



CROFTON VILLAGE GREEN

1662 VILLAGE GREEN | CROFTON, MARYLAND 21114

FOR
**SALE/
LEASE**



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Freestanding high-quality office building in The Village Green, Crofton's established colonial themed office park. Well maintained with heavy wood moldings and high-end finishes throughout
- Quick access to MD Rt-3, putting Baltimore, Annapolis, DC, Fort Meade, and BWI all within easy reach
- Affluent, professional Crofton submarket that attracts quality tenants and high-value clientele
- Available for immediate occupancy summer of 2026. Flexible for owner occupant or investor
- Prime location being situated across from Crofton Country Club

BUILDING SIZE:	5,461 SF ±
LOT SIZE:	0.31 ACRES ±
YEAR BUILT:	1964 RENOVATED 2005
STORIES:	3
PARKING:	SURFACE - 91
ZONING:	C1B
RENTAL RATE:	\$26.50 PSF, MG
SALE PRICE:	\$1,400,000



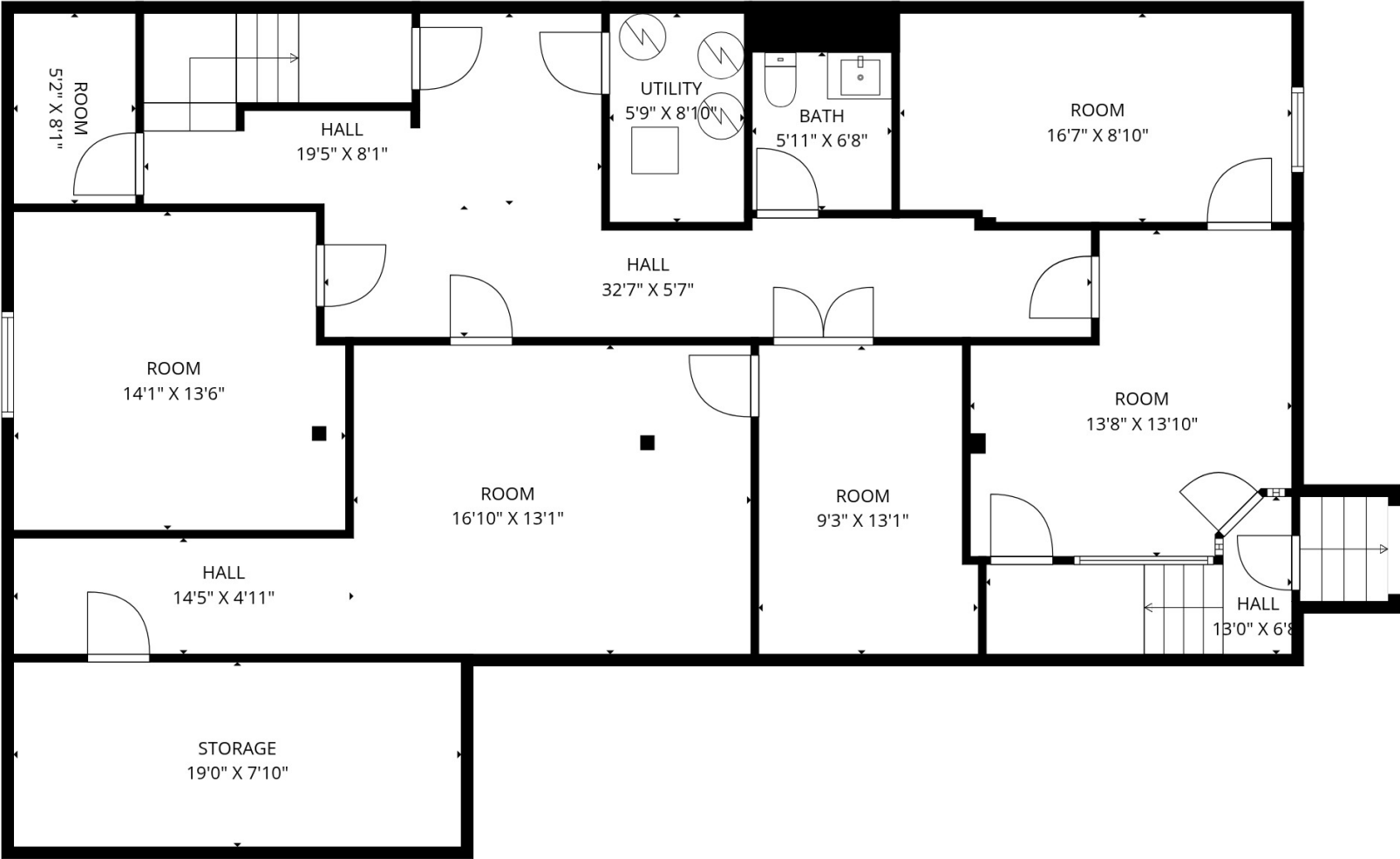
INTERIOR PHOTOS



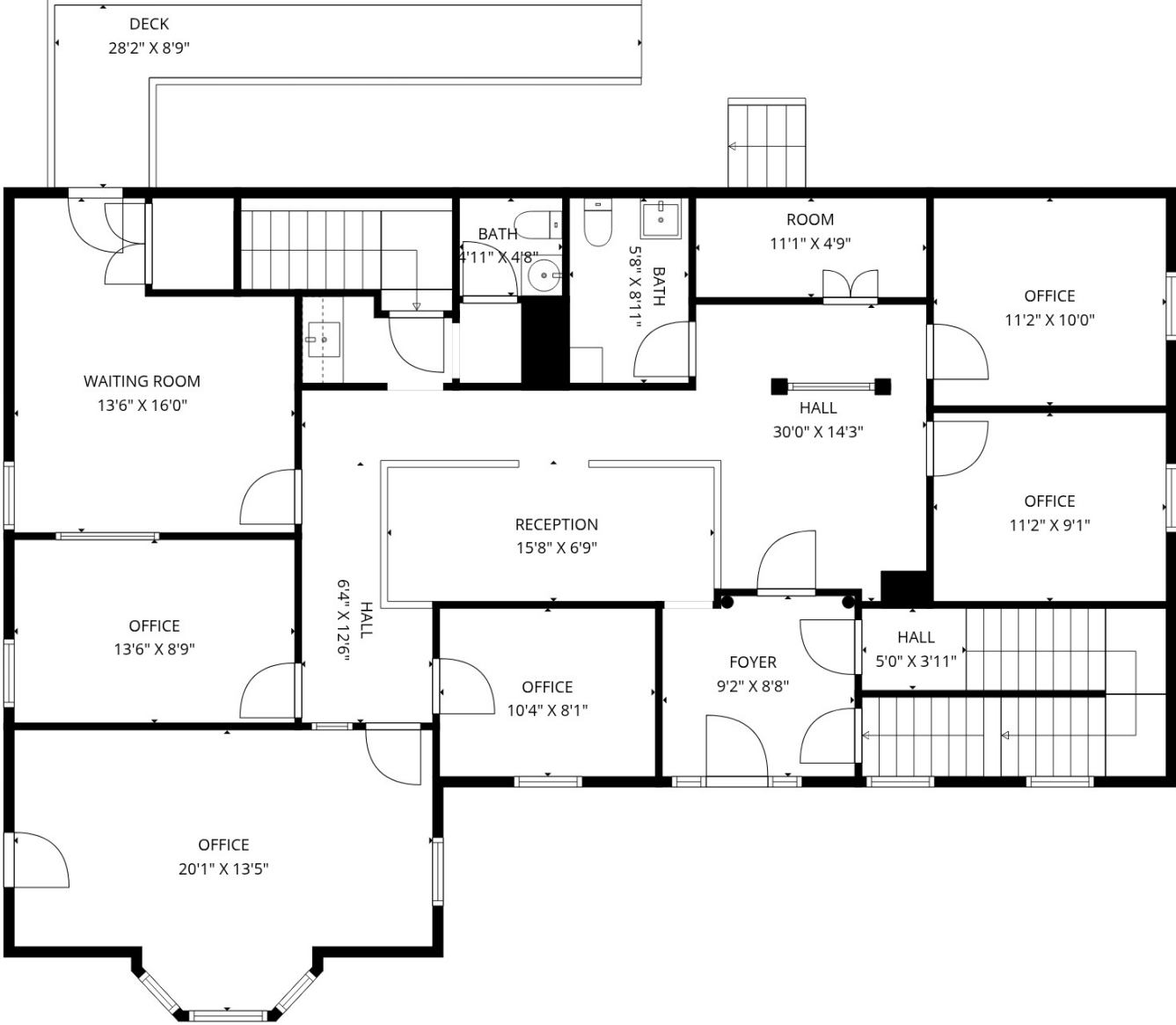
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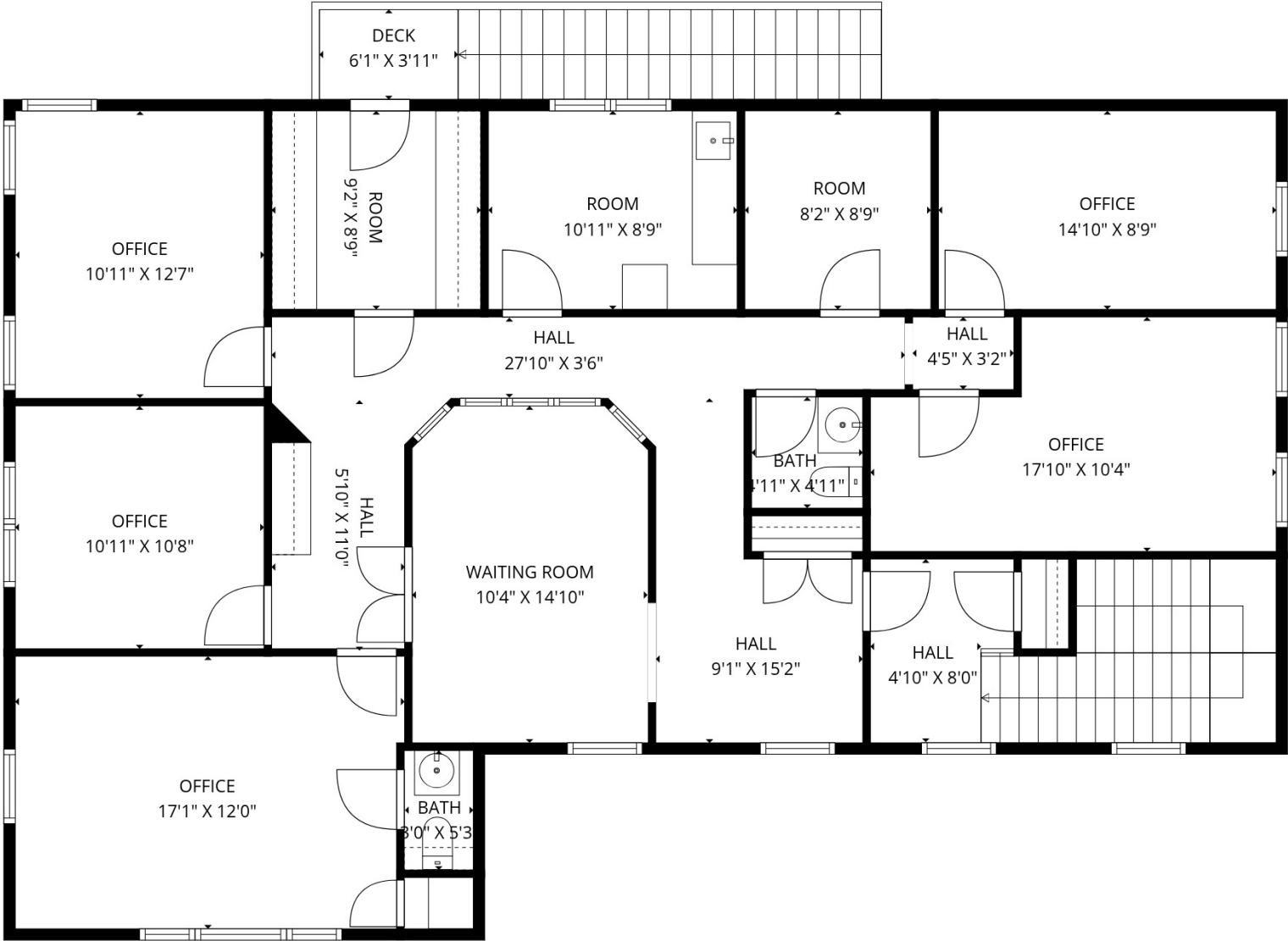
FLOOR PLAN - BASEMENT



