FOR LEASE

2401 BRANDERMILL BLVD, GAMBRILLS, MD 21054

HYATT COMMERCIAL
REAL ESTATE BROKER
THE RELIABLE GROUP

Multi-tenant Medical Office Building

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HIGHLIGHTS

- 42,000 SF Multi-tenant medical office building
- Located in The Village at Waugh Chapel
- Adjacent to Waugh Chapel Towne Centre
- Opportunity to benefit from the synergies created by the existing tenant mix
- Convenient location with strong surrounding local demographics
- A short walk to a variety of retail, dining, service & entertainment options
- 2nd Generation Medical Space

OFFERING

FOR LEASE

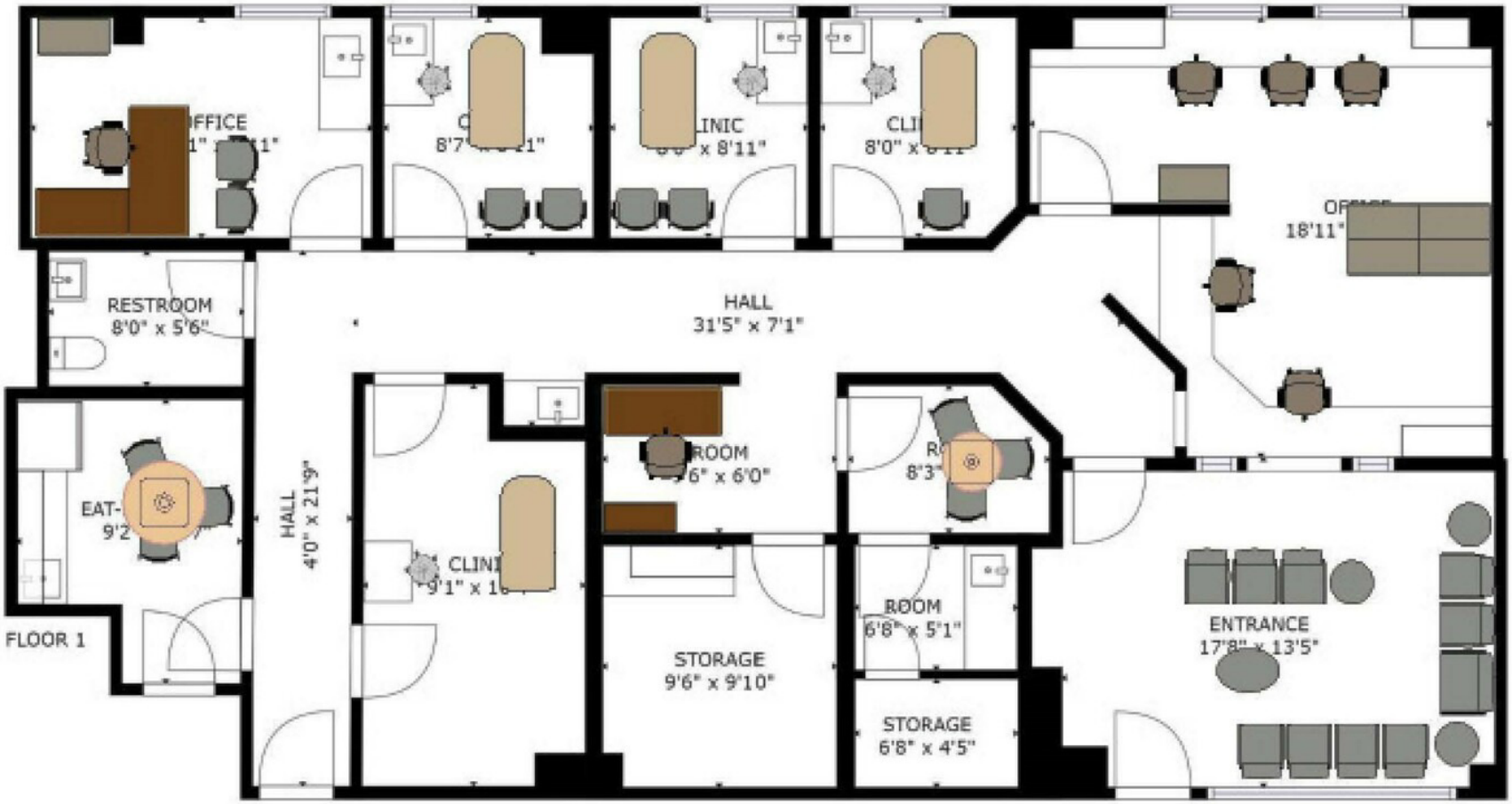
OFFICE SPACE

Price	Negotiable

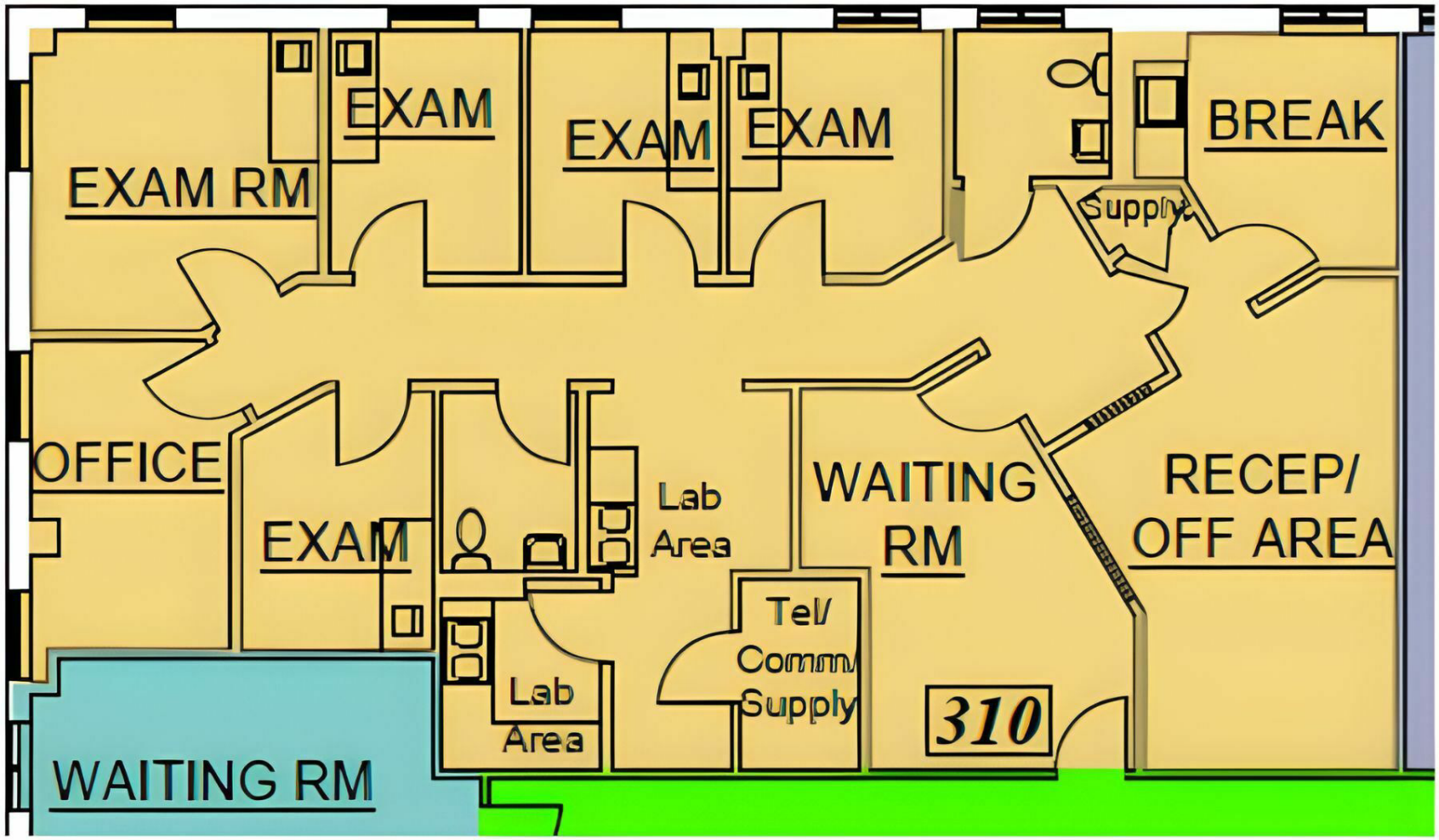
SPACES	SPACE SIZE
Suite 310	1,870 SF
Suite 340	2,070 SF

