

FOR SALE

PRIME COMMERCIAL OFFICE CONDO

2981 SOLOMONS ISLAND RD UNIT B2

2981 Solomons Island Road Unit B2  
Edgewater, MD 21037



OFFERING SUMMARY

Sale Price:	\$486,000
Lot Size:	0.45 Acres
Building Size:	1,824
Zoning:	C-2
Price / SF:	\$266.45

PROPERTY OVERVIEW

**Own your own office and stop renting!** Located directly on Solomons Island Road (Rt. 2) — one of the busiest corridors in the region — with over 56,700 vehicles passing daily. Dual access from both the northbound and southbound lanes ensures convenient entry for you and your clients. This well-maintained office condo is ideal for professionals, medical, legal, or service-based businesses looking for a turnkey space in high-traffic area. Enjoy plenty of on-site parking and beautifully kept grounds, making it easy for clients and employees alike. This is your chance to build equity while controlling your space, costs, and future. Stop renting and invest in your business location.

PROPERTY HIGHLIGHTS

- High Visibility Location
- Professional Setting
- Ample Parking & Easy Access
- Equity Building Opportunity

**Presented By:**  
**Scott Douglas**  
Principal Broker  
301.655.8253  
sdouglas@douglascommercial.com



5 PARK PLACE UNIT 524, ANNAPOLIS, MD 21401

All sources deemed reliable, but not guaranteed by Douglas Commercial or its agents. Listing information is subject to price changes, errors, omissions, corrections. status changes or withdrawal.

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**DOUGLAS**  
**COMMERCIAL**