FLOOR PLAN - 1ST FLOOR



FLOOR PLAN - 2ND FLOOR



BIRDSEYE



BRIGHTVIEW
SENIOR LIVING

ASHLING

DUNKIN'

PHO 5 VP

Beet Storage

Celebree
SCHOOL

ExtraSpace
Storage

CHESEBROUGH

ASCEND
GANERBUD

3

66,290 AADT

CRAIN HWY

CRAWFORD BLVD

SITE

CROFTON PKWY

Crofton
Country Club



BIRDSEYE



SITE

CLUBHOUSE GATE RD

CRAIN HWY

3

66,290 AADT

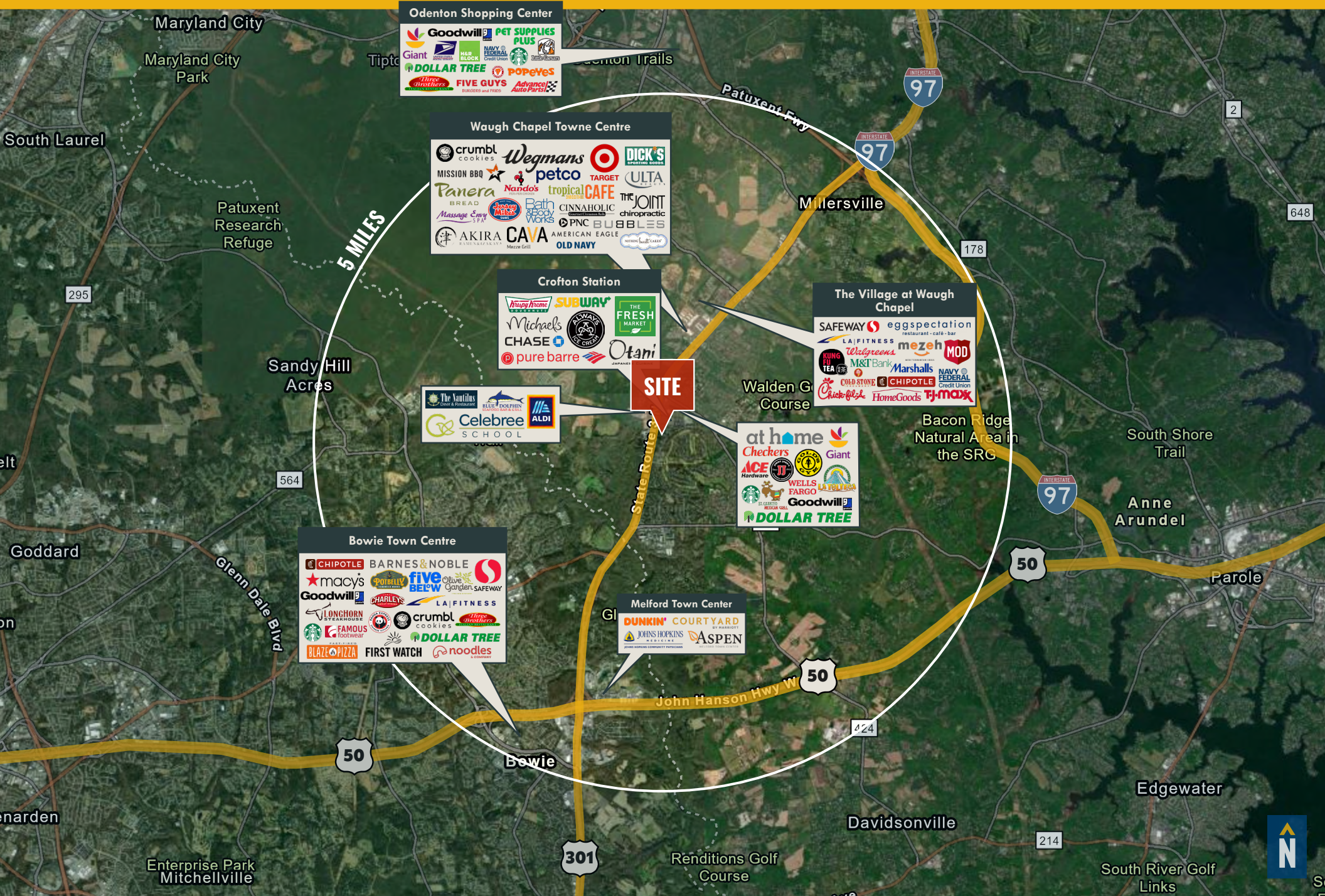
**BRIGHTVIEW
SENIOR LIVING**

Crofton
Country Club

CROFTON PKWY



MARKET AERIAL



DEMOGRAPHICS

2025

RADIUS: **1 MILE** **3 MILES** **5 MILES**

TOTAL POPULATION



9,137	50,084	111,293
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DAYTIME POPULATION



8,707	43,833	94,379
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AVERAGE HOUSEHOLD INCOME



\$164,747	\$179,437	\$172,495
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NUMBER OF HOUSEHOLDS



