

8740 Cherry Ln # 21 Laurel, MD 20707

**OFFERING SUMMARY**

|                |            |
|----------------|------------|
| Available SF:  | 1,326 SF   |
| Asking Rent    | \$17 MG    |
| Term           | Negotiable |
| Lot Size:      | 0.12 Acres |
| Year Built:    | 1990       |
| Building Size: | 1,800 SF   |
| Zoning:        | I1         |

**PROPERTY OVERVIEW**

This flexible industrial space offers a variety of potential uses, with easy drive-in access and a convenient roll-up door. The space is fully built out, allowing for immediate occupancy with customizable layouts to fit your needs. It includes designated parking for employees and clients. Perfect for businesses seeking a versatile, well-equipped space in a prime location.

**PROPERTY HIGHLIGHTS**

- Easy Access to major highways
- 1 Drive in bay
- Assigned parking
- Flexible uses
- 2 built out labs
- 17 foot ceilings

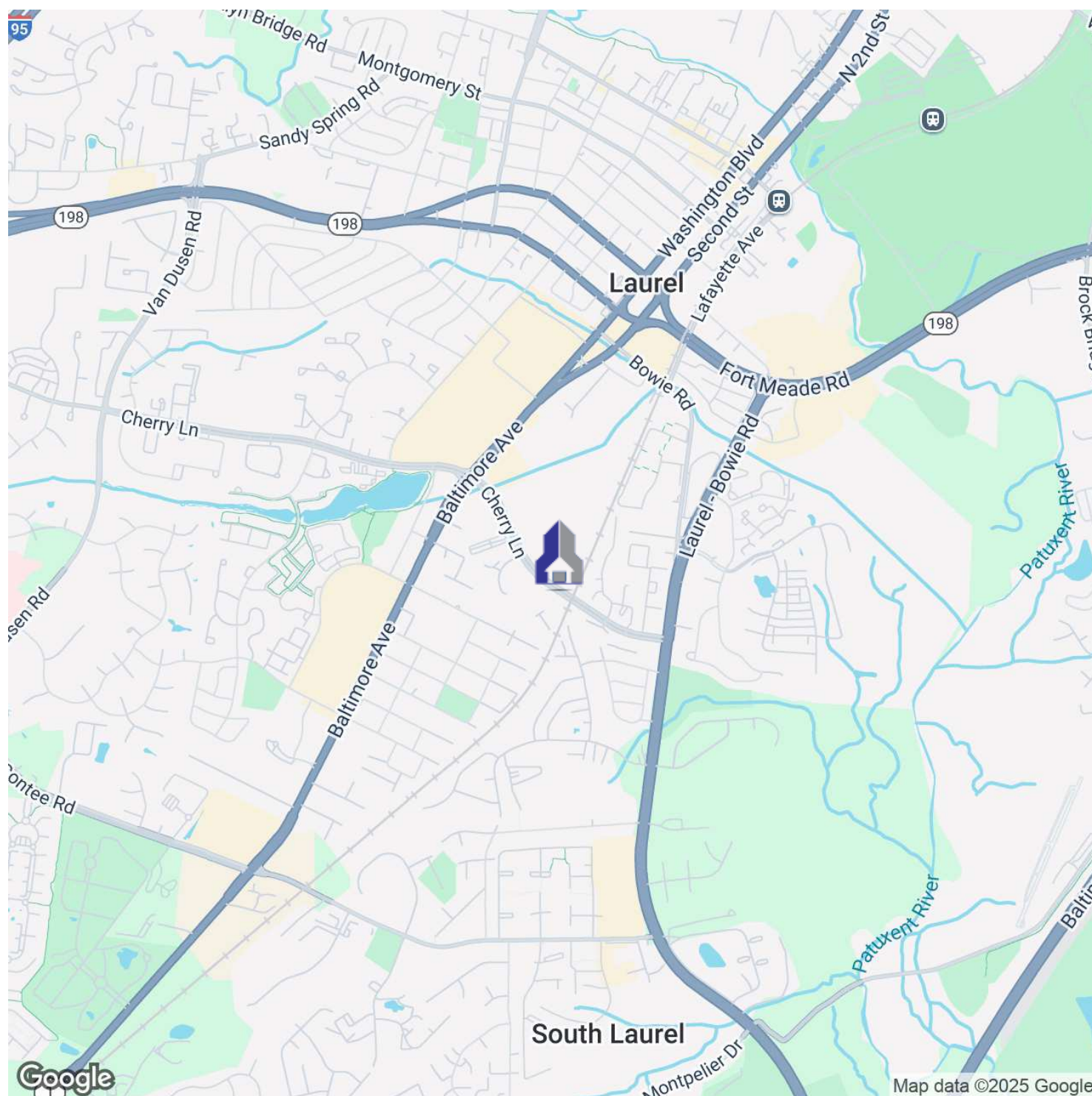
CapStar Commercial Realty  
 O: 301.738.7777  
 438 N. Frederick Avenue, #450  
 Gaithersburg, MD 20877

