

# OFFICE CONDO FOR SALE/LEASE



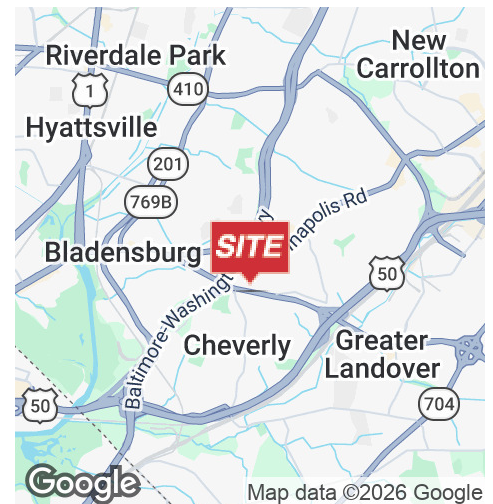
## 6132 LANDOVER ROAD Cheverly, MD 20785

### PROPERTY HIGHLIGHTS

- Medical Office Condo For Sale or Lease
- Traditional Multi-Office Layout
- Approximately 942 Square Feet
- Waiting Area w/ Reception Room
- Four (4) Offices
- Private Bathroom
- Separately Metered Utilities
- 24 Hour Access
- Condo Fee: Approximately \$200/mo.
- Sales Price: \$250,000

### LOCATION DESCRIPTION

Prime location in Cheverly. Minutes from the nation's capital and various amenities. Convenient access to major thoroughfares and public transportation. Close proximity to Cheverly Metro Station. Traffic count on Landover Rd (Rt 202) - 39,400 vpd.



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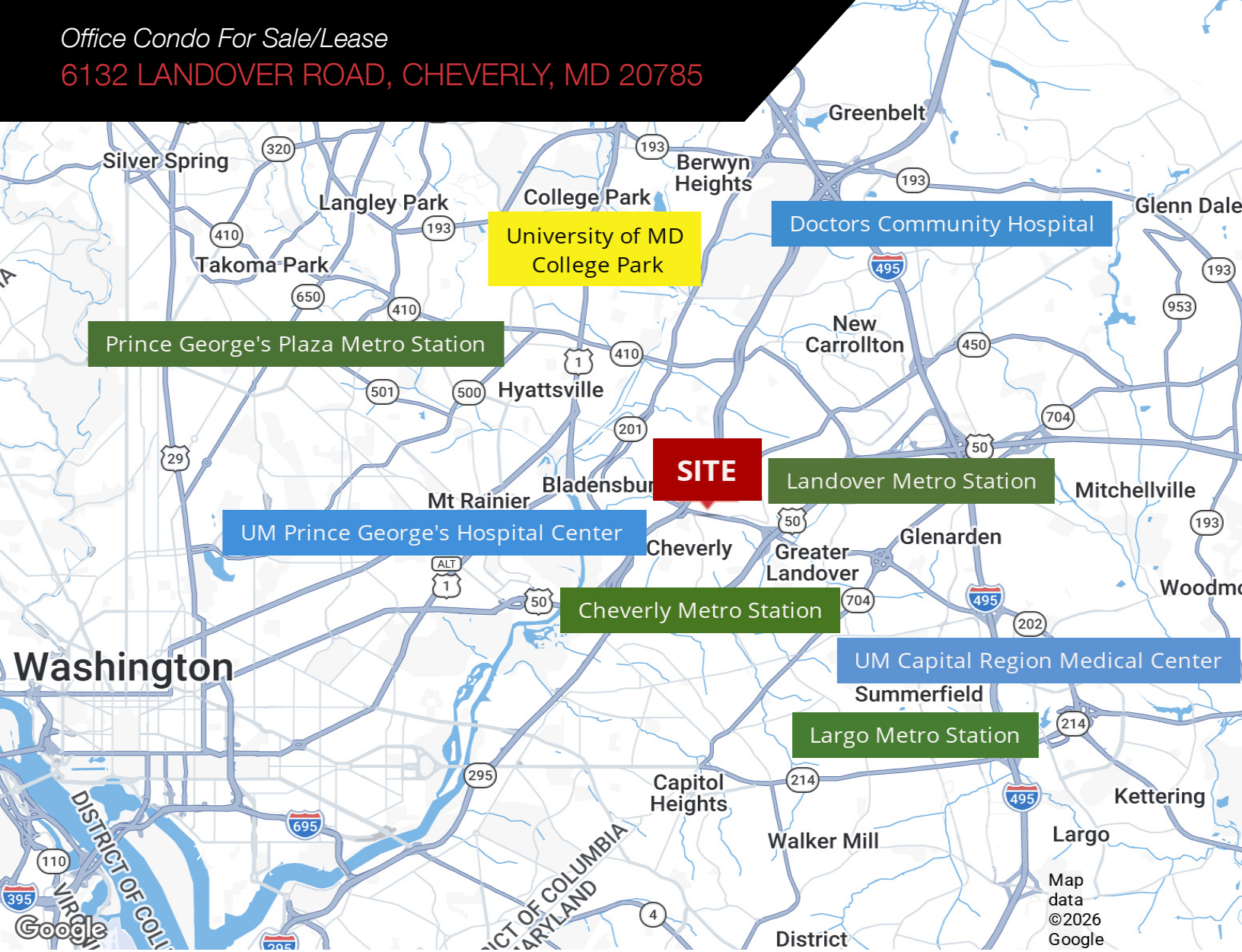
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## DEMOGRAPHICS



### POPULATION

|         |         |
|---------|---------|
| 1 Mile  | 19,145  |
| 3 Miles | 170,290 |
| 5 Miles | 481,131 |



### HOUSEHOLDS

|         |
|---------|
| 6,816   |
| 60,439  |
| 178,796 |



### AVG. HOUSEHOLD INCOME

|           |
|-----------|
| \$122,295 |
| \$99,012  |
| \$109,971 |

2023 American Community Survey (ACS)



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