

**8174**

LARK BROWN RD  
SUITE 101 **ELKRIDGE, MD**

**FOR SALE**

**1,702 SF** Condominium



Located within the scenic  
**Chartwell Professional Center**

**R** ROSSO  
COMMERCIAL

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MOVING COMMERCIAL REAL ESTATE GOALS **FORWARD.**

# 8174 LARK BROWN RD SUITE 101 ELK RIDGE, MD

## PROPERTY HIGHLIGHTS:

- 1,702 SF +/- Condominium for sale located within the scenic Chartwell Professional Center
- **Condo Fee:** \$675.24/mo
- **RE Taxes:** \$6817
- 4/1000 SF Parking
- Surrounded by a robust residential and professional population
- Nearby Gateway Overlook, Columbia Gateway, and East Columbia Business District.
- Easy access to MD 175, 100, and I-95
- **Professionally managed by MFI Management**



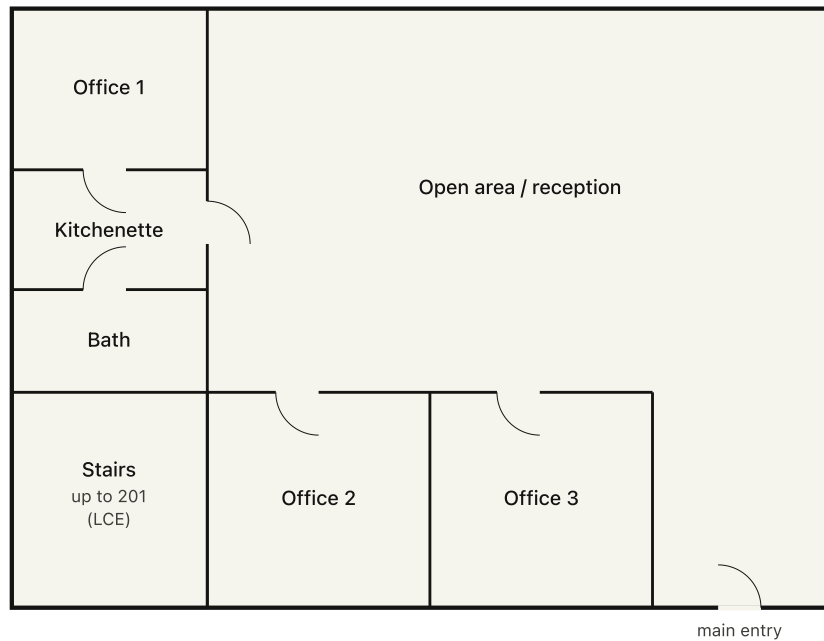
**Chartwell Professional Center is conveniently situated on the border of Columbia and Elkridge, right next to the Gateway Overlook Shopping Center—a bustling mixed-use destination where locals frequently shop, dine, bank, and exercise.**



While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.

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# Floor Plan



**Suite 101**  
1,702 SF +/-

# Location Overview

**COLUMBIA CROSSING SHOPPING CENTER**

**DOBBIN CENTER**

**SNOWDEN SQUARE SHOPPING CENTER**

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DEMOGRAPHICS 5 MILE		DRIVE TIMES	
POPULATION	203,325	175	3 MIN
MEDIAN HOUSEHOLD INCOME	\$125,787	95	4 MIN
HOUSEHOLDS	75,515	32	7 MIN
ANNUAL GROWTH RATE	0.58%	29	9 MIN
MEDIAN AGE	38		

**GATEWAY OVERLOOK**

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