

MEDICAL OFFICE CONDO FOR SALE OR LEASE



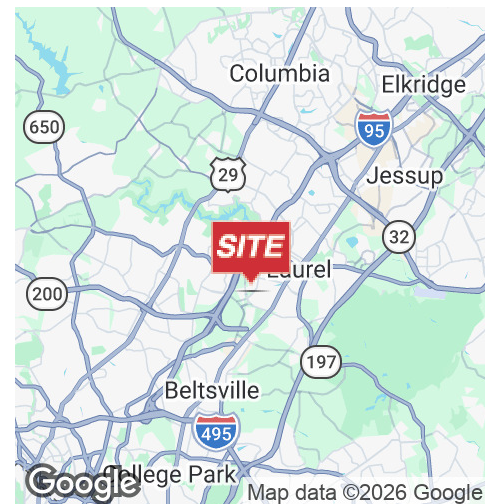
7350 VAN DUSEN ROAD, UNIT 240 Laurel, MD 20707

PROPERTY HIGHLIGHTS

- Class A medical office condominium
- Situated in the Laurel Medical Arts Pavilion, located on the campus of and within walking distance to the UM Laurel Medical Center
- Approx. 1,500 sq. ft. available
- Located on the 2nd floor
- (6) offices, reception area and kitchen
- Zoned P-I (Public and Institutional)
- Sale Price: \$450,000
- Lease Rate: \$24 per sq. ft

LOCATION DESCRIPTION

Conveniently located just off of I-95 and centered between Rt 198, Rt 1 and the ICC (Rt. 200). Easy access to Baltimore and Washington DC.



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Office Building For Sale / Lease

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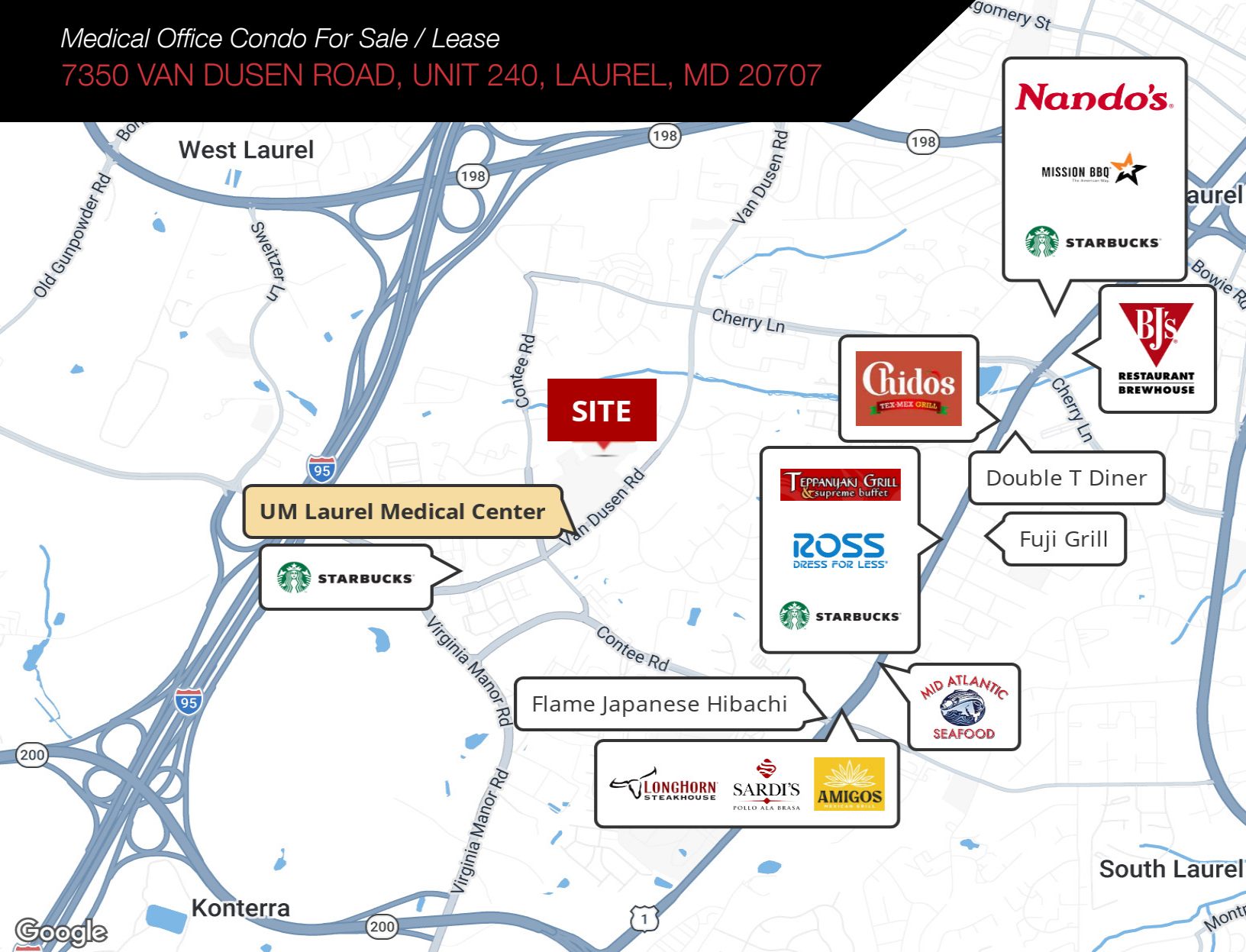
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DEMOGRAPHICS



POPULATION



HOUSEHOLDS



AVG. HOUSEHOLD INCOME

1 Mile	14,632	5,436	\$138,736
3 Miles	88,028	32,633	\$119,818
5 Miles	195,789	71,063	\$130,891

2023 American Community Survey (ACS)



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