

3010 Crain Highway, Suite #400, Waldorf (Medical & Surgical Center)

Waldorf, MD

MEDICAL OFFICE (SURGICAL CENTER) BUILDING FOR SALE & LEASE

Presenting a prime opportunity, this 5,000 SF fully built-out cosmetic surgery medical office boasts a coveted location in the thriving Waldorf area. Meticulously maintained, this property offers a versatile and modern space suitable for a range of medical uses. With its strategic position, ample parking, and excellent visibility, this property is primed to meet the needs of discerning medical and medical spa users. Discover the ideal setting for fostering productivity and success, and seize the potential of this outstanding opportunity.



Sale Price:
\$2,000,000

Lease Term:
\$38.00 SF/yr (NNN)

Space Size:
5,000 SF

Property Tax:
\$13,603

NNN Charges:
\$6.25 PSF

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 **JRA**
HEALTHCARE | REAL ESTATE & PRACTICE ADVISORY

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DEMOGRAPHICS MAP AND REPORT

Waldorf, MD

Population

0.5 MILES

1,447

TOTAL POPULATION

6,883 | 17,450
1 MILE | 1.5 MILES

32.5

AVERAGE AGE

34.9 | 34.9
1 MILE | 1.5 MILES

Households and Income

0.5 MILES

590

TOTAL HOUSEHOLDS

2,696 | 7,016
1 MILE | 1.5 MILES

2.5

OF PERSONS PER HH

2.6 | 2.5
1 MILE | 1.5 MILES

0.5 Miles

29.0

AVERAGE AGE (MALE)

32.1 | 30.4
1 MILE | 1.5 MILES

35.5

AVERAGE AGE (FEMALE)

36.2 | 36.9
1 MILE | 1.5 MILES

0.5 Miles

\$87,520

AVERAGE HH INCOME

\$99,681 | \$92,525
1 MILE | 1.5 MILES

\$293,794

AVERAGE HOUSE VALUE

\$285,828 | \$265,292
1 MILE | 1.5 MILES

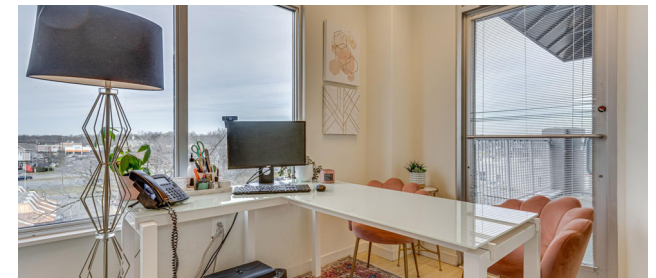
* Demographic data derived from 2020 ACS - US Census



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Interior Photos

ADDITIONAL PHOTOS



3010 Crain Highway, Suite #400, Waldorf (Medical Office)

Exterior Photos

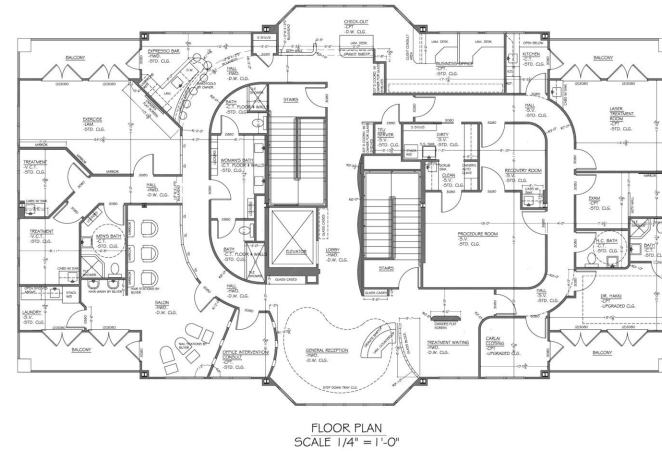
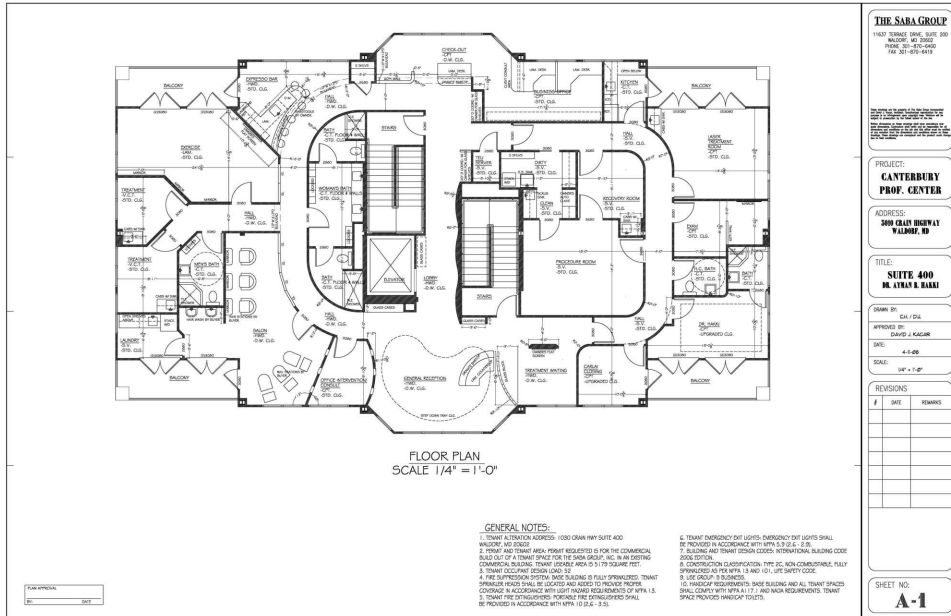
ADDITIONAL PHOTOS



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FLOOR PLANS



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RETAILER MAP

