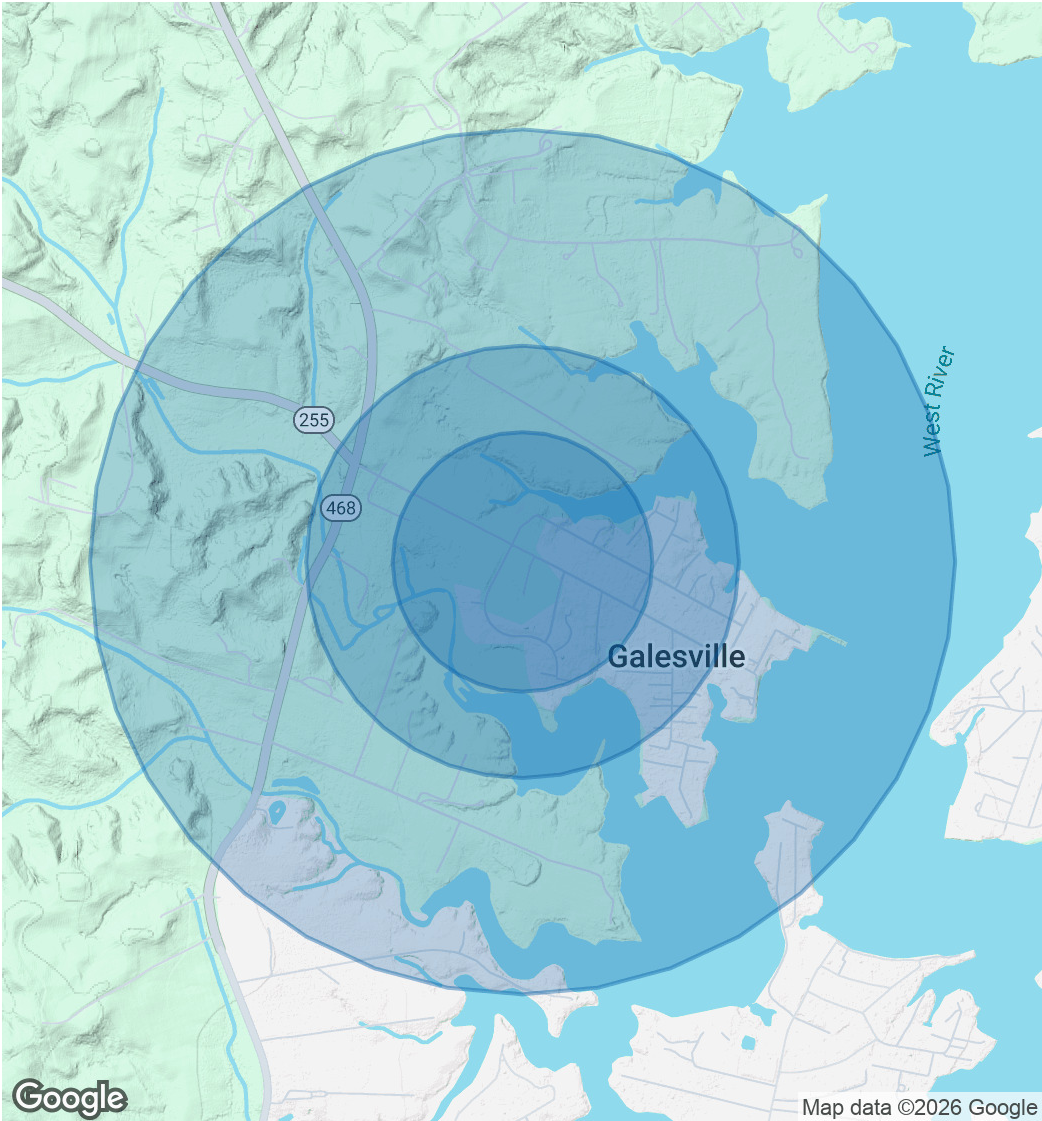
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	137	431	617
Average Age	47	47	47
Average Age (Male)	45	45	45
Average Age (Female)	49	49	49

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	52	163	234
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$144,406	\$144,406	\$147,174
Average House Value	\$726,757	\$726,757	\$727,491

Demographics data derived from AlphaMap



Map data ©2026 Google

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