

FOR SALE / LEASE

125 STOAKLEY RD, PRINCE FREDERICK, MD 20678



Just Delivered Medical Office Building
For Sale/Lease

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HIGHLIGHTS

- Across the street from Calvert Health Medical Center
- Walking distance to several medical offices, pharmacies, and Market Square Shopping Center
- Rare option to purchase medical office condo
- First and Second floor direct entrances
- Class A medical office building with beautiful window lines
- Lease suites range from 2000-7500 RSF
- Delivered in a warm lit shell



OFFERING



FOR SALE / LEASE MEDICAL OFFICE CONDO

Building Size 21,532 SF

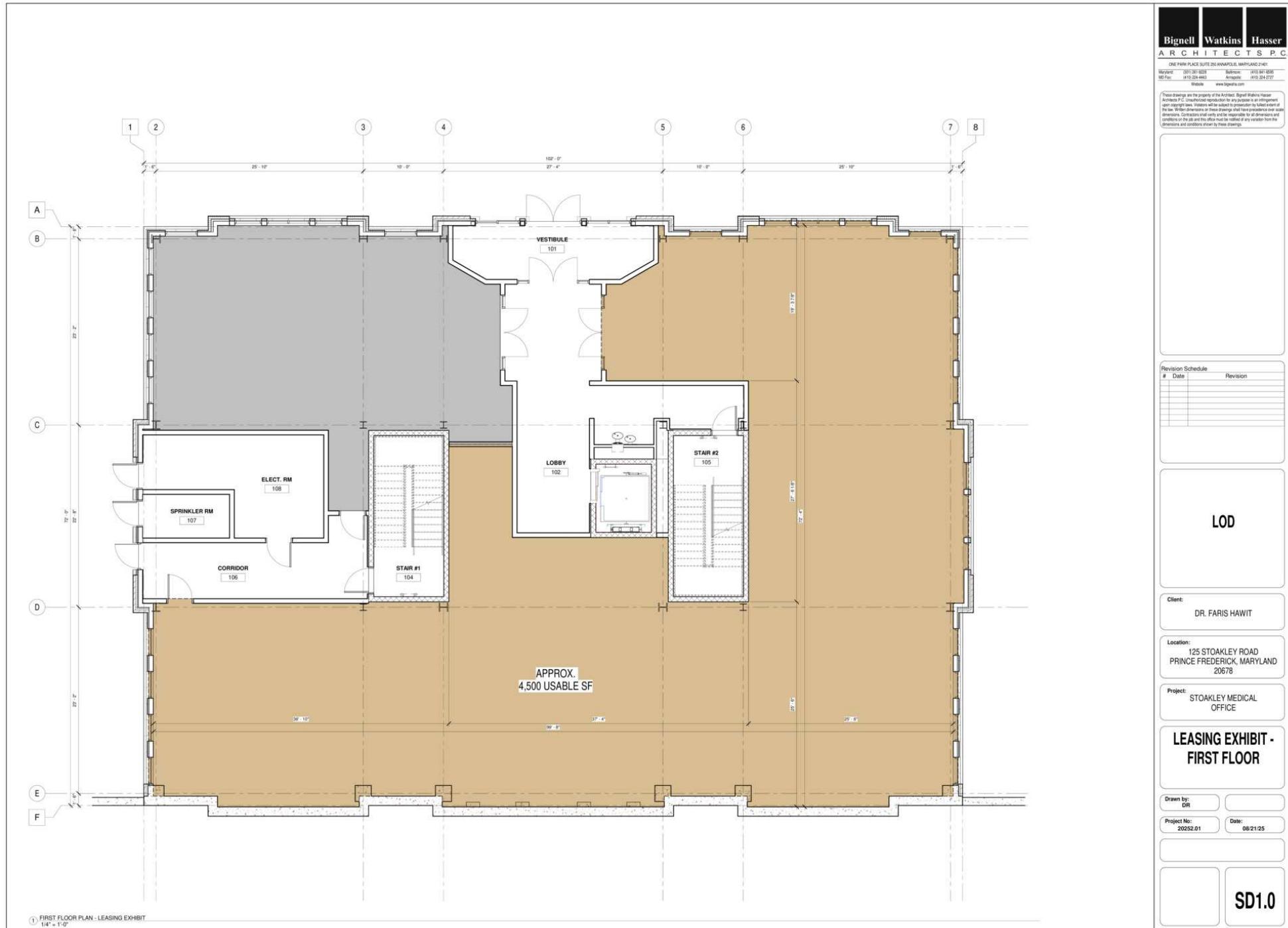
Price Subject To Offer / Negotiable

Parking Ample parking with 89 parking spaces

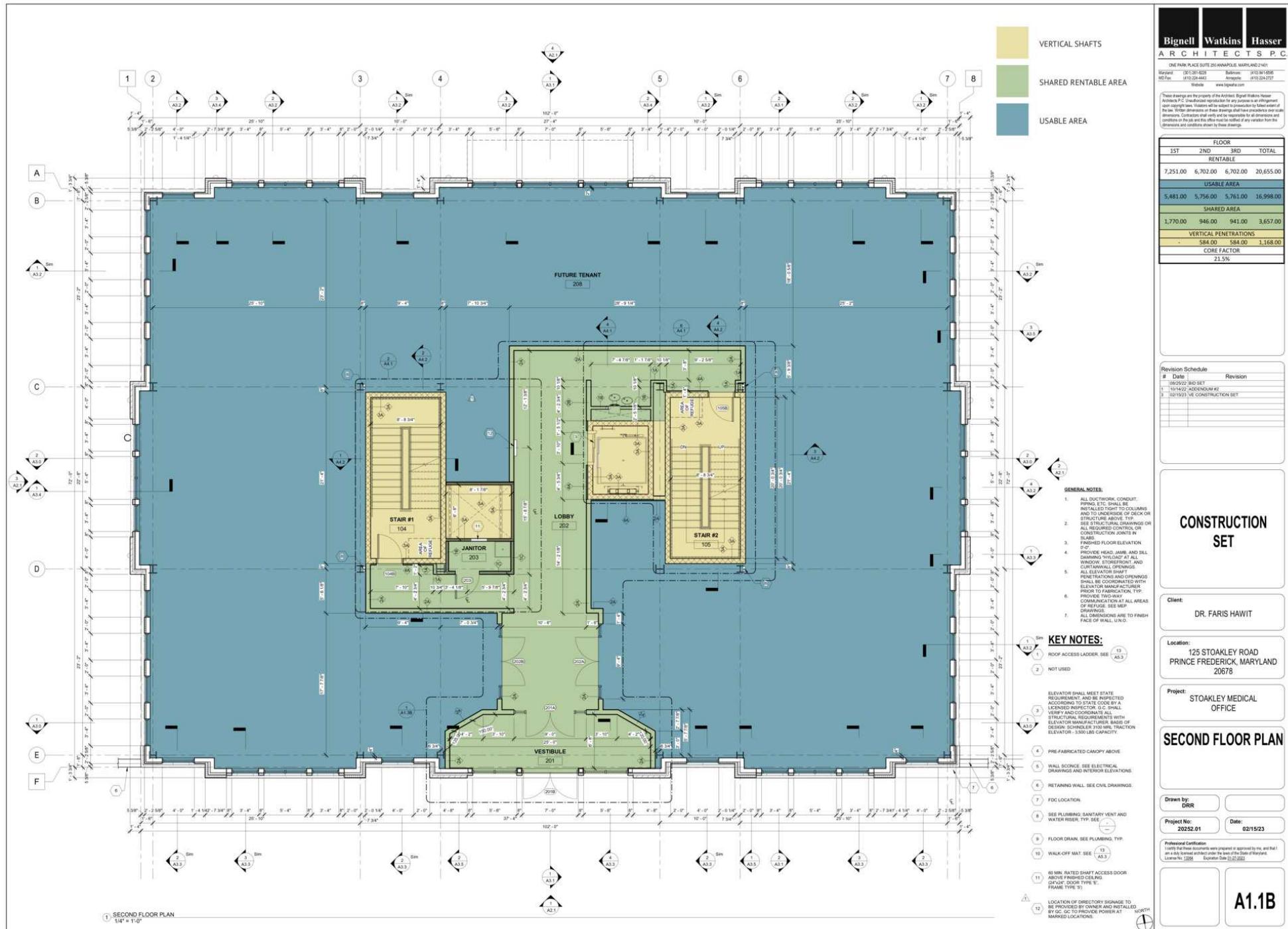
SPACES	SPACE SIZE
Medical Office Build-to-Suit	2,000 - 4,500 SF
Second Floor Build-to-Suit	3,500 - 7,500 SF



