

# FOR LEASE

3179 BRAVERTON ST EDGEWATER, MD 21037



Professional  
Office Building

Judith Neighoff

410.260.6545

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## HIGHLIGHTS

- Turn Key Space ready for Occupancy
- Abundant natural light throughout
- Substantial surface parking
- Walking distance to countless local amenities
- Recent roof replacement
- Public water/sewer

## OFFERING



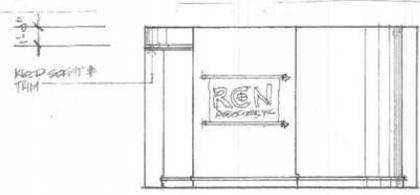
# FOR LEASE

## OFFICE SPACE

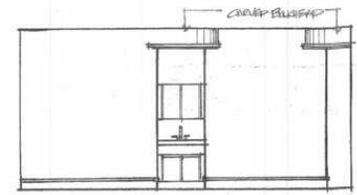
Building Size 13,348 SF

SPACES	SPACE SIZE	RATES
Suite 102	3,130 SF	\$20.00 SF/yr
Suite 202	1,496 SF	\$18.00 SF/yr

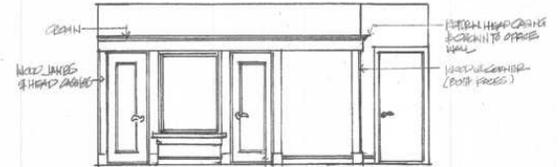




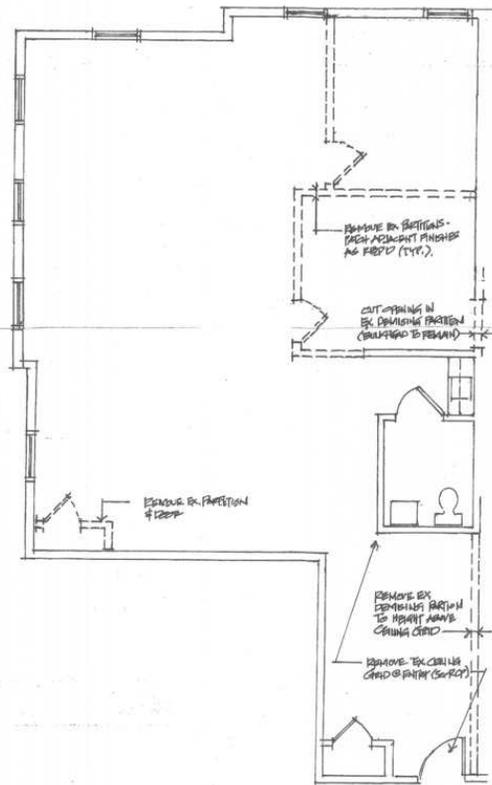
ELEVATION WALL  
1/4" = 1'-0"



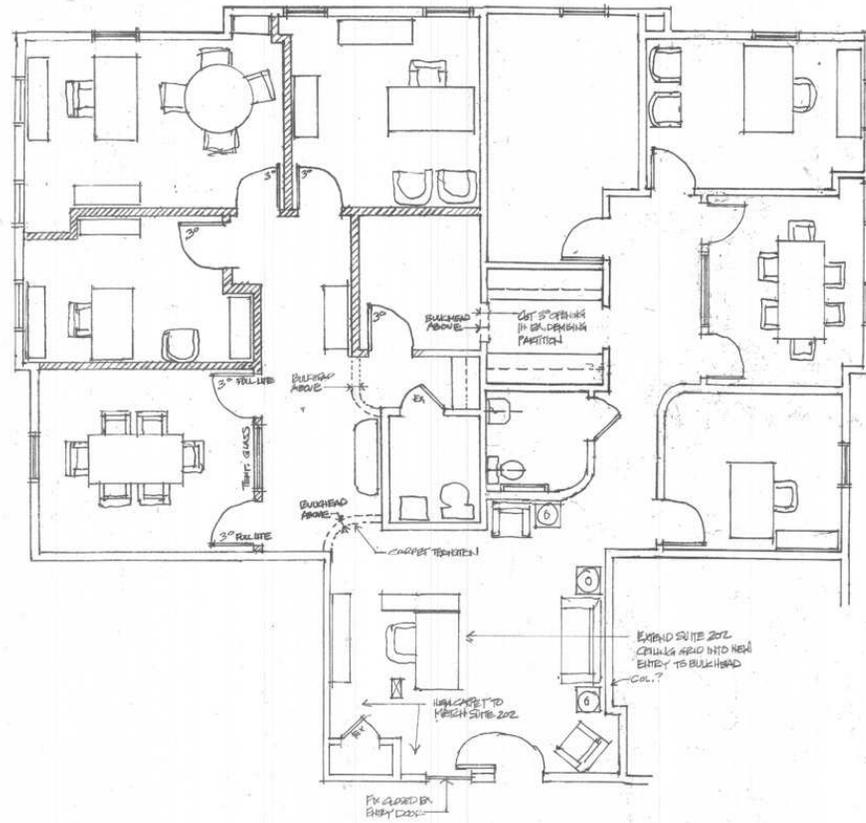
REVENUE/EXIT RM. WALL  
1/4" = 1'-0"



