

LEASE

OFFICE OR RETAIL SPACE

1517 Ridgeside Dr #B Mount Airy, MD 21771



OFFERING SUMMARY

Lease Rate:	\$1,350.00 Monthly
Building Size:	723 SF
Available SF:	723 SF
Number of Units:	5
Year Built:	1988
Zoning:	Commercial
Market:	OFFICE
Submarket:	RETAIL



Jody Bell
(240) 674-3937

PROPERTY OVERVIEW

Introducing a prime leasing opportunity at 1517 Ridgeside Drive, Suite B, Mount Airy, MD 21771. This premier property offers an ideal space for businesses seeking a combination of modern amenities and strategic location. Boasting ample parking, expansive windows, and customizable floor plans, this property is designed to accommodate a variety of business needs. With easy access to major thoroughfares and a professional business environment, this space presents an unparalleled opportunity for establishing a successful presence in Mount Airy. Take advantage of this exceptional leasing opportunity to elevate your business in a dynamic and thriving setting.

PROPERTY HIGHLIGHTS

- Ample parking
- Expansive windows
- Strategic location
- Professional business environment
- High-speed internet connectivity



COLDWELL BANKER
COMMERCIAL
REALTY

LEASE

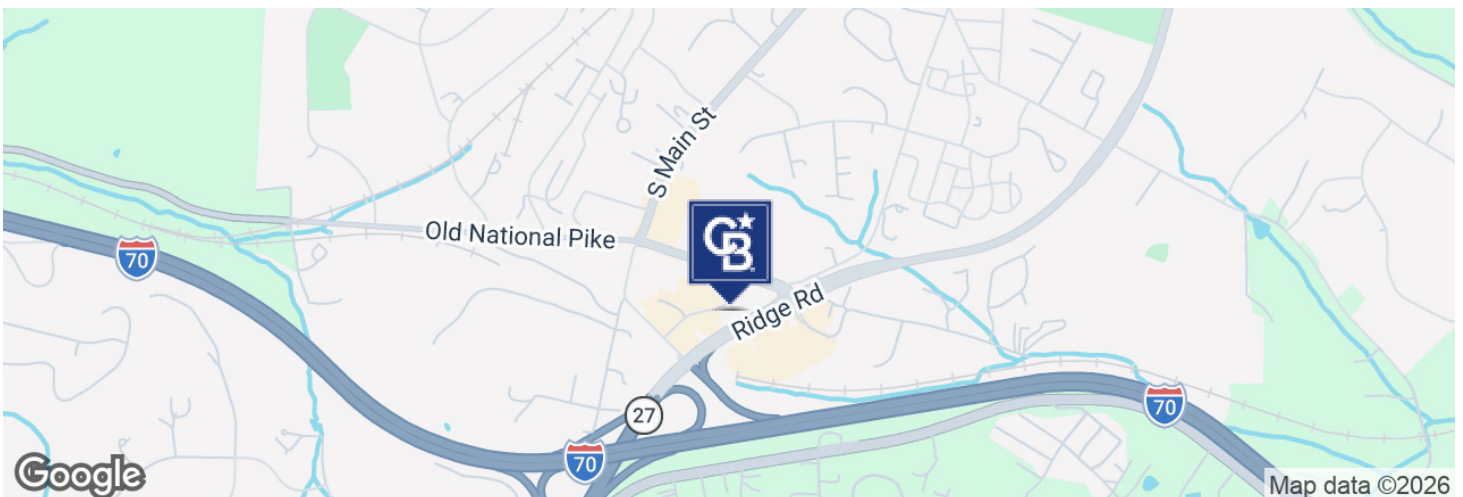
LOCATION

1517 Ridgeside Dr #B Mount Airy, MD 21771



LOCATION OVERVIEW

Just moments away from the heart of downtown, this location provides easy access to a host of amenities and services. With nearby attractions such as Watkins Park, Prospect Park, and the historic Mount Airy Main Street, tenants can enjoy a charming and vibrant community. Additionally, the area features a variety of dining options, local shops, and professional services, making it an ideal destination for businesses seeking an inviting and accessible office location.



