

FOR SALE

1532 A&B POINTER RIDGE PLACE, BOWIE, MD 20716



Stabilized Office
Investment

Judith Neighoff

410.260.6545

jneighoff@hyattcommercial.com

HIGHLIGHTS

- Suite A consists of 744 SF
- Suite B consists of 890 SF
- National Tenant with in-place Net lease
- Zoned CO
- Condo, tenant pays fees
- Stabilized income

OFFERING



FOR SALE

OFFICE SPACE

Building Size	1,634 SF
Zoning	CO
Price	\$375,000
NOI	\$38,400
Cap Rate	10.24%



RETAILER MAP



Collington Plaza

Walmart IHOP AMERICA'S BEST CONTRACTORS SUBWAY eat fresh.

Advance Auto Parts Domino's Pizza 7 ELEVEN ATI

Flagship
CARWASH

CVS
pharmacy

EXCELA
GROUP

1532 Pointer Ridge Place

Pointer Ridge Plaza

SUBWAY eat fresh. DOLLAR TREE PIZZA HUT

EXXON WesBanco SUNOCO

Public Storage

CHASE

South Lake Marketplace

Giant at&t McDonald's SHEETZ PNC

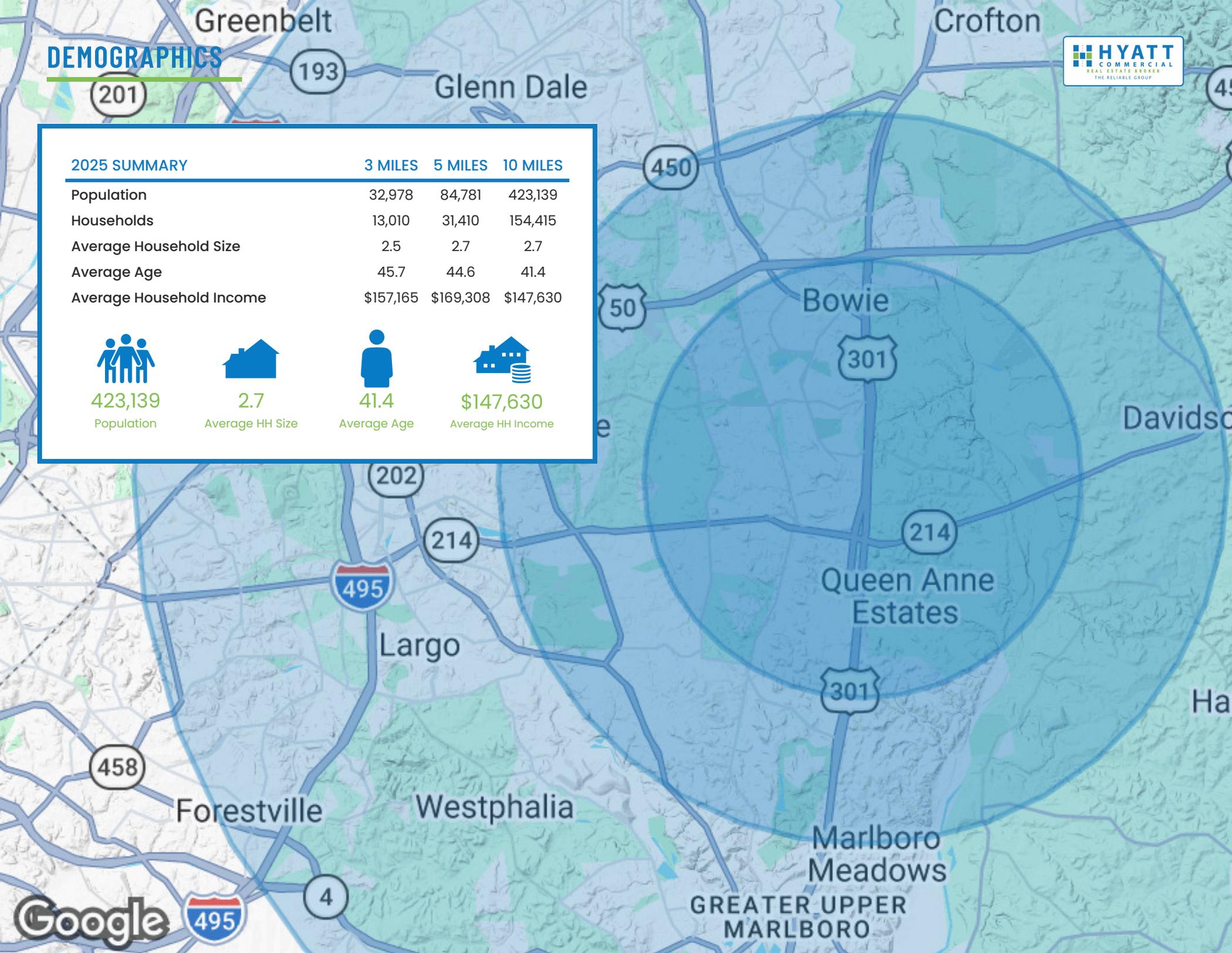
Wawa

DEMOGRAPHICS



2025 SUMMARY	3 MILES	5 MILES	10 MILES
Population	32,978	84,781	423,139
Households	13,010	31,410	154,415
Average Household Size	2.5	2.7	2.7
Average Age	45.7	44.6	41.4
Average Household Income	\$157,165	\$169,308	\$147,630