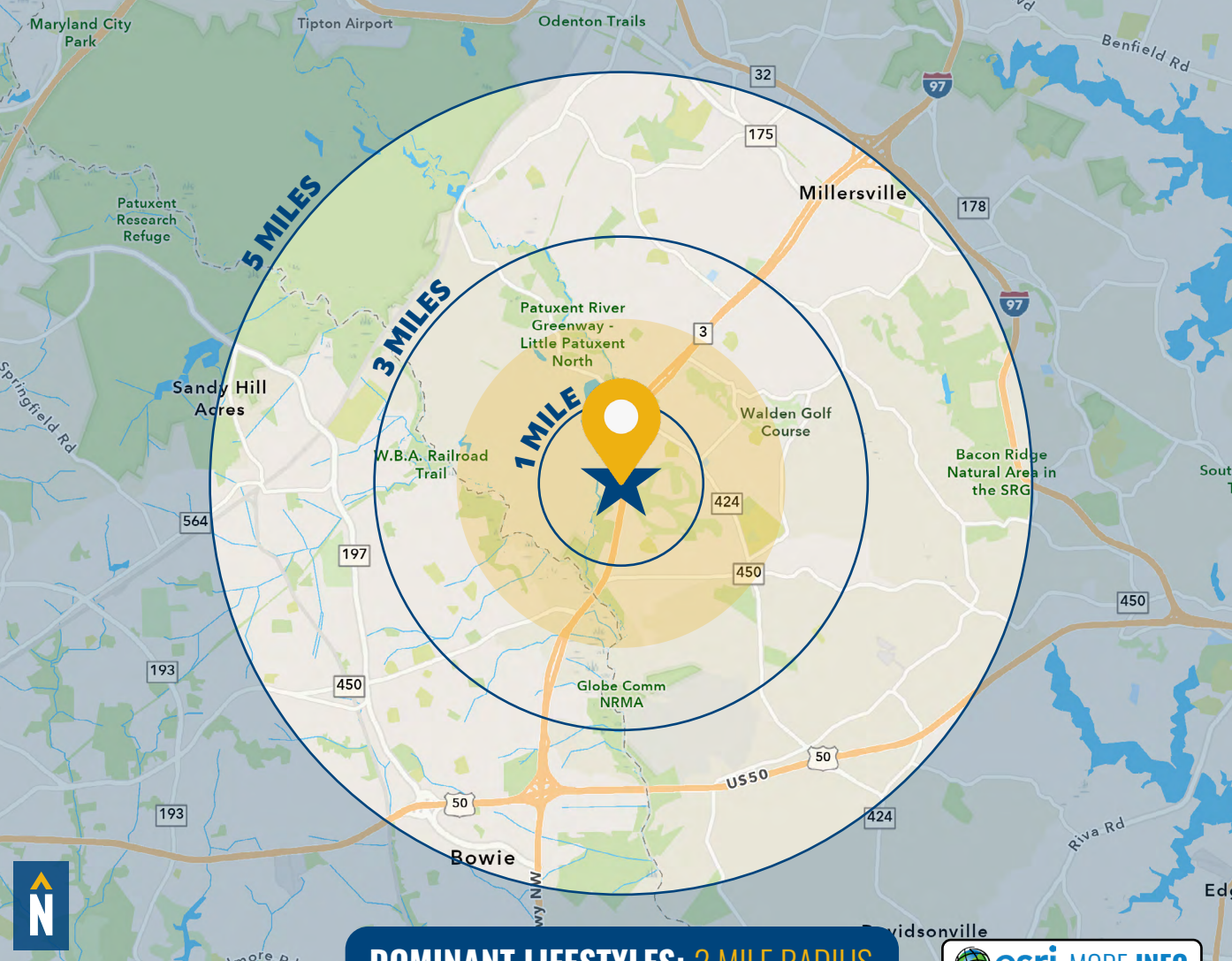
3,495	18,457	40,633
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MEDIAN AGE



39.2	40.1	40.2
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[FULL DEMOS REPORT](#)



DOMINANT LIFESTYLES: 2 MILE RADIUS

[esri MORE INFO](#)

29% MODERN MINDS



MEDIAN
AGE: 34.6
HH INCOME: \$91,039

Residents are mostly in the 25 to 44 age range, and nearly half of individuals aged 25 and older hold a bachelor's degree. They spend money on clothing, travel and dining out, including fast food.

24% SAVVY SUBURBANITES



MEDIAN
AGE: 44.0
HH INCOME: \$139,696

These residents work in professional fields such as management and finance, where couples' combined wages positions them in the middle to upper income tiers. They like to invest in home improvement/landscaping.

17% PROFESSIONAL PRIDE



MEDIAN
AGE: 38.6
HH INCOME: \$187,750

Over three-quarters of these residents are married, and many have multiple children enrolled in K-12 schools. They earn some of the highest salaries in the nation and tend to shop at large retail establishments.

FOR MORE INFO **CONTACT:**



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