CONFERENCE ROOM WALL  
1/4" = 1'-0"



DEMOLITION PLAN  
1/4" = 1'-0"



SUGGEST BUILD-OUT PLAN  
1/4" = 1'-0"

BHEET	1	2
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PROJECT	SUGGESTIONS FOR BUILD-OUT
DATE	1/15
DRAWN	REVISIONS
CLIENT	Mr. & Mrs. Robert NITZBERGER
ARCHITECT	Thomas D. Davics, Jr. 15 College Avenue Annapolis, MD 21401



EXISTING OFFICE LAYOUT  
SCALE 1/4"=1'0"

**BUILDER INFORMATION**  
**CREATIVE SPACES REMODELING INC.**  
1229 LINTON LANE  
SHADY SIDE, MD 20764

**OWNER INFORMATION**

**CREATIVE SPACES OFFICE**

DATE PRINTED:  
1/9/2017  
REVISION:

SCALE:  
1/4"=1'0"  
UNLESS NOTATED

SHEET:  
**A1**

# RETAILER MAP



BLACK MARKET BAKERS  
Coopers TAVERN  
Always ICE CREAM  
ALL AMERICAN STEAKHOUSE

South River High School

weis markets  
TSC TRACTOR SUPPLY CO.

the Greene Turtle.

URBURGER

McDonald's

EXXON

SUBJECT

Pizza Hut

Chick-fil-A

SOLOMONS ISLAND RD

# DEMOGRAPHICS



## 2023 SUMMARY

	1 MILE	3 MILES	5 MILES
Population	5,126	26,467	69,015
Households	2,006	10,440	27,494
Average Household Size	2.6	2.5	2.5
Average Age	41.8	41.9	42.3
Average Household Income	\$113,322	\$116,331	\$110,800