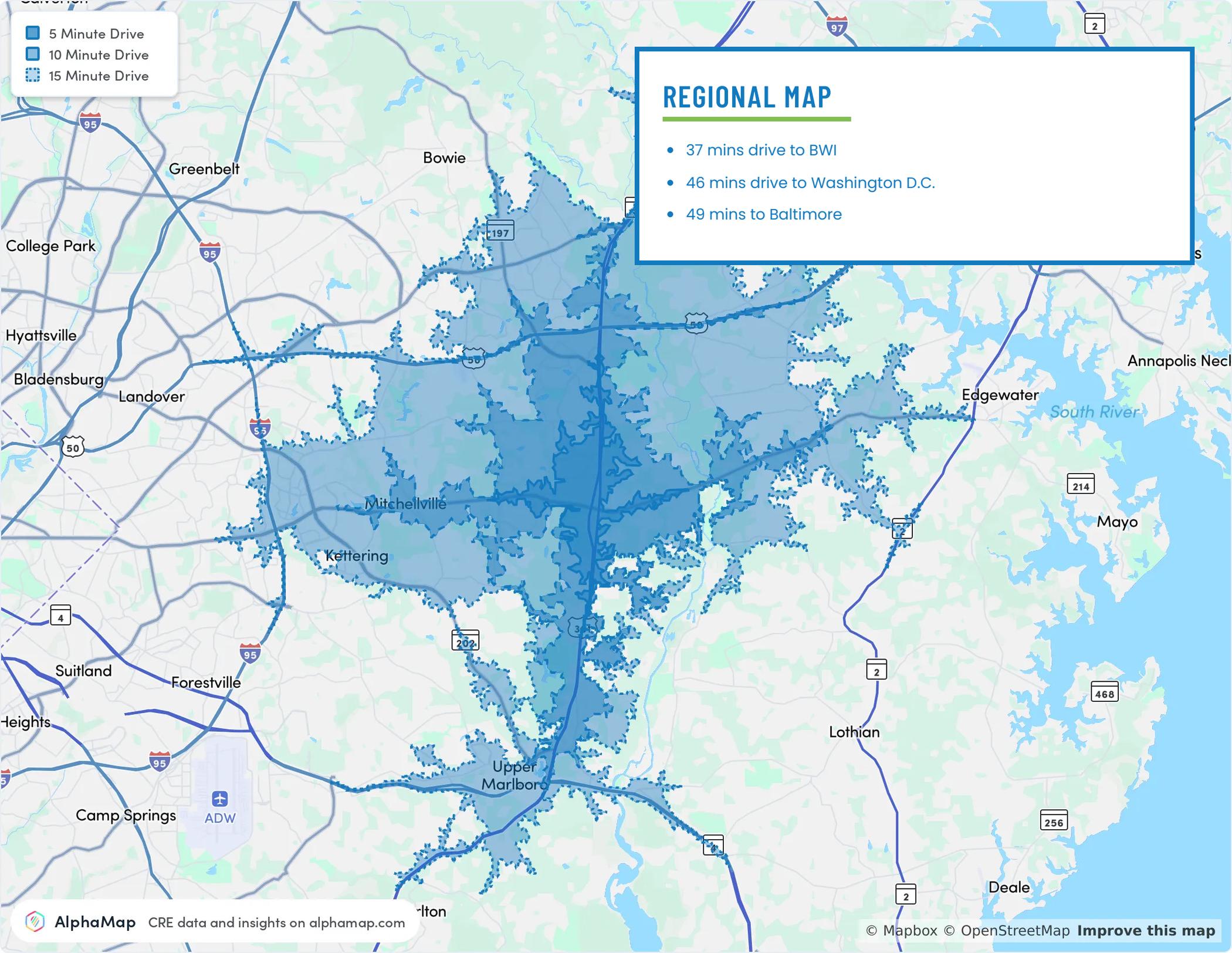
423,139	2.7	41.4	\$147,630
Population	Average HH Size	Average Age	Average HH Income



- 5 Minute Drive
- 10 Minute Drive
- 15 Minute Drive

REGIONAL MAP

- 37 mins drive to BWI
- 46 mins drive to Washington D.C.
- 49 mins to Baltimore





CONTACT

HYATT COMMERCIAL

410.266.8800

2568A Riva Rd, Suite 300, Annapolis, MD 21401



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410.260.6545

jneighoff@hyattcommercial.com

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