

Owner-User Medical Office Opportunity

9510 Lanham Severn Rd | Lanham,
Maryland | 1,836 SF

Executive Summary

- Opportunity for a medical or professional practice to own their operating facility
- High visibility corridor along Lanham Severn Road
- Located in Prince George's County healthcare corridor
- Ideal for owner-user medical, dental, or professional services



Property Overview

Attribute	Details
Address	9510 Lanham Severn Rd
Building Size	1,836 SF
Property Type	Medical / Professional Office
Zoning	NAC – Neighborhood Activity Center
County	Prince George's County
Use	Owner-User Medical Office
Previous Purchase Price	\$230,000 <i>* Oct 7, 1998</i>

Property is a well-established medical office currently home to Seabrook Family Dental. It offers a unique mix of visibility and specialized infrastructure, but its older construction and specific zoning present certain trade-offs.

Property Pros & Cons

Advantages

- **Turnkey Medical Infrastructure:** As an active dental practice, the building already features **specialized plumbing, electrical, and clinical layouts**. This significantly reduces "fit-out" costs for a medical or dental buyer
- **High Visibility & Accessibility:** Property benefits from high daily traffic counts and excellent street presence. It is less than 1.5 miles from **Luminis Health Doctors Community Medical Center**, making it ideal for physician referrals
- **Stand-Alone Ownership:** Unlike medical office condos, this is a **freestanding building on its own 9,237 SF lot**. This grants the owner full control over the exterior, signage, and maintenance without restrictive condo association fees or rules
- **Strong Community Reputation:** The current practice has a **4.9/5 star rating** on Google, suggesting the location is well-known and trusted by the local patient base, which can translate to high "goodwill" for a new practitioner.

Disadvantages

- **Aging Structure:** Built in **1959**, the building may require higher ongoing maintenance or modernization of its core systems (HVAC, roof, or foundation).
- **Limited Expansion Potential:** With a building size of **~1,836 SF** on a **0.21-acre lot**, there is minimal room for physical expansion. This may limit growth for a multi-practitioner group that needs more than 3–4 exam rooms.
- **Parking Constraints:** While it has dedicated parking, the ratio may be tighter than modern medical parks. Large medical practices typically require 5 spaces per 1,000 SF; at **~1,800 SF**, any more than 9 patients/staff members at once could strain the lot
- **Residential Proximity:** Being bordered by **R-80 (Residential)** zones means any major redevelopment or change in use would likely face strict scrutiny regarding noise, lighting, and traffic from the surrounding neighbors.

Location Overview

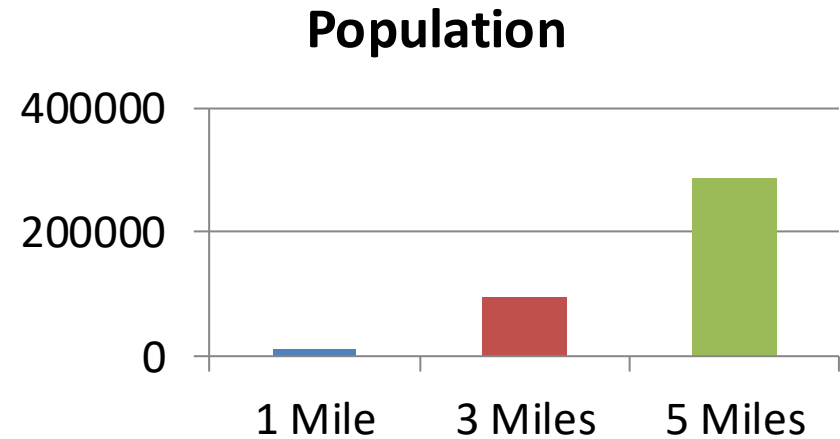
- Located within the Washington DC metropolitan region
- Access to I-495 Capital Beltway and Baltimore-Washington Parkway
- Serves communities including Greenbelt, Bowie, and College Park

Trade Area Data

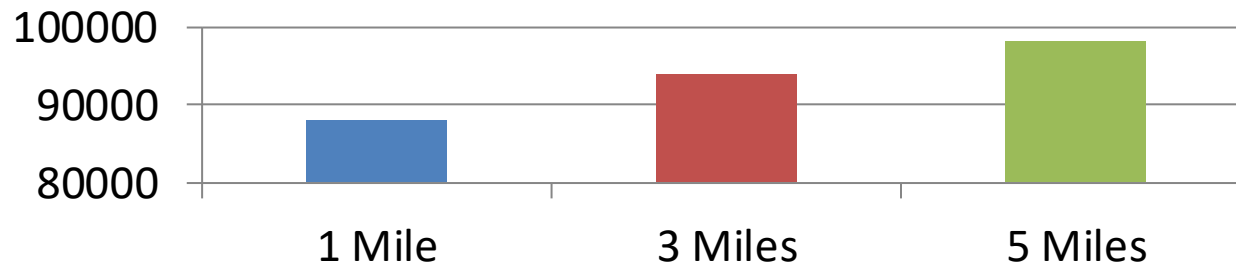
Traffic Count

Road	Vehicles per Day
Lanham Severn Rd	22,000
MD Route 450	35,000
Greenbelt Rd	40,000

Population Within Trade Area



Median Income



Office Comparative Analysis

	Property	Size	Price	Price/SF
	7399 Hanover Pky, Greenbelt, MD	1,890 SF	\$850,000	~\$449/SF
	8444 Ardwick Ardmore Rd, Hyattsville, MD	1,499 SF	\$515,000 <i>*sold Apr 8, 2025</i>	~\$344/SF
	10210 Greenbelt Rd, Lanham	1,412 SF	\$300,000	~\$212/SF

Medical office properties in PGC generally range between **\$210-\$450 per square foot depending on location, tenant quality, and building condition.**

Pricing Strategy

Price/SF	Estimated Value
Conservative: \$225-\$300/SF	\$413,100 - \$550,800
Market: \$325-\$400/SF	\$596,700 - \$734,400
Premium: \$425-\$450/SF	\$780,000 - \$826,200

Owner-User CAP Rates: 6.5-7.5%

Target Buyer Profiles

- Family medicine or urgent care
- Dental or orthodontic practices
- Behavioral health clinics
- Professional offices such as legal or accounting

Marketing Strategy

Own your practice location and build equity instead of paying rent

- **Target Audience**

- Primary Targets: Medical Providers & Dental Operators
 - Urgent care, Family medicine, Behavioral health clinics
- Secondary Targets: Professional Office users
 - Accounting Firms, Legal Practices & Insurance Agencies

- **Listing Services**

- Loopnet & MLS

- **Direct Outreach Service**

- Create a target list of practices within: Lanham, Bowie, Greenbelt, Hyattsville, College Park
- Send: Property brochure, Email introduction, invitation to tour

- **Social Media Strategy**

- Facebook, LinkedIn, Instagram
- Messaging: Own Your Medical Office, Build Equity, Affordable Entry Price

Contact Information

- Listing Agent
- Phone
- Email

Owner-User Advantages

- Build equity instead of paying rent
- Stabilize long-term occupancy costs
- Control renovations and operational layout
- Potential tax advantages through depreciation