**Ben Marks**  
 C:240-234-1161  
 bmarks@capstarco.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Floor plans, site plans and other graphic representations of this property have been reduced and reproduced, and are not necessarily to scale. All information should be verified prior to purchase or lease.

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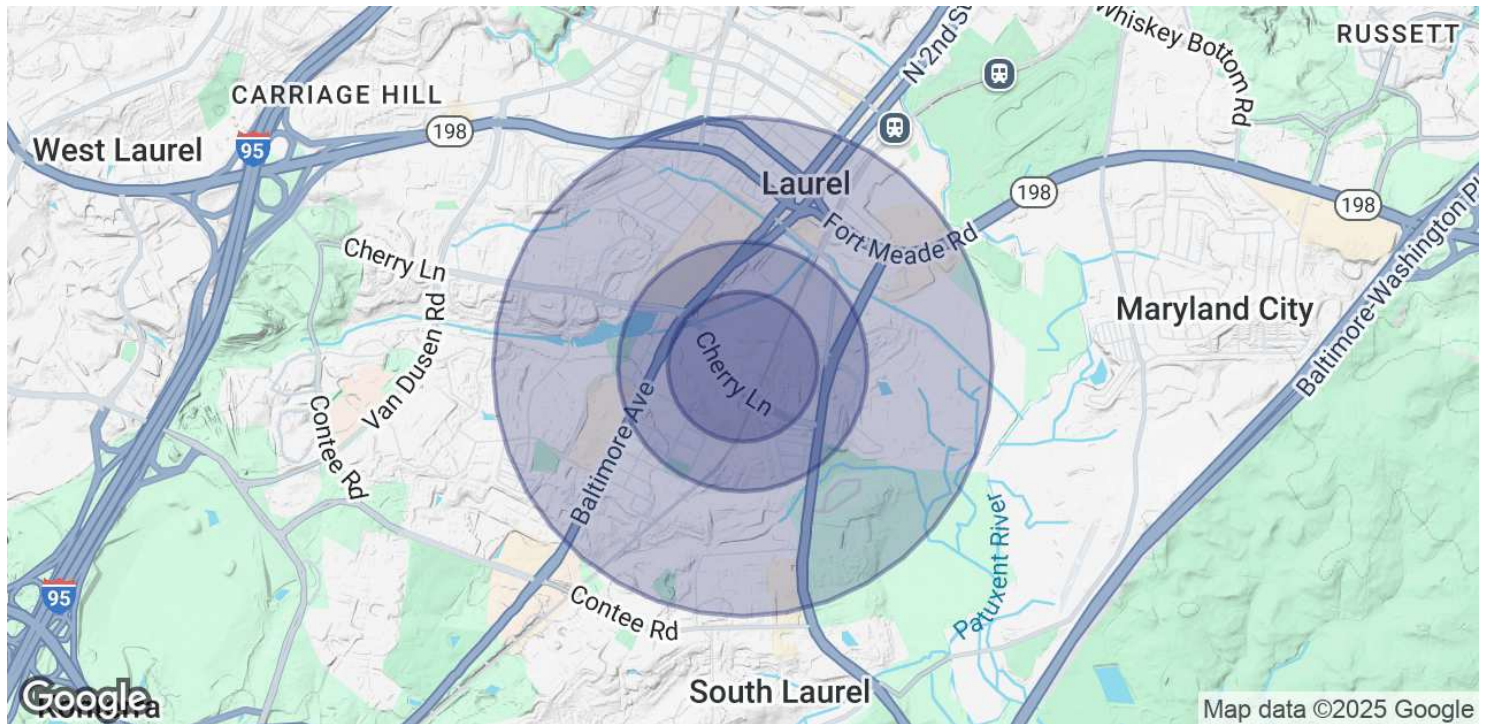
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| POPULATION           | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| Total Population     | 852       | 6,231     | 22,411 |
| Average Age          | 35        | 35        | 37     |
| Average Age (Male)   | 33        | 34        | 35     |
| Average Age (Female) | 36        | 37        | 38     |

| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE    |
|---------------------|-----------|-----------|-----------|
| Total Households    | 297       | 2,418     | 8,898     |
| # of Persons per HH | 2.9       | 2.6       | 2.5       |
| Average HH Income   | \$74,672  | \$79,255  | \$98,859  |
| Average House Value | \$353,559 | \$367,171 | \$460,043 |

*Demographics data derived from AlphaMap*

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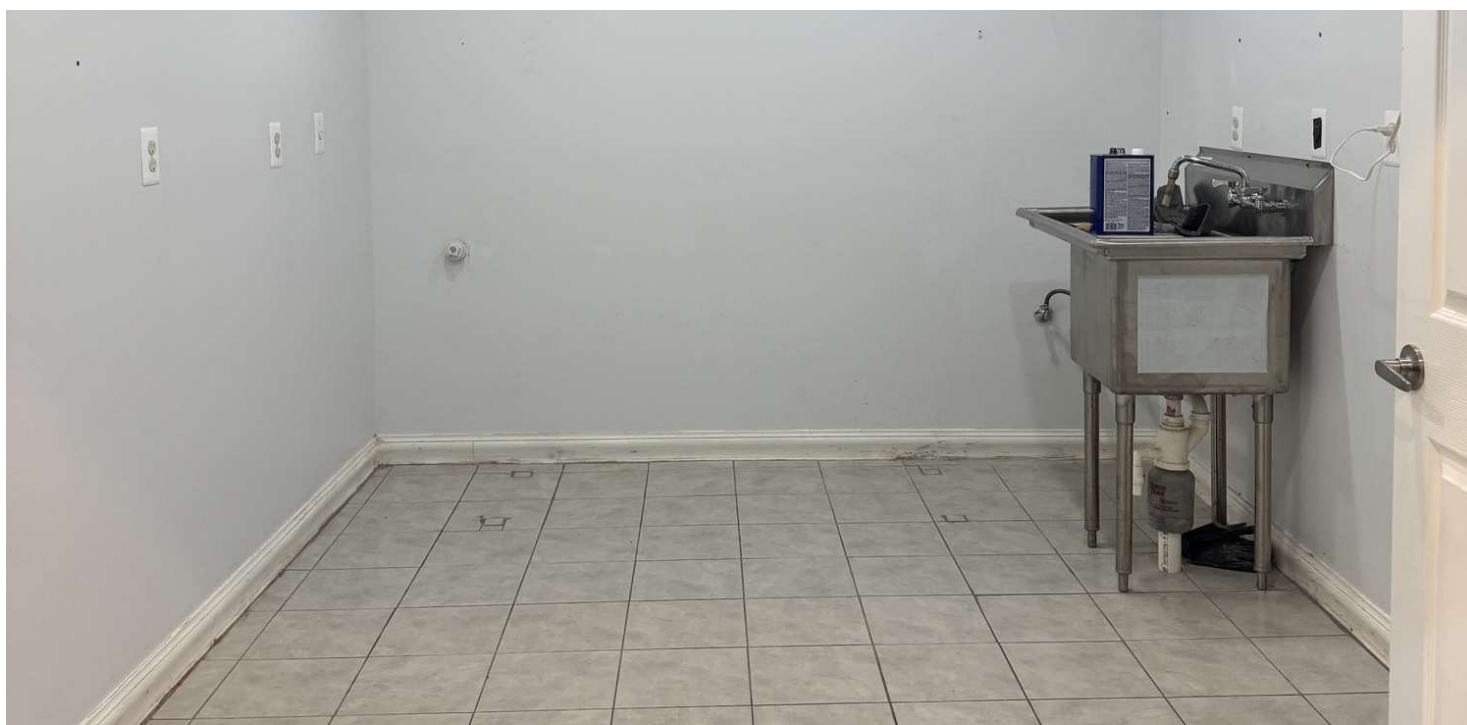
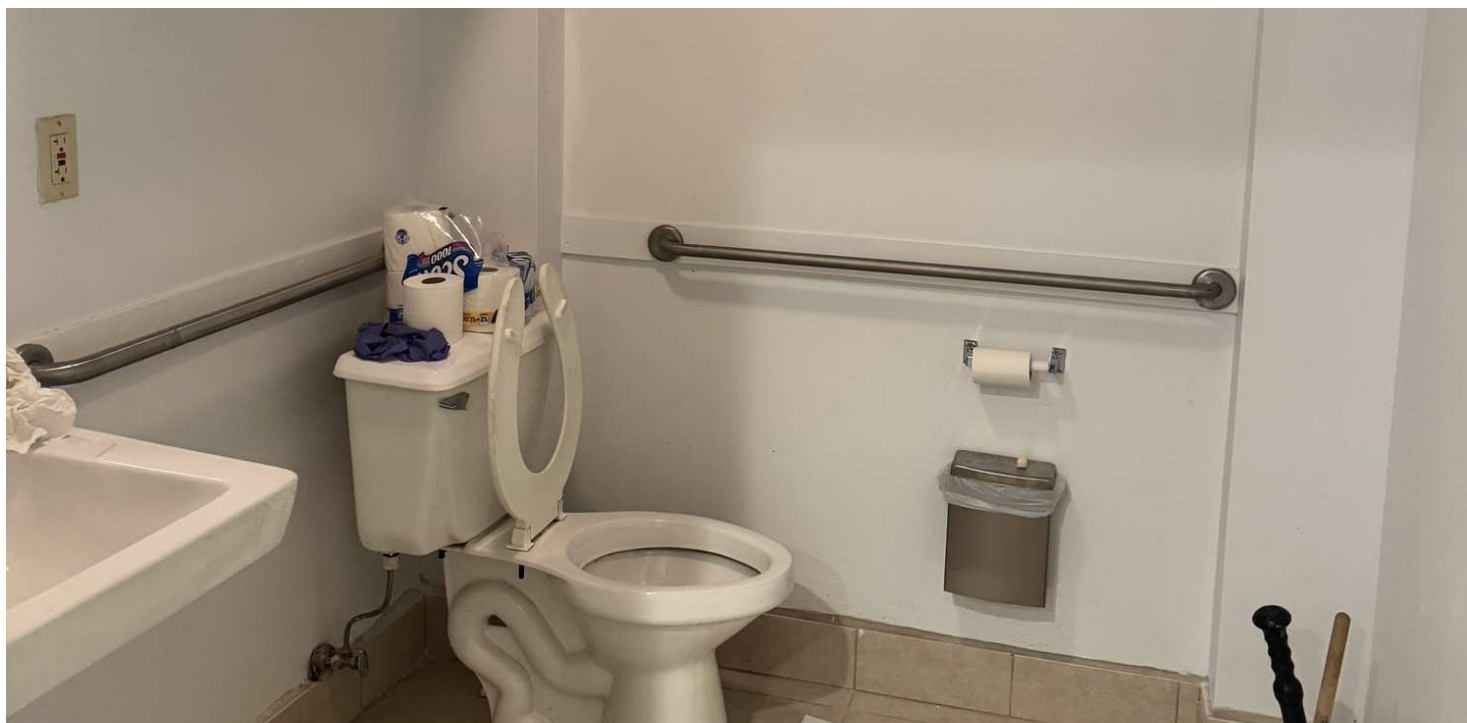
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