

BERKSHIRE
HATHAWAY
PENFED REALTY

MCNELIS
ASSOCIATES

COMMERCIAL

VERSATILE SPACES

FOR LEASE

225 Town Square Drive,
Lusby, MD 20657



Thomas McKay

Commercial Advisor

(240) 298-3896

thomas.mckay@penfedrealty.com

www.lovechesapeake.com

MD Lic #: 5015207



225 TOWN SQUARE DRIVE

LUSBY, MD 20657

FOR LEASE

GENERAL INFORMATION



Property Overview

225 Town Square offers a diverse range of professional and medical spaces tailored for growth and specialized services.

Suite 1 (approx. 1,500 sq. ft.) is a former health spa featuring five private offices, a guest waiting room with a built-in counter, a large foyer, and in-suite laundry. This suite offers a unique opportunity for wellness practitioners, as high-end therapy equipment is potentially available based on offering price.

Suite 2 (approx. 3,000 sq. ft.) provides a robust layout specifically designed for medical offices or urgent care facilities, ensuring seamless patient flow and professional utility. Upper-level and high-occupancy needs are equally well-served.

Suite 202 (approx. 1,200 sq. ft.) is an ideal second-floor professional hub, boasting a reception foyer, two large offices, a conference room, and a dedicated training area.

The basement level (approx. 4,000 sq. ft.) offers unparalleled flexibility; it can be divided into three suites or used as a singular expansive space for dance, fitness, or group training. This lower level features three large open rooms (up to 1,100 sq. ft. each), private offices, a full kitchen, and significant storage. Whether you require a specialized medical clinic or a adaptable community space, 225 Town Square provides the infrastructure to support your vision.

Thomas McKay
Commercial Advisor
240.298.3896
thomas.mckay@penfedrealty.com

Berkshire Hathaway PenFed Realty
14488 Solomons Island Road South PO Box 92
Solomons, MD 20688
410.394.0990

