

OFFICE BUILDING FOR SALE

8 Brookes Ave, Gaithersburg,
MD 20877



OVERVIEW

Located by the heavily trafficked N Frederick Rd in Gaithersburg, Maryland, this office building site offers exceptional visibility and access to Route 355.

Zoned as RB. The 0.39 acre lot has a potential to be redeveloped as medium density residential units, while remaining income-generating with an 85% lease rate.

BUILDING SIZE

4952 sq. ft.

22 Parking Space Available

INVESTMENT TYPE

Owner-use or

Investment

GROSS LEASABLE AREA

3,300sq. ft.

12 Units

COUNTY

Montgomery

8 Brookes Ave, Gaithersburg,
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CONTACT US

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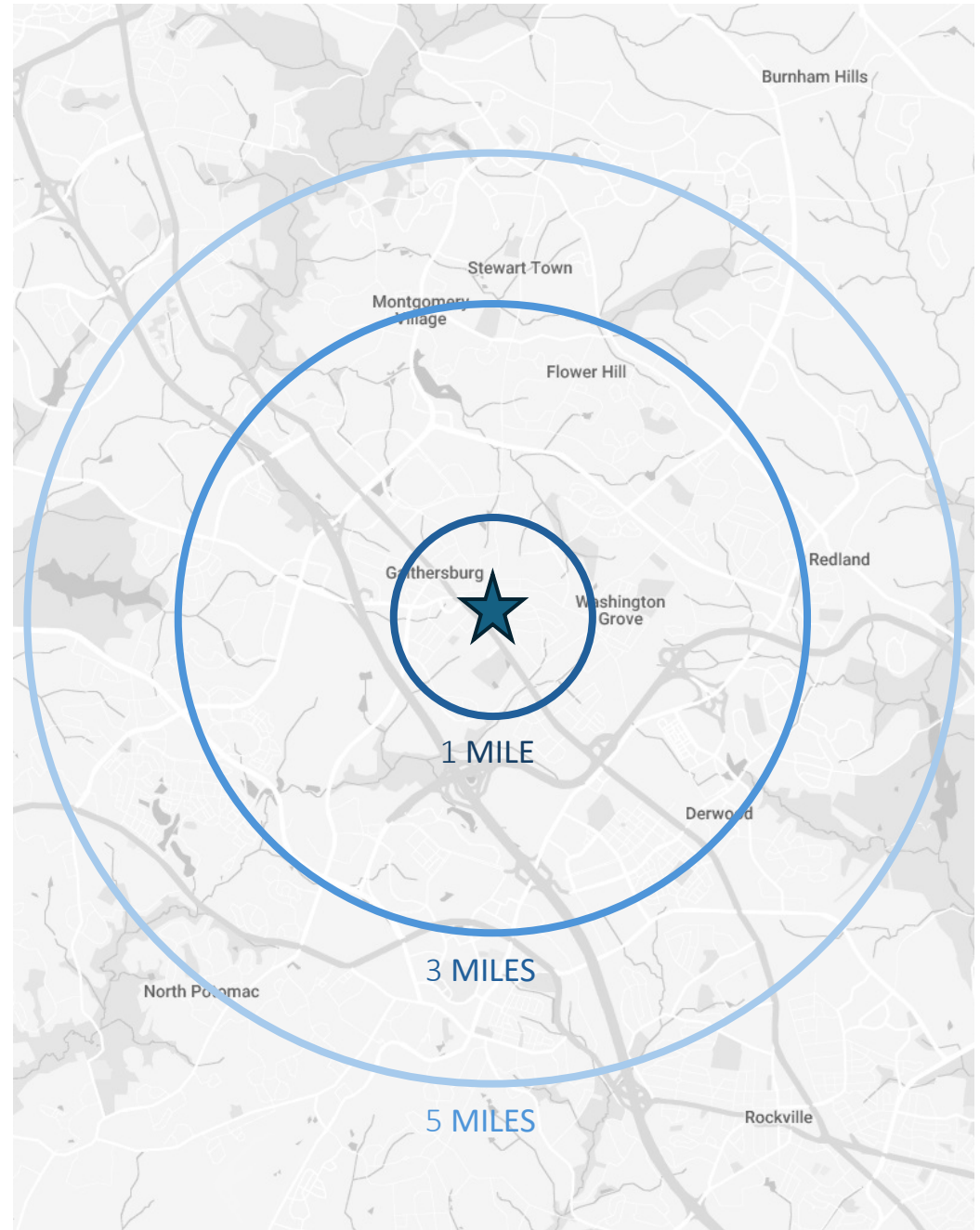
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DEMOGRAPHICS

| Radius | 1 Mile | 2 Miles | 5 Miles |
|---------------|----------|-----------|-----------|
| AVE HH Income | \$84,955 | \$120,432 | \$132,345 |
| Median Age | 39.20 | 39.20 | 39.50 |
| Households | 9,559 | 54,325 | 102,062 |
| Population | 26,466 | 149,683 | 287,384 |



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