Jody Bell
(240) 674-3937

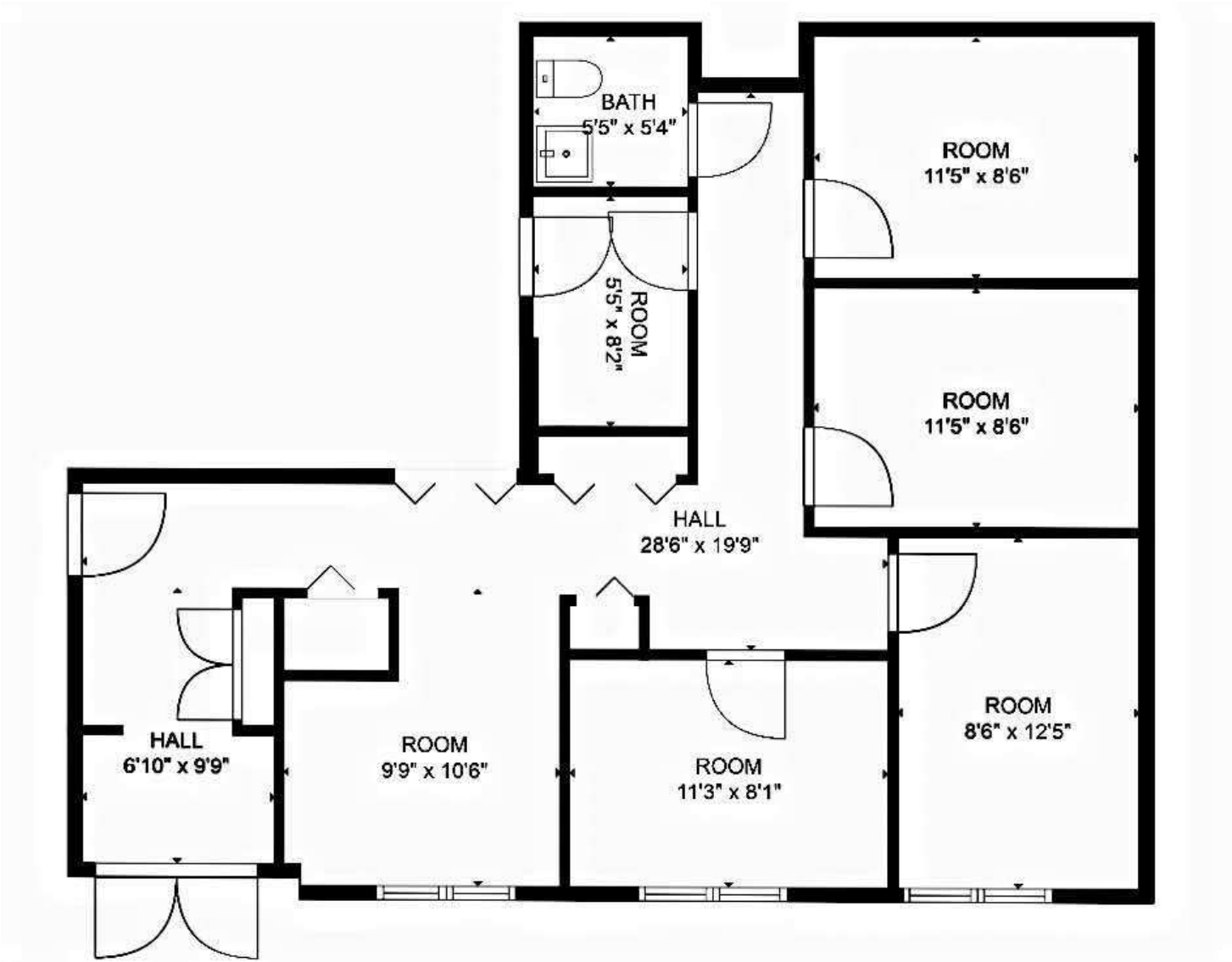


COLDWELL BANKER
COMMERCIAL
REALTY

LEASE

FLOOR PLAN

1517 Ridgeside Dr #B Mount Airy, MD 21771



Jody Bell
(240) 674-3937

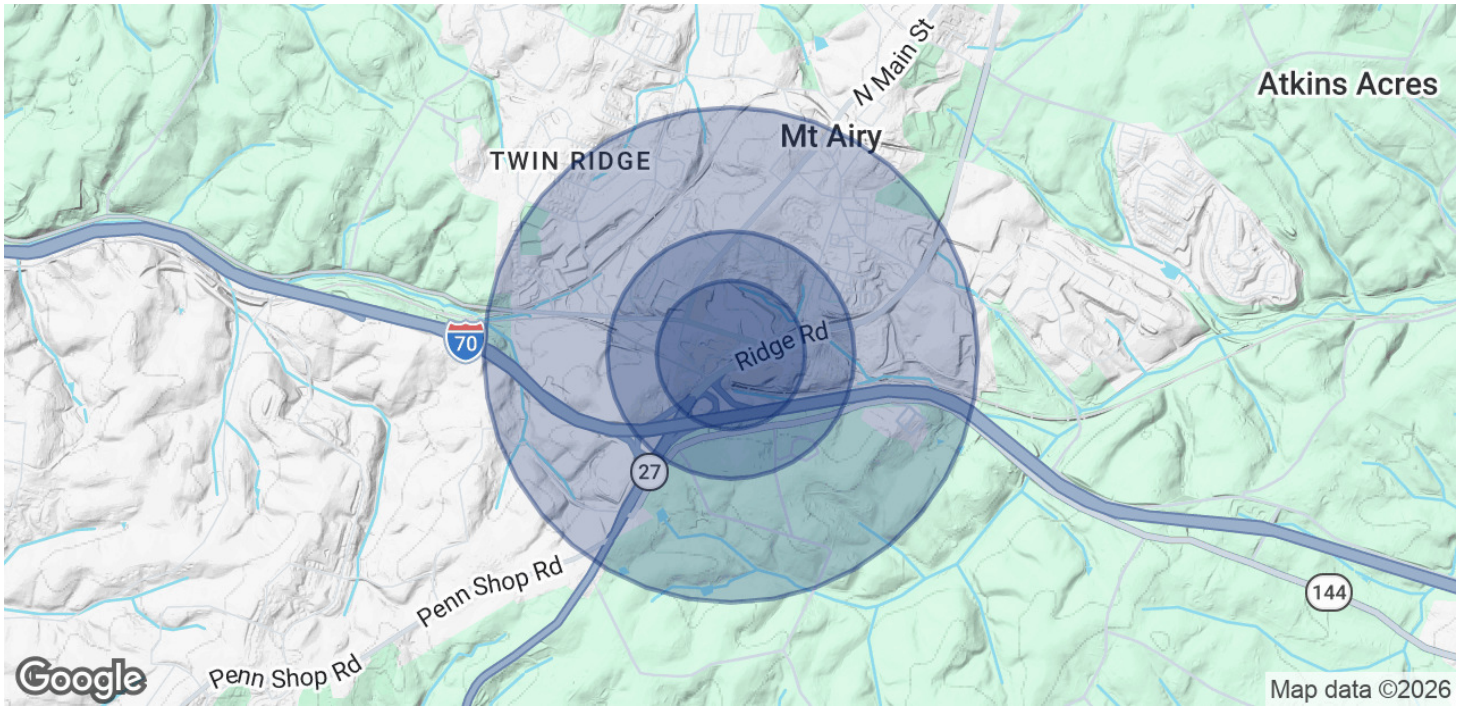


COLDWELL BANKER
COMMERCIAL
REALTY

LEASE

LOCAL DEMOGRAPHICS

1517 Ridgeside Dr #B Mount Airy, MD 21771



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	322	1,021	4,456
Average Age	46	45	43
Average Age (Male)	43	43	42
Average Age (Female)	47	46	44

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	129	413	1,735
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$173,876	\$149,270	\$161,894
Average House Value	\$479,199	\$463,633	\$483,746

Demographics data derived from AlphaMap

Jody Bell
(240) 674-3937



COLDWELL BANKER
COMMERCIAL
REALTY