69,015

Population



2.5

Average HH Size



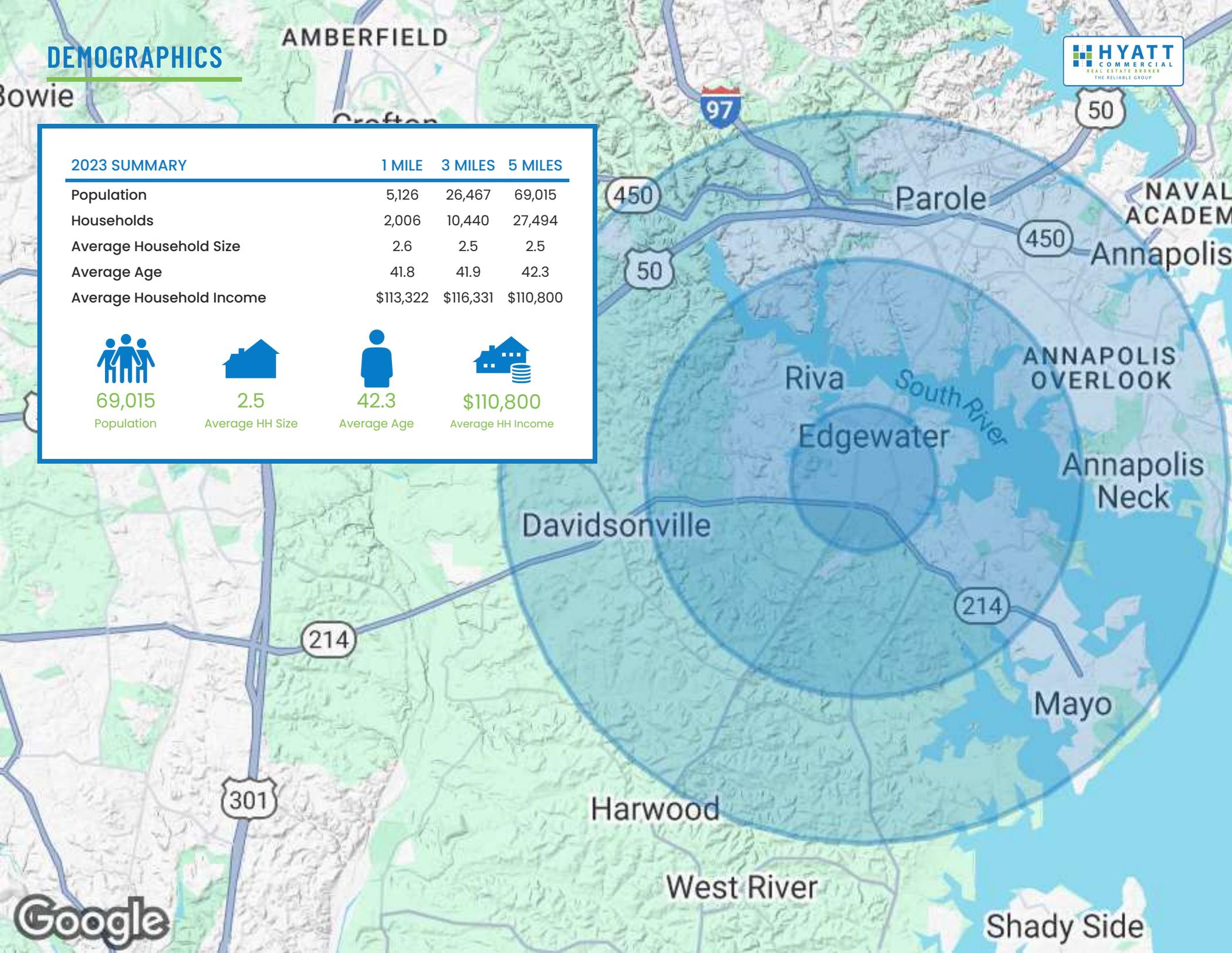
42.3

Average Age



\$110,800

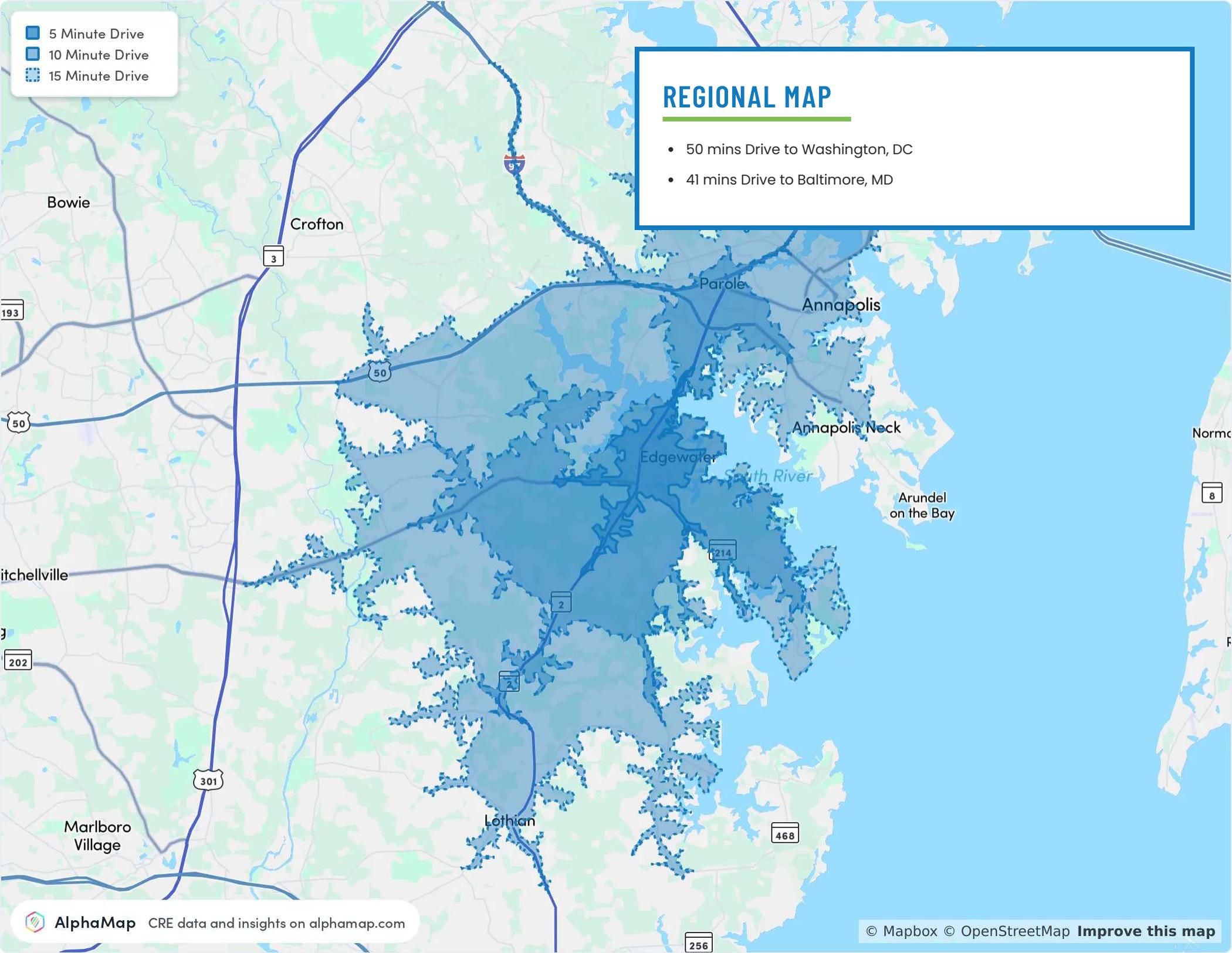
Average HH Income



- 5 Minute Drive
- 10 Minute Drive
- 15 Minute Drive

### REGIONAL MAP

- 50 mins Drive to Washington, DC
- 41 mins Drive to Baltimore, MD





# CONTACT

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