1ST FLOOR PLAN - 4,500 SF



SECOND FLOOR PLAN - 7,500 SF



RETAILER MAP



DEMOCRAPHICS

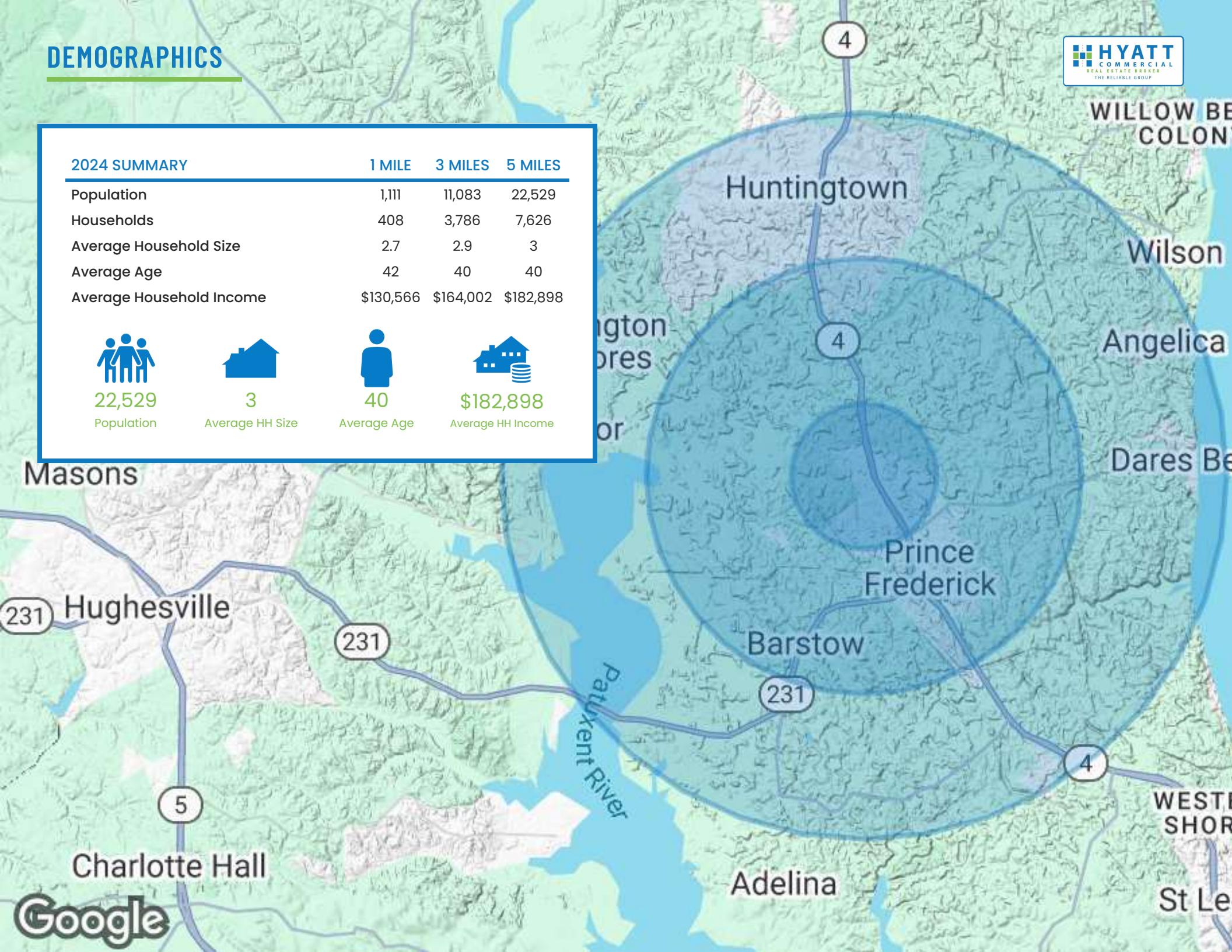
2024 SUMMARY	1 MILE	3 MILES	5 MILES
Population	1,111	11,083	22,529
Households	408	3,786	7,626
Average Household Size	2.7	2.9	3
Average Age	42	40	40
Average Household Income	\$130,566	\$164,002	\$182,898

