

CONDO FOR SALE OR LEASE

TURNKEY FLEX/INDUSTRIAL SPACE WITH SHOWROOM

► **Sale \$1,500,000**

► **5,482 SF**

DRIVE UP DOOR

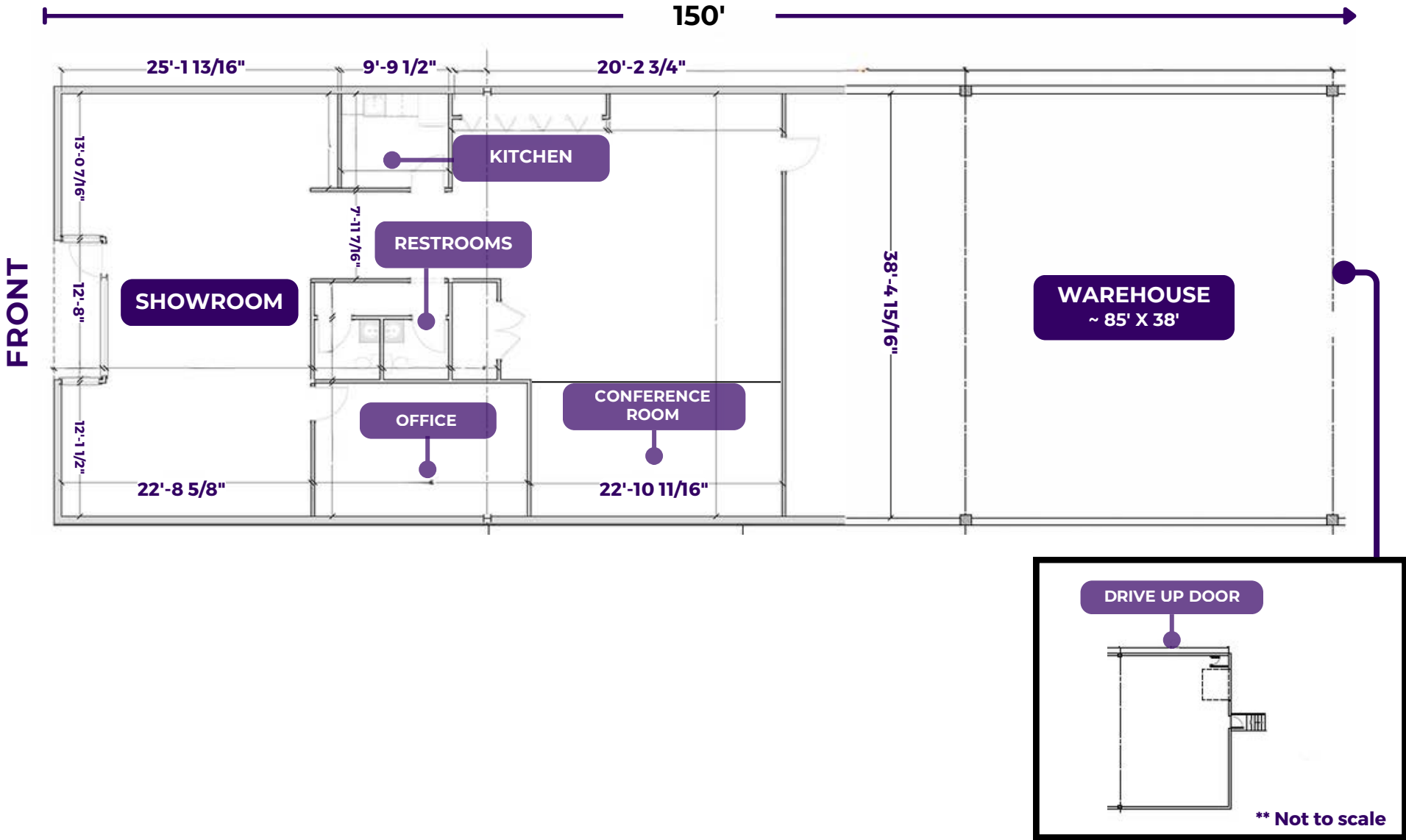
YOUR SIGN HERE

8280

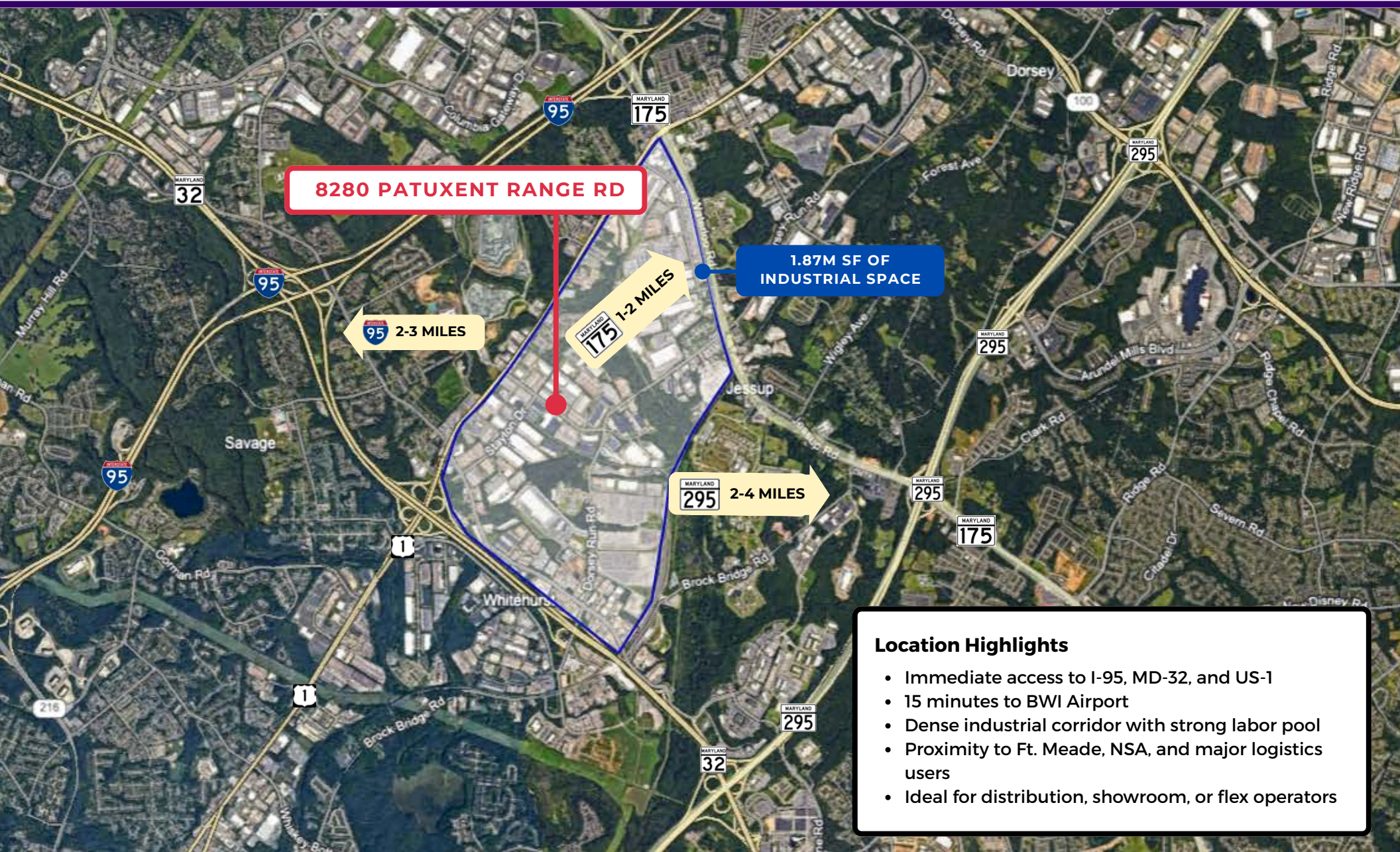


GOOGLE MAP VIEW

FLOOR PLAN



MARKET AERIAL



Location Highlights

- Immediate access to I-95, MD-32, and US-1
- 15 minutes to BWI Airport
- Dense industrial corridor with strong labor pool
- Proximity to Ft. Meade, NSA, and major logistics users
- Ideal for distribution, showroom, or flex operators

INTERIOR PHOTOS

SHOWROOM (FRONT)



WAREHOUSE (BACK)



DEMOGRAPHICS



Demographics

**8280 Patuxent Range Road
Jessup, MD 20794**

KEY FACTS

65,893

Population

36.0

Median Age

2.6

Average Household Size

\$126,169

Median Household Income



22,661

2025 Total Households



No High School Diploma



20%

High School Graduate



20%

Some College



54%

Bachelor's/Grad/Prof Degree

BUSINESS



3,388

Total Businesses



61,945

Total Employees



82,180

2023 Total Daytime Population (Esri)

INCOME



\$126,169

Median Household Income



\$52,551

Per Capita Income



\$318,009

Median Net Worth

This infographic contains data provided by Esri, Esri-Data Axle. The vintage of the data is 2025, 2030.

SITE