ADDITIONAL PHOTOS

FLOOR PLAN_SUITE 340 - 2,070 SF



FLOOR PLAN_SUITE 310 - 1,870 SF



RETAILER MAP

DEMOGRAPHICS

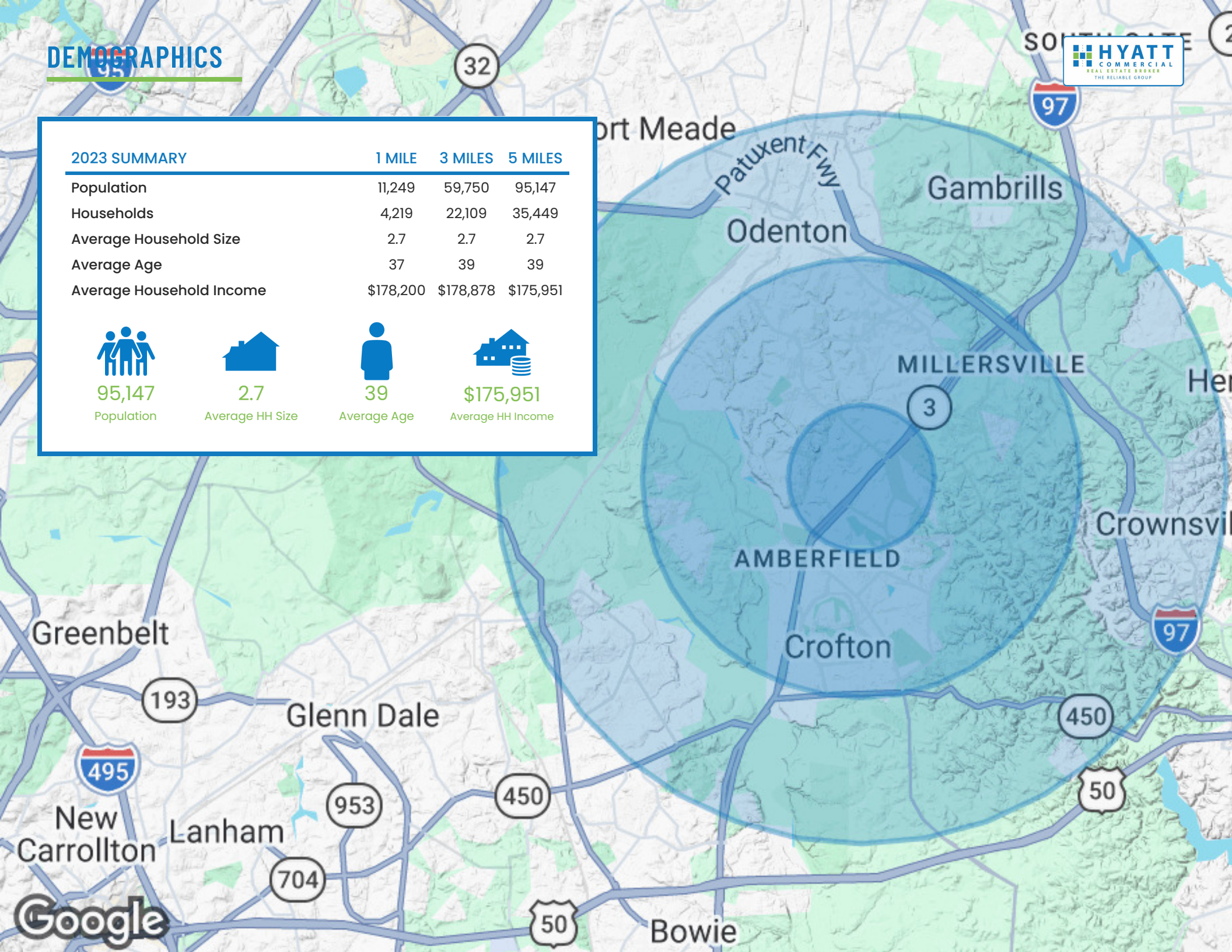
2023 SUMMARY	1 MILE	3 MILES	5 MILES
Population	11,249	59,750	95,147
Households	4,219	22,109	35,449
Average Household Size	2.7	2.7	2.7
Average Age	37	39	39
Average Household Income	$178,200	$178,878	$175,951

95,147
Population

2.7
Average HH Size

39
Average Age

$175,951
Average HH Income



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