

# FOR SALE/LEASE

3179 Braverton St, Edgewater, MD 21037



**Professional  
Office Building**

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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
- C2 zoning
- Direct entry suite

## OFFERING



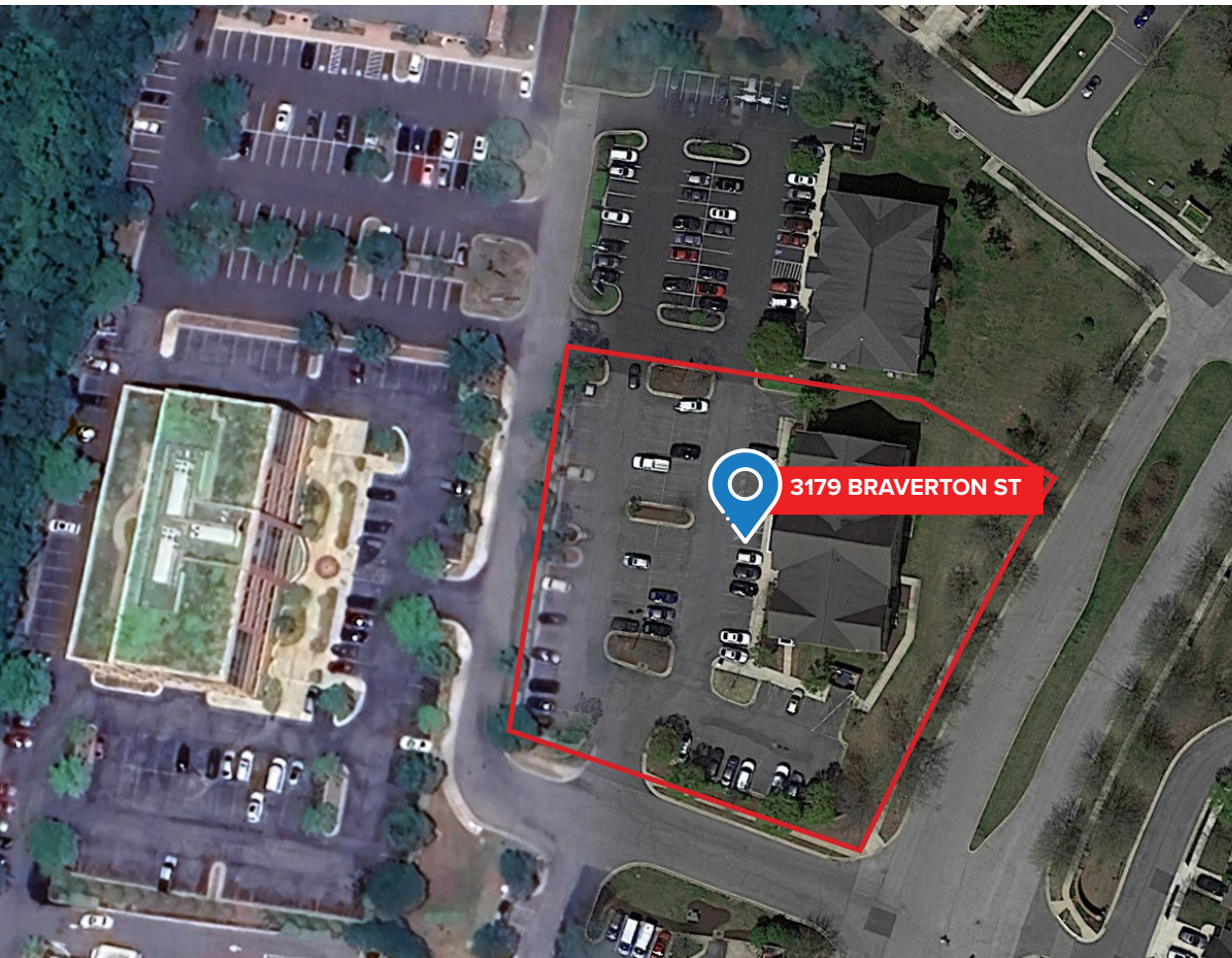
## FOR LEASE

Suite 102 ..... 3,130 SF

## FOR SALE

Building Size ..... ± 13,348 SF

Price ..... Call for more info





# RETAILER MAP



South River High School



the Greene Turtle



 SUBJECT



SOLOMONS ISLAND RD







# DEMOGRAPHICS




2023 SUMMARY	1 MILE	3 MILES	5 MILES
Population	7,296	26,111	89,830
Households	2,907	9,950	36,877
Families	1,882	6,725	22,398
Average Household Size	2.48	2.59	2.40
Owner Occupied Housing Units	2,452	8,368	25,631
Renter Occupied Housing Units	455	1,582	11,246
Median Age	41.5	44.6	42.4
Median Household Income	\$110,439	\$134,294	\$117,505
Average Household Income	\$142,982	\$188,886	\$164,909




**89,830**  
Population




**2.40**  
Average HH Size



**42.4**  
Median Age



**\$117,505**  
Median HH Income



[VIEW FULL REPORT](#)







## REGIONAL MAP

50 mins Drive to Washington, DC

41 mins Drive to Baltimore, MD

## DRIVE-TIME MAP

● 5 Minutes ● 10 Minutes ● 15 Minutes

BALTIMORE, MD  
31.1 miles



WASHINGTON DC  
29.6 miles



3179 BRAVERTON ST



## CONTACT

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