 22,529 Population

 3 Average HH Size

 40 Average Age

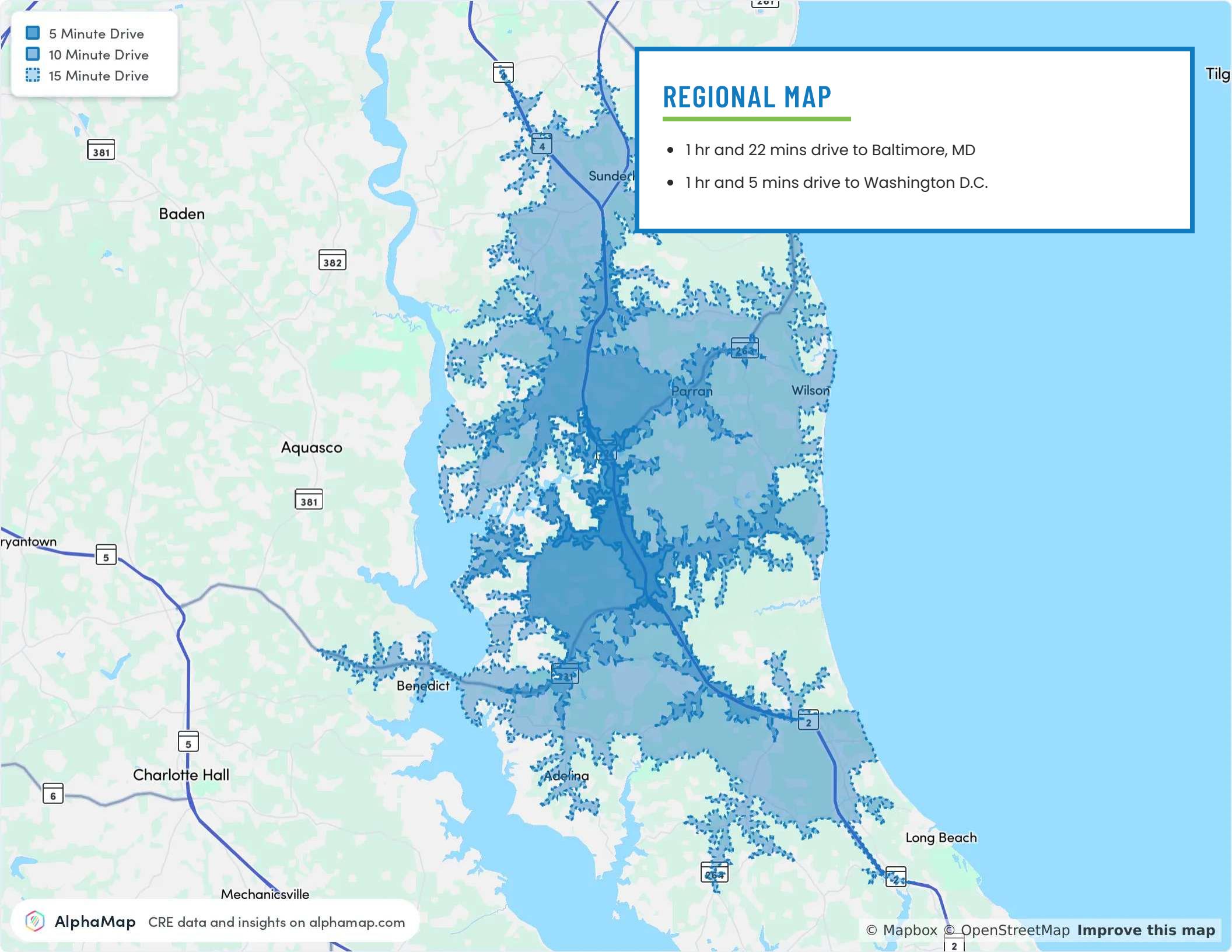
 \$182,898 Average HH Income



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

REGIONAL MAP

- 1 hr and 22 mins drive to Baltimore, MD
- 1 hr and 5 mins drive to Washington D.C.





CONTACT

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