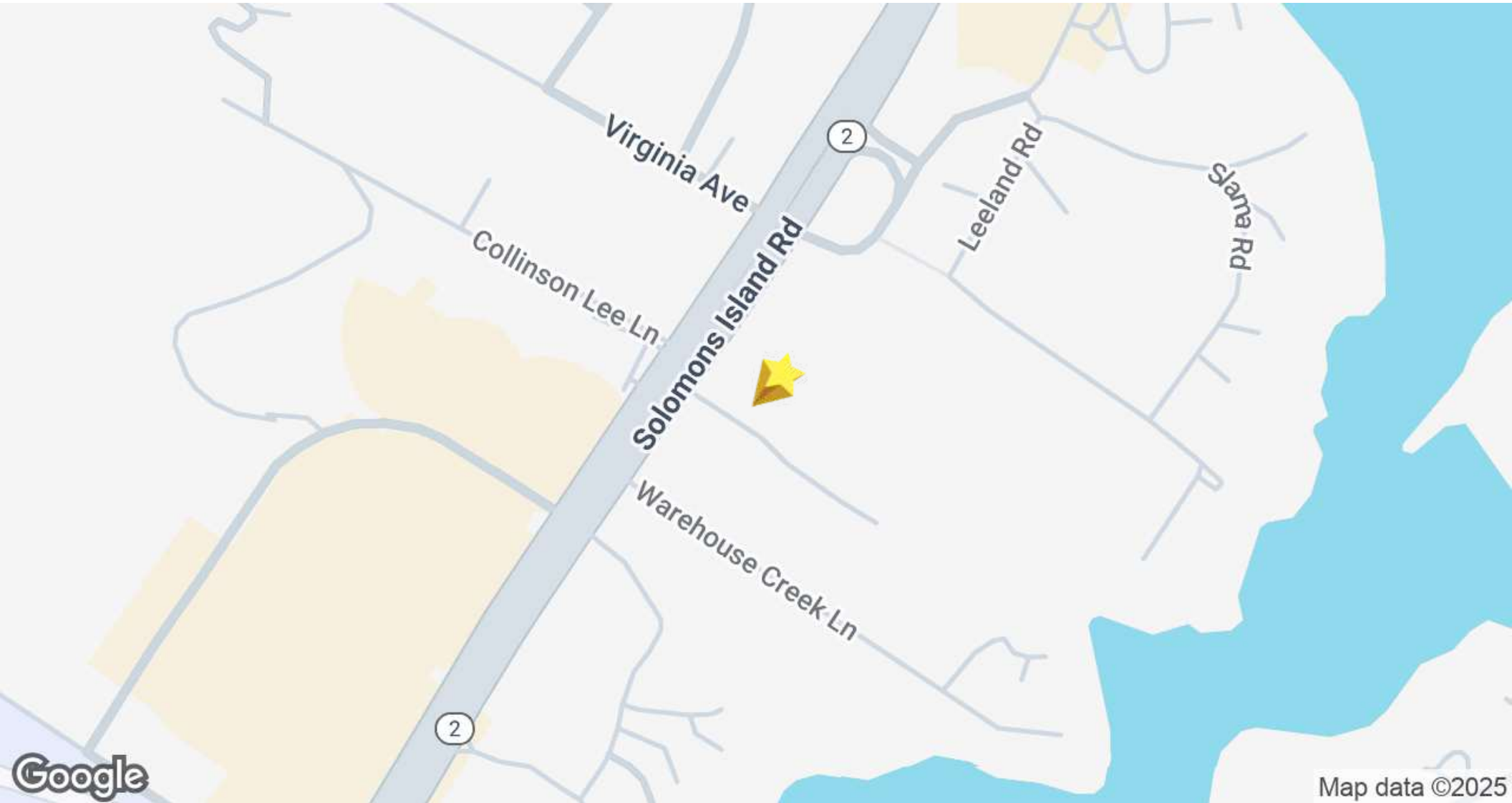
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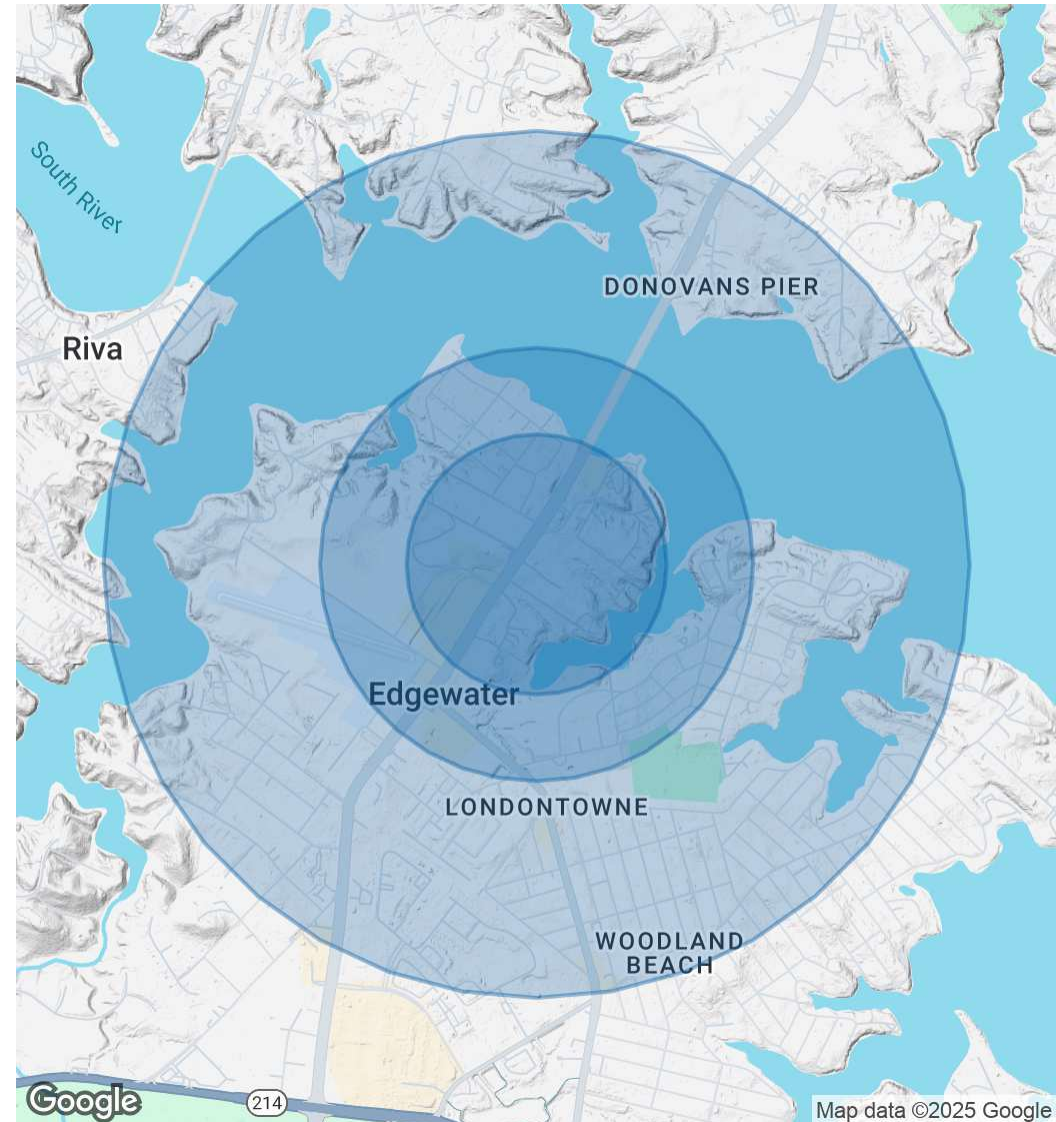
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	204	1,181	6,519
Average Age	46	45	43
Average Age (Male)	44	44	42
Average Age (Female)	47	47	44

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	80	473	2,550
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$161,264	\$147,315	\$136,608
Average House Value	\$690,280	\$644,439	\$556,015

Demographics data derived from AlphaMap



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