

**FOR LEASE**

2614 Chapel Lake Drive Gambrills, MD 21054



 **CHESAPEAKE RETINA  
CENTERS**



**Office / Medical  
Space For Lease**

**Laurie Murphy Zuiderhof**  
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**Treva Ghattas**  
301.991.6334  
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## HIGHLIGHTS

- Centrally Located in Waugh Chapel Town Centre
- 2,000 SF Available on the 1st Floor with Potential Shared Medical Reception
- 2,900 SF Office Available on the 2nd Floor with Upgraded Finishes
- Walking Distance to Popular Stores and Eateries
- Join Chesapeake Retina Centers
- Potential Building Signage
- Less Than 15 Minutes to Ft. Meade, NSA, AAMC and BWMC
- Over 70,000 Vehicles Per Day

## OFFERING



## FOR LEASE

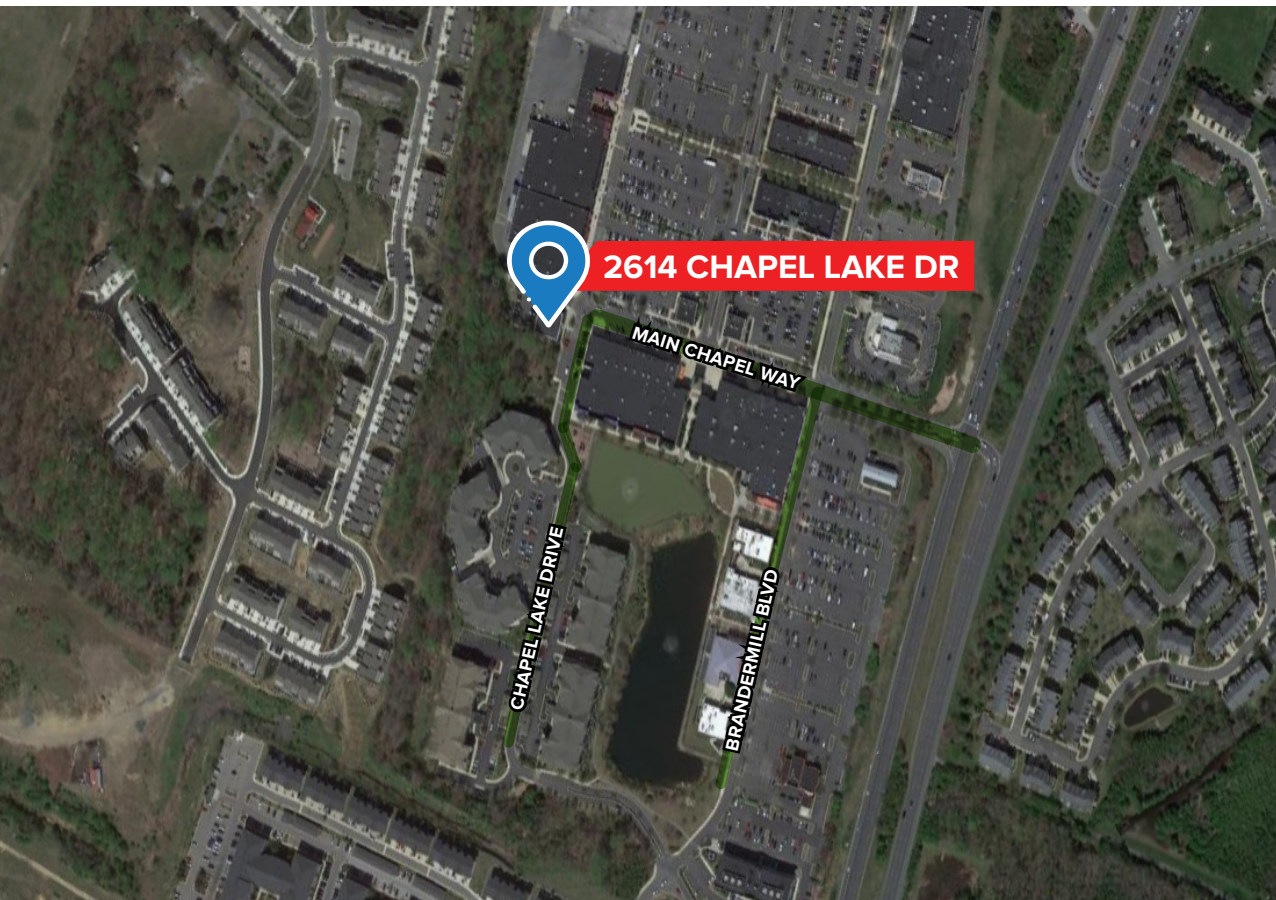
### OFFICE/ MEDICAL SPACE

**Lease Rate:** ..... \$32 SF/yr  
(Full Service)