**BERKSHIRE
HATHAWAY**
PENFED REALTY

MCNELIS
ASSOCIATES

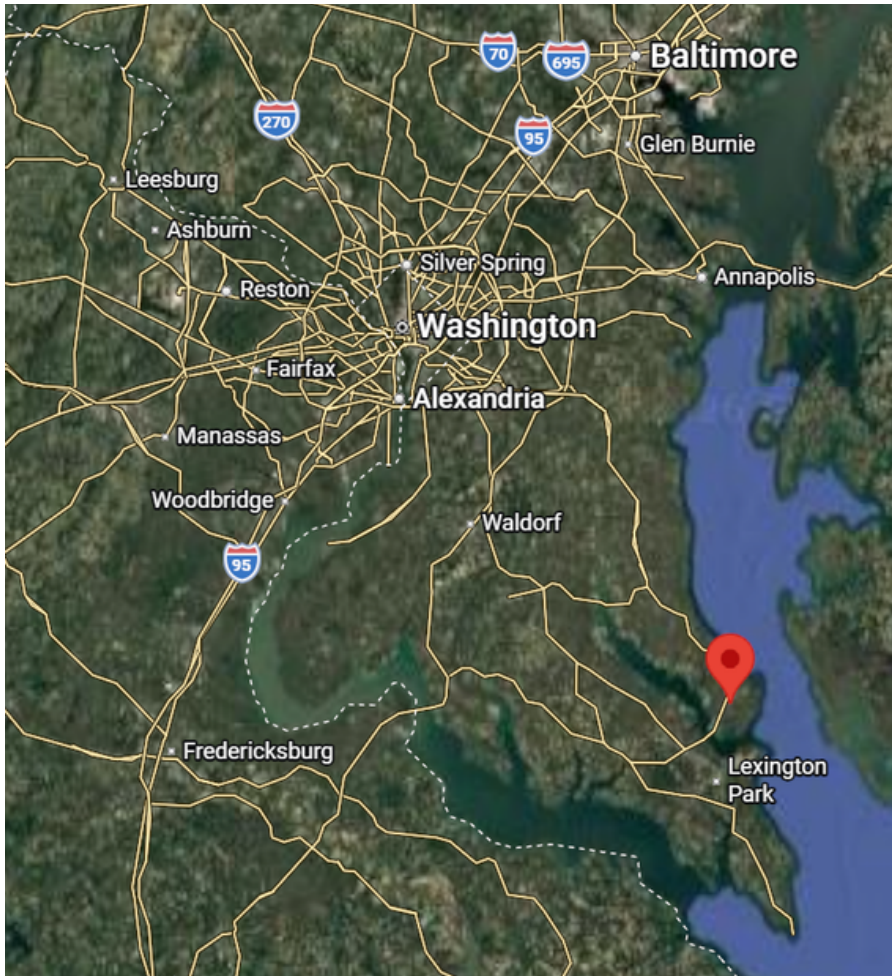
COMMERCIAL

225 TOWN SQUARE DRIVE

LUSBY, MD 20657

FOR LEASE

LOCATION DESCRIPTION



Location Description

225 Town Square Drive is strategically positioned within the Lusby Town Center, offering connectivity for businesses serving the Southern Maryland region. Located near the MD Route 4 intersection, the property serves as a professional anchor for the surrounding high-density residential communities.

This location offers an environment for firms seeking a central, high-visibility footprint. With the layout including a professional office suite and a functional basement level, the space is uniquely suited for a range of uses, from its established history in medical and wellness services to modern corporate operations. Whether catering to the local community or the nearby defense and tech corridors, this address provides the professional infrastructure for your business to thrive.

Thomas McKay
Commercial Advisor
240.298.3896
thomas.mckay@penfedrealty.com

Berkshire Hathaway PenFed Realty
14488 Solomons Island Road South PO Box 92
Solomons, MD 20688
410.394.0990

**BERKSHIRE
HATHAWAY**
PENFED REALTY

MCNELIS
ASSOCIATES

COMMERCIAL

225 TOWN SQUARE DRIVE

LUSBY, MD 20657

FOR LEASE
OFFERING SUMMARY



Price / SF	\$12 - \$18
GSF	9,700 SF
Site Size	62,714 SF
Lease Type	NNN
Year Built	1999
MLS Number	MDCA2026860

Thomas McKay
Commercial Advisor
240.298.3896
thomas.mckay@penfedrealty.com

Berkshire Hathaway PenFed Realty
14488 Solomons Island Road South PO Box 92
Solomons, MD 20688
410.394.0990

BERKSHIRE
HATHAWAY

PENFED REALTY

MCNELIS
ASSOCIATES

COMMERCIAL

SUITE 1 (\$18 SF/YR)

225 TOWN SQUARE DRIVE LUSBY, MD 20657

FOR LEASE

OVERVIEW



Suite 1 offers approximately 1,500 square feet of professional space, thoughtfully designed for medical or high-end service providers. Formerly operating as a luxury health spa, the layout features five private offices or treatment rooms, two restrooms, and a grand foyer that opens into a professional guest waiting area anchored by a built-in service counter. The suite is further enhanced by practical in-unit amenities, including a dedicated washer and dryer, ensuring seamless operations for clinical or therapeutic use.

This location presents a unique, turnkey opportunity for wellness entrepreneurs; for the right offer, the suite may include a full range of elite therapy equipment. This high-performance inventory features a HUGO PEMF (Nanosecond Pulsed Electro-Magnetic Fields) system, a HOCATT Ozone Sauna, a NOVOTHOR Whole Body Light Pod, and a Sensory Deprivation Tank. Additionally, the space is equipped with an Aspen Laser and a Cryosense Cryotherapy Chamber, making it one of the most advanced recovery environments available on the market. Whether you are looking to establish a medical practice or a cutting-edge biohacking center, Suite 1 provides the infrastructure and sophisticated atmosphere to support your business's success.

Thomas McKay
Commercial Advisor
240.298.3896
thomas.mckay@penfedrealty.com

Berkshire Hathaway PenFed Realty
14488 Solomons Island Road South PO Box 92
Solomons, MD 20688
410.394.0990

**BERKSHIRE
HATHAWAY**
PENFED REALTY

MCNELIS
ASSOCIATES

COMMERCIAL

SUITE 1 (\$18 SF/YR)

225 TOWN SQUARE DRIVE LUSBY, MD 20657

FOR LEASE

PHOTOS



Thomas McKay
Commercial Advisor
240.298.3896
thomas.mckay@penfedrealty.com

Berkshire Hathaway PenFed Realty
14488 Solomons Island Road South PO Box 92
Solomons, MD 20688
410.394.0990

**BERKSHIRE
HATHAWAY**
PENFED REALTY

**MCNELIS
ASSOCIATES**

COMMERCIAL

SUITE 2 (\$18 SF/YR)

225 TOWN SQUARE DRIVE LUSBY, MD 20657

FOR LEASE

OVERVIEW



Suite 2 offers approximately 3,000 square feet of space specifically designed for medical use. It most recently operated as an urgent care facility and the layout is optimized for high-capacity clinical needs.



Thomas McKay
Commercial Advisor
240.298.3896
thomas.mckay@penfedrealty.com

Berkshire Hathaway PenFed Realty
14488 Solomons Island Road South PO Box 92
Solomons, MD 20688
410.394.0990

**BERKSHIRE
HATHAWAY**
PENFED REALTY

MCNELIS
ASSOCIATES

COMMERCIAL

SUITE 202 (\$16 SF/YR)

225 TOWN SQUARE DRIVE LUSBY, MD 20657

FOR LEASE

OVERVIEW



This professional suite is approximately 1,200 square feet and offers a sophisticated and highly functional environment perfectly suited for legal, financial, or consulting services. Situated on the second floor for added privacy and a quiet working atmosphere, the space opens into an expansive entry foyer complete with a built-in reception counter.



Thomas McKay
Commercial Advisor
240.298.3896
thomas.mckay@penfedrealty.com

Berkshire Hathaway PenFed Realty
14488 Solomons Island Road South PO Box 92
Solomons, MD 20688
410.394.0990

**BERKSHIRE
HATHAWAY**
PENFED REALTY

MCNELIS
ASSOCIATES

COMMERCIAL

SUITE 202 (\$16 SF/YR)

225 TOWN SQUARE DRIVE LUSBY, MD 20657

FOR LEASE

PHOTOS



Thomas McKay
Commercial Advisor
240.298.3896
thomas.mckay@penfedrealty.com

Berkshire Hathaway PenFed Realty
14488 Solomons Island Road South PO Box 92
Solomons, MD 20688
410.394.0990

**BERKSHIRE
HATHAWAY**
PENFED REALTY

**MCNELIS
ASSOCIATES**

COMMERCIAL

BASEMENT (\$12 SF/YR)

225 TOWN SQUARE DRIVE LUSBY, MD 20657

FOR LEASE

OVERVIEW



This versatile space is approximately 4,000 square feet and uniquely designed to accommodate a wide range of professional and recreational uses. The expansive layout is anchored by three impressive rooms measuring 1,100, 1,080, and 512 square feet, providing the rare open-concept floor plans necessary for high-movement activities. Whether you are looking for a singular flagship location or a smaller satellite office, the floor plan is highly adaptable and can be seamlessly divided into as many as three independent suites tailored to your specific needs.

Ideally suited for businesses centered on community and wellness, this space is perfect for dance studios, workout facilities, or specialized athletic training. The generous proportions also make it an exceptional fit for group meetings, educational workshops, and personal service providers seeking a quiet, focused environment. With its blend of massive open areas and customizable configurations, this property offers a functional, high-value opportunity for operators ready to scale their services in a dynamic, flexible setting.

Thomas McKay
Commercial Advisor
240.298.3896

thomas.mckay@penfedrealty.com

Berkshire Hathaway PenFed Realty
14488 Solomons Island Road South PO Box 92
Solomons, MD 20688
410.394.0990

**BERKSHIRE
HATHAWAY**
PENFED REALTY

MCNELIS
ASSOCIATES

COMMERCIAL

BASEMENT (\$12 SF/YR)

225 TOWN SQUARE DRIVE LUSBY, MD 20657

FOR LEASE

PHOTOS



Thomas McKay
Commercial Advisor
240.298.3896
thomas.mckay@penfedrealty.com

Berkshire Hathaway PenFed Realty
14488 Solomons Island Road South PO Box 92
Solomons, MD 20688
410.394.0990

**BERKSHIRE
HATHAWAY**
PENFED REALTY

MCNELIS
ASSOCIATES

COMMERCIAL

225 TOWN SQUARE DRIVE

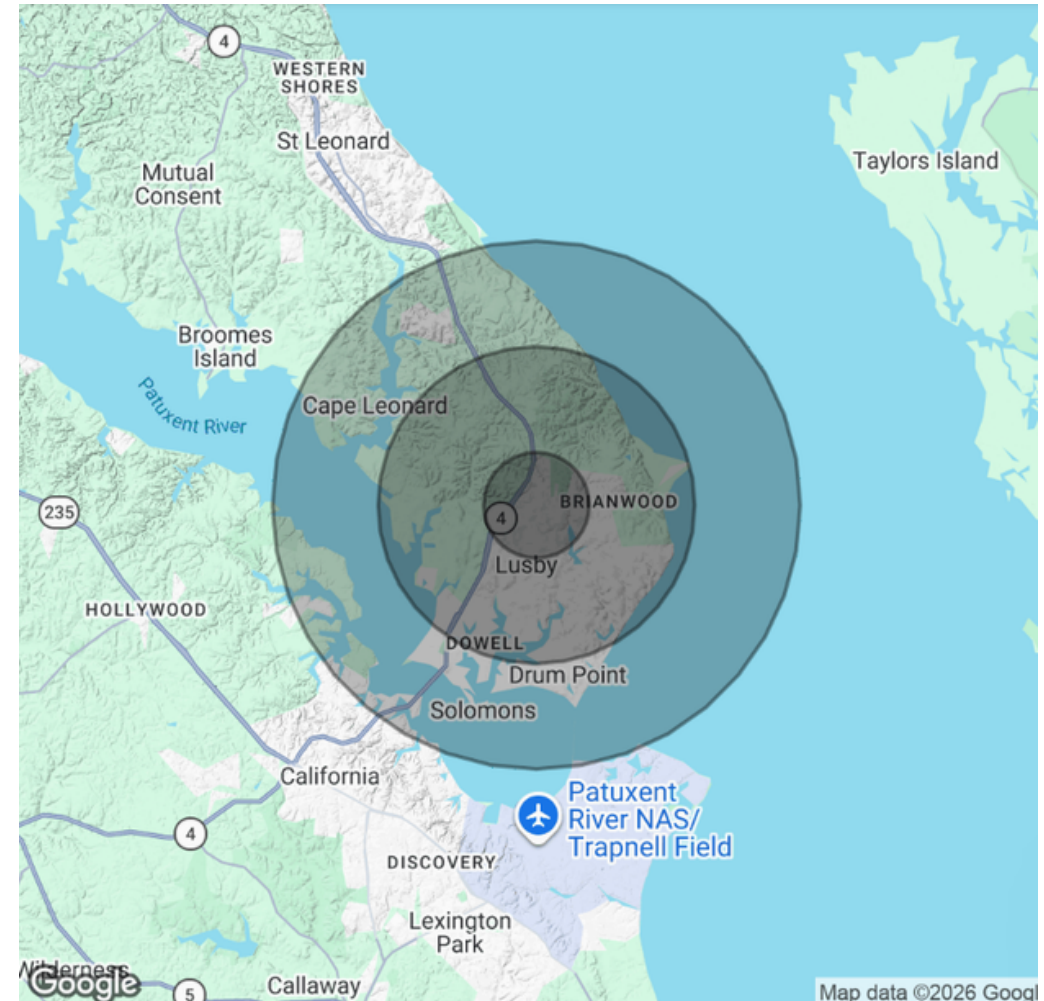
LUSBY, MD 20657

FOR LEASE
DEMOGRAPHICS

Population	1 Mile	3 Miles	5 Miles
Total Population	2,741	18,950	26,560
Average Age	39.7	39	40.1
Average Age (Male)	36.8	38.3	39.4
Average Age (Female)	43.2	40.2	41.5

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,067	7,037	9,808
# of Persons per HH	2.6	2.7	2.7
Average HH Income	\$120,770	\$137,268	\$141,258
Average House Value	\$319,956	\$343,978	\$377,589

2023 American Community Survey (ACS)



Thomas McKay
Commercial Advisor
240.298.3896
thomas.mckay@penfedrealty.com

Berkshire Hathaway PenFed Realty
14488 Solomons Island Road South PO Box 92
Solomons, MD 20688
410.394.0990

**BERKSHIRE
HATHAWAY**
PENFED REALTY

MCNELIS
ASSOCIATES

COMMERCIAL