

7610

PENNSYLVANIA AVE.

FORESTVILLE, MD 20747



OFFICE & MEDICAL SPACE FOR LEASE

1,200 SF OF AVAILABLE SPACE

HIGHLIGHTS

- Space available in strategically located office building
- 69 parking spaces available [parking ratio of 3.01/1,000 SF]
- 7 rooms, 3 private offices, reception area and staff room
- Located half a mile from I-495
- Minutes from restaurants and shops
 - + Penn Mar Shopping center
 - + Forestville Plaza Shopping Center
 - + Centre at Forestville Mall
- 10 miles from Downtown Washington D.C.



301-337-4700

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A Reputation for Results

AVAILABLE SPACE

UNIT **#307** SQUARE FOOTAGE **1,200** RATE **\$22.00/FS**



LOCATION MAP

7610 PENNSYLVANIA AVE.

63,321 Average Daily Traffic

61,697 Average Daily Traffic

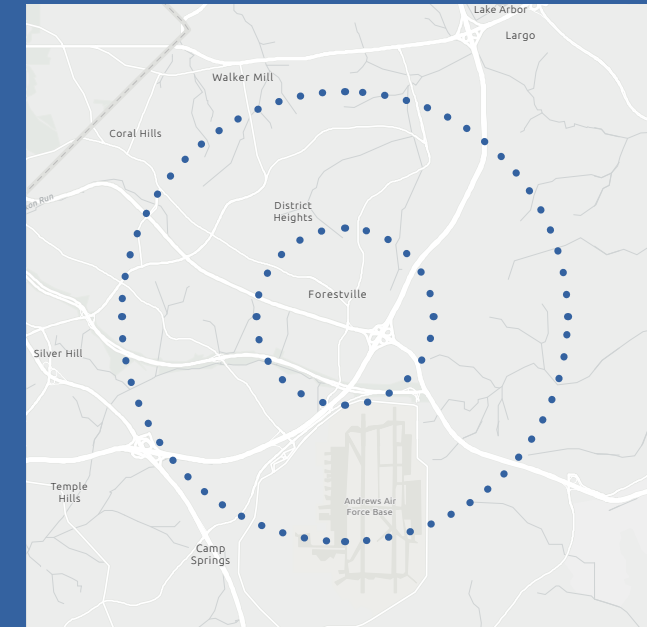
Forestville Plaza Shopping Center

- ExxonMobil
- myeyeDr.
- ROYAL FARMS
- FORMAN MILLS
- MARLO
- Public Storage
- NAPA
- Save a lot food stores
- Price Busters
- metro by T-Mobile
- PAPA JOHNS
- Turning Naturally
- ROSES
- Educational Systems Federal Credit Union
- ups
- rexel

495

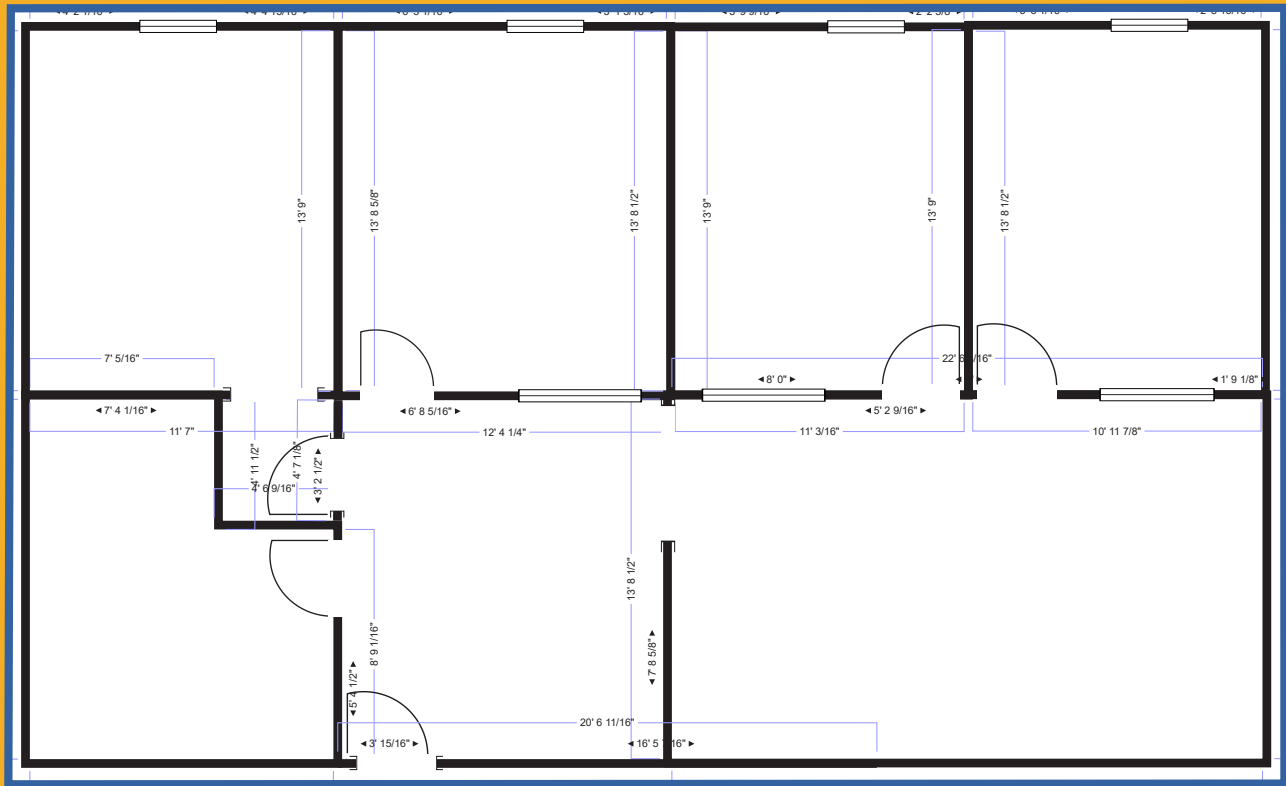
- 5 miles from Andrews Air Force Base
- 6 miles from Branch Avenue Station
- 10 miles from Downtown Washington D.C.
- 8.9 miles from Union Station Commuter Rail

DEMOGRAPHICS



1 Mile	3 Miles
POPULATION 10,796	POPULATION 84,686
MEDIAN HH INCOME \$65,181	MEDIAN HH INCOME \$70,388

FLOOR PLAN



Suite 307

1,200 SF

For Leasing Opportunities:

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