



**OFFICE COND FOR SALE**

# FULLY RENOVATED MEDICAL CONDO FOR SALE IN GERMANTOWN

12800 MIDDLEBROOK ROAD #410, GERMANTOWN, MD 20874



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## PROPERTY OVERVIEW



## OFFERING SUMMARY

<b>Sale Price:</b>	\$1,074,000
<b>Price / SF:</b>	\$299.83
<b>Building Size:</b>	3,582 SF

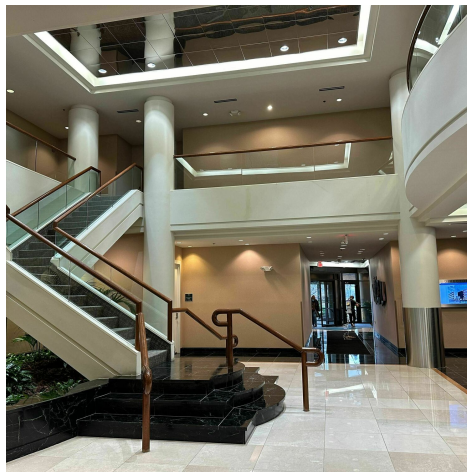
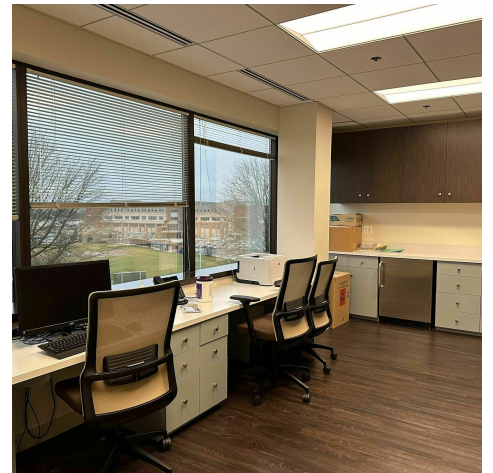
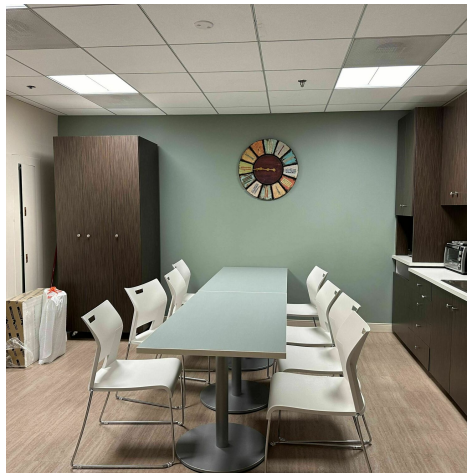
## PROPERTY HIGHLIGHTS

- Fully equipped move in ready Medical Suite
- Has waiting / reception area, 5 examination rooms with sinks, kitchen, 2 bathrooms and 2 consult rooms
- Conveniently located off of I-270, less than 2 miles from Holy Cross Germantown Hospital
- Ample Parking for both patient and staff
- Prime Location in Trevion Corporate Park
- Other tenants include a diverse blend primary care, physical therapy, OB/GYN and other practices

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## ADDITIONAL PHOTOS



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## FLOOR PLANS



12800 Middlebrook Road, Germantown, MD, 20874, US



