

# FOR SALE

2904 BACK ACRE CIRCLE

Mount Airy, MD 21771



## PROPERTY DESCRIPTION

Introducing an exceptional investment opportunity in Twin Arch Business Park. 2904 Back Acre Circle is a well-maintained 15,866 SF building, 8 units and boasting 100% occupancy. Built in 2003, this property is ideally suited for industrial and office showroom use, located in a prime industrial zone. With a track record of full occupancy, this turnkey investment offers stability and strong rental income. Don't miss the chance to own a desirable asset in a thriving market, perfectly positioned for industrial and office showroom investors seeking a reliable and lucrative opportunity.

## PROPERTY HIGHLIGHTS

- Turnkey Investment Property
- 100% Leased
- Superior Craftsmanship
- Solar Panel Energy Savings
- Excellent Commuter Access to Rt27 & I70

## OFFERING SUMMARY

Sale Price:	\$3,500,000
Number of Units:	8
Lot Size:	1.49 Acres
Building Size:	15,866 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	126	340	1,437
Total Population	375	1,050	4,208
Average HH Income	\$142,170	\$162,896	\$169,326

### Jody Bell

Commercial Real Estate Broker  
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Jody@BishopBellProperties.com



COLDWELL BANKER  
COMMERCIAL REALTY

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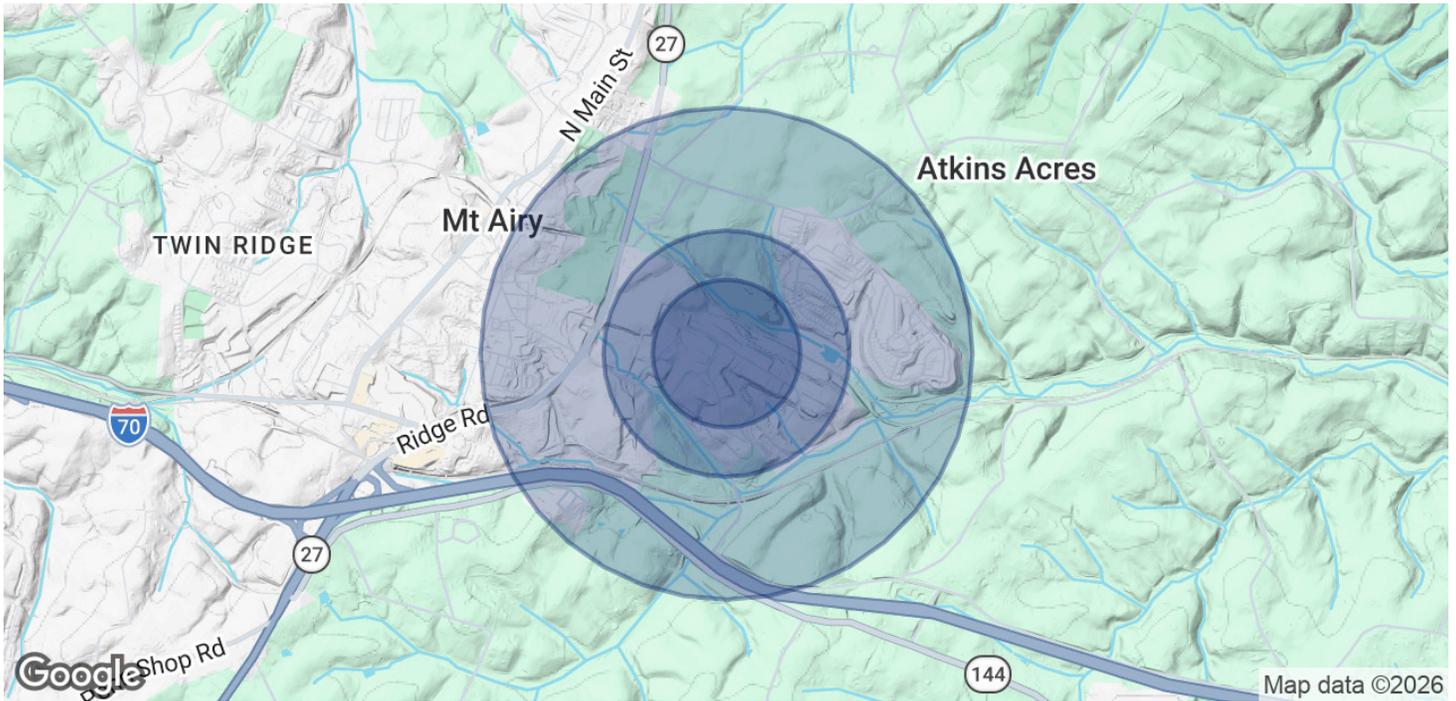


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	375	1,050	4,208
Average Age	37	37	40
Average Age (Male)	35	36	39
Average Age (Female)	38	38	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	126	340	1,437
# of Persons per HH	3	3.1	2.9
Average HH Income	\$142,170	\$162,896	\$169,326
Average House Value	\$399,512	\$470,755	\$530,309

Demographics data derived from AlphaMap

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