**Property Type:** ..... Office

**Building Class:** ..... A

**Building Size:** ..... 7,300 SF

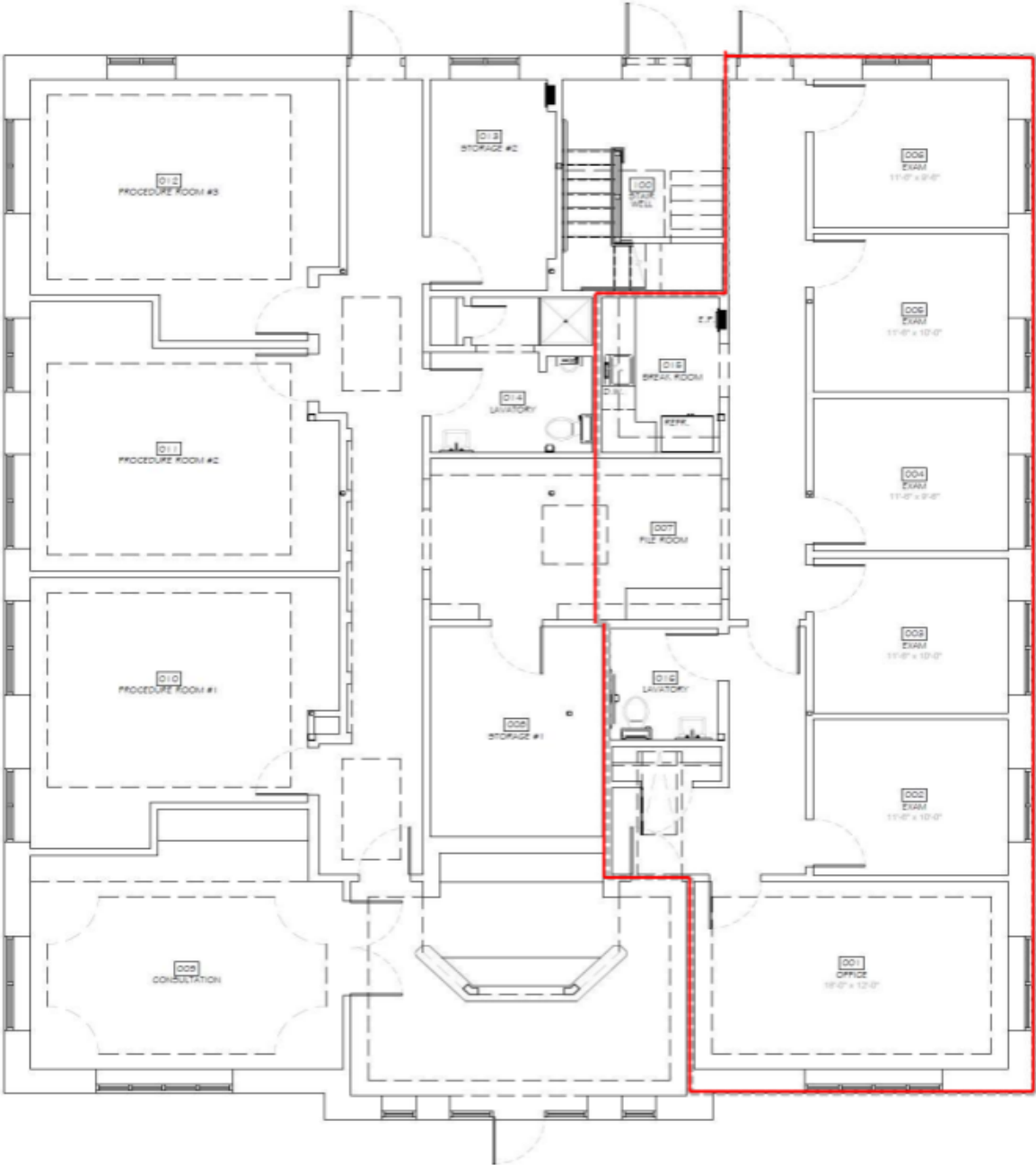




# PHOTO PAGE



# FLOOR PLAN





**SUBJECT**

**R2P**  
REHAB 2 PERFORM

Gambrills  
Psychic

THE JOINT  
chiropractic

SKIN OASIS  
DERMATOLOGY

MVS  
Podiatry  
ASSOCIATES

ATI  
PHYSICAL THERAPY

Visionworks

D4C  
DENTAL BRANDS

PANOPTIC  
EYE CARE

ExpressCare  
URGENT CARE CENTERS

PIVOT  
PHYSICAL THERAPY

LABBE FAMILY  
ORTHODONTICS

AUSLANDER DENTAL

HEARTLAND  
PHYSICIAN

HS

minute clinic

Smile Park  
DENTAL

Ingrao

EFFECTIVE  
INTEGRATIVE  
HEALTHCARE, LLC

FLEXIBLE V

American Home  
Medical

ANNAPOLIS  
pediatrics

Dr. Paul B. Perez,  
MD

Ulgen A, MD

Christina Duarte,  
DDS

Grande Family  
Chiropractic

Grande  
Chiropractic Clinic

Mindfulhealing

Total Wellness  
Chiropractic Center

Hanley Kevin F, MD

Capital  
REHAB  
WELLNESS CENTER

**HYATT**  
COMMERCIAL  
REAL ESTATE BROKER  
THE RELIABLE GROUP






# DEMOGRAPHICS



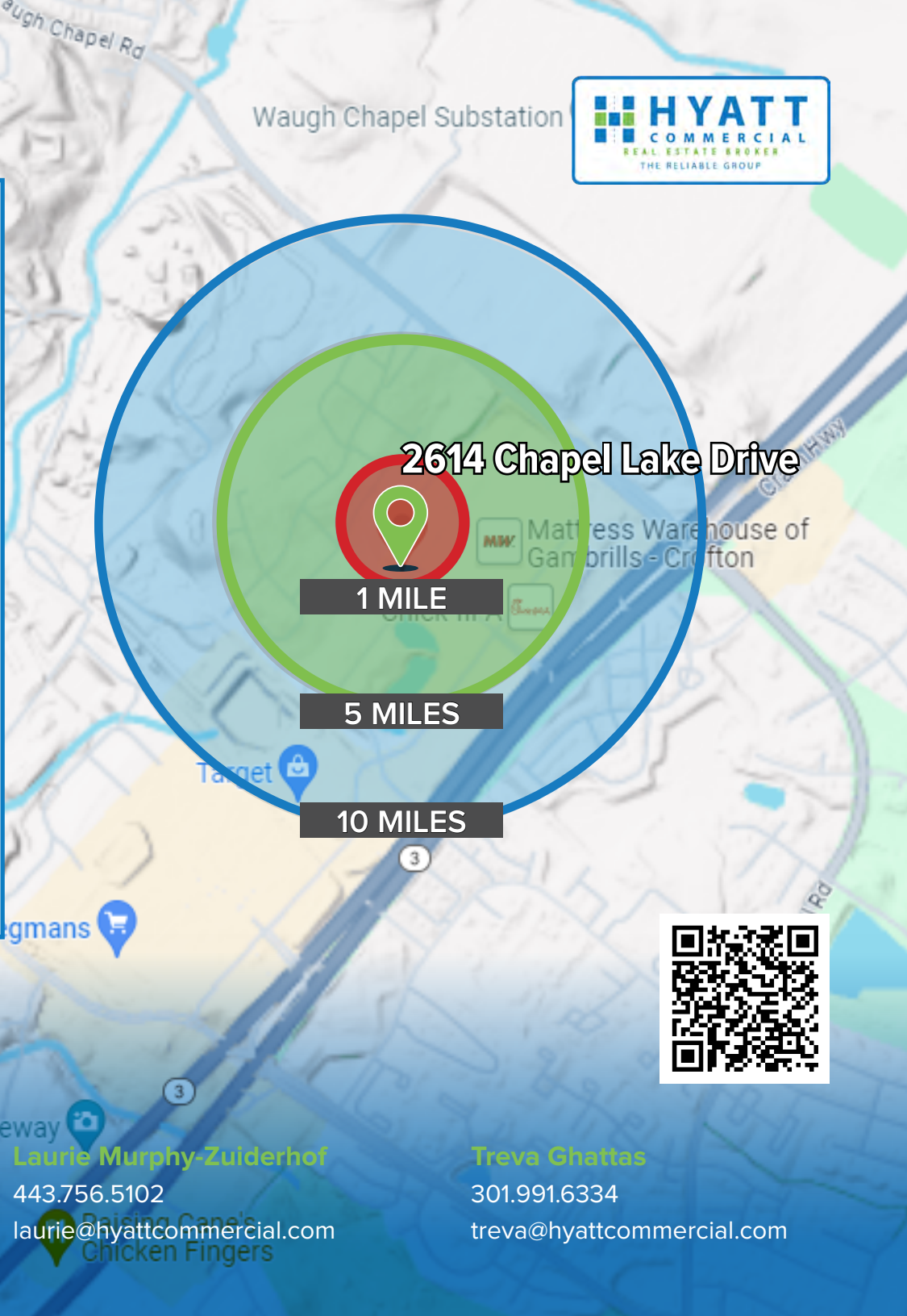
2023 SUMMARY	1 MILE	5 MILES	10 MILES
Population	9,797	99,567	522,359
Households	4,009	37,191	190,604
Families	2,374	25,242	130,357
Average Household Size	2.44	2.64	2.68
Owner Occupied Housing Units	2,966	29,013	137,442
Renter Occupied Housing Units	1,043	8,178	53,162
Median Age	37.1	39.4	39.1
Median Household Income	\$116,741	\$122,308	\$114,075
Average Household Income	\$151,992	\$168,033	\$156,004

  
**522,359**  
 Population

  
**2.68**  
 Average HH Size

  
**39.1**  
 Median Age

  
**\$114,075**  
 Median HH Income



# CONTACT

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