

FOR LEASE

5240 CUTTER CT, PRINCE FREDERICK, MD 20678



UNIT 104



Functional Industrial Flex Space
Available for Lease

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HIGHLIGHTS

- Prime location in Prince Frederick, MD with easy access to major transportation routes
- Modern and professional office space designed for a productive work environment
- High visibility and accessibility, making it convenient for employees and clients
- Spacious and open layout, providing flexibility for various business needs
- Ample parking for employees and clients, ensuring convenience and ease of access
- Updated and well-maintained interior, creating a modern and inviting workspace



OFFERING



FOR LEASE INDUSTRIAL PROPERTY

Lease Type NNN

SPACES	SPACE SIZE	LEASE RATE
Unit 104	3,000 SF	\$14 SF/yr



INTERIOR PHOTOS



DEMOGRAPHICS



2025 SUMMARY

	5 MILES	10 MILES	15 MILES
Population	18,078	66,736	150,386
Households	6,399	23,304	52,978
Average Household Size	2.8	2.9	2.8
Average Age	39.1	41.8	41.1
Average Household Income	\$138,626	\$152,346	\$152,339



150,386
Population



2.8
Average HH Size



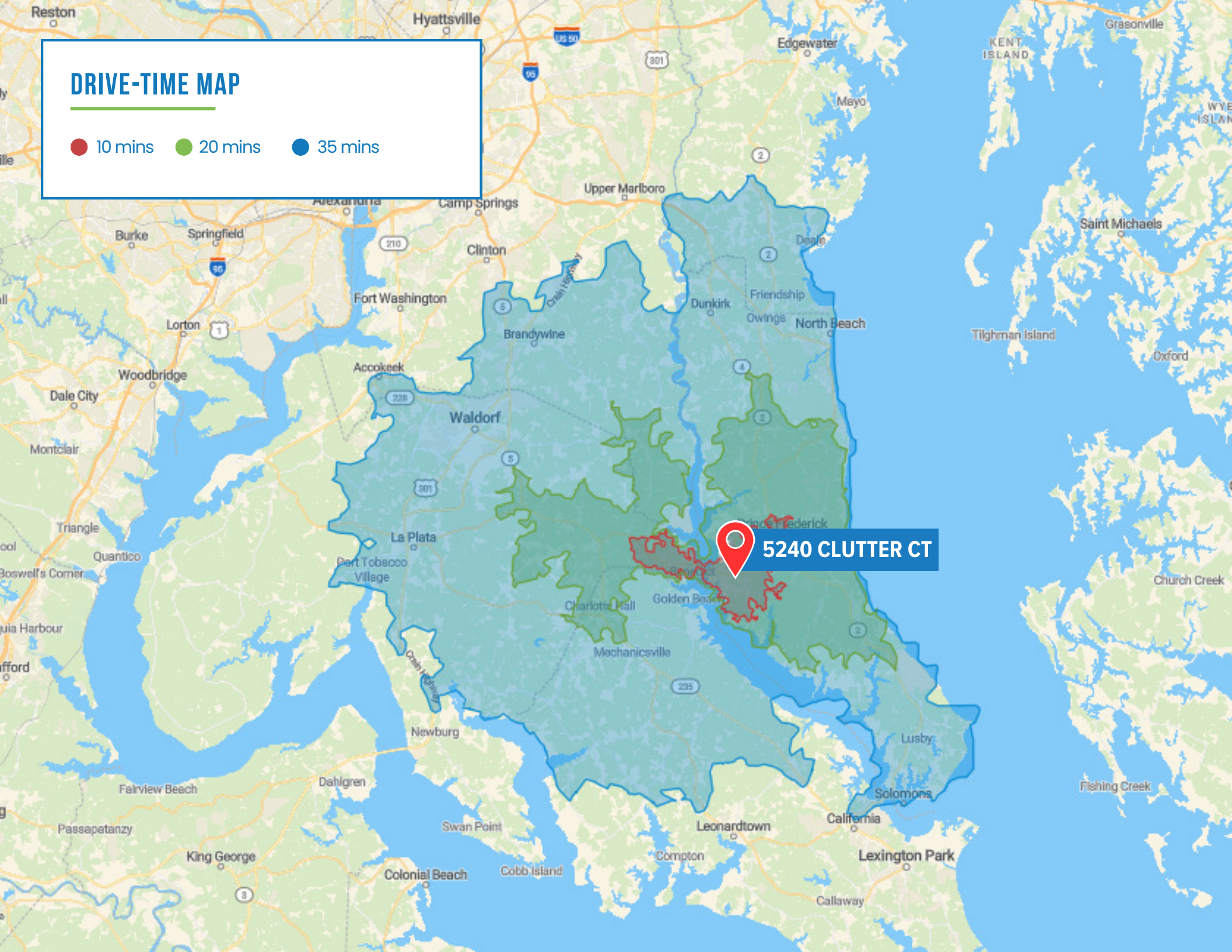
41.1
Average Age



\$152,339
Average HH Income

DRIVE-TIME MAP

10 mins 20 mins 35 mins



5240 CLUTTER CT

UNIT 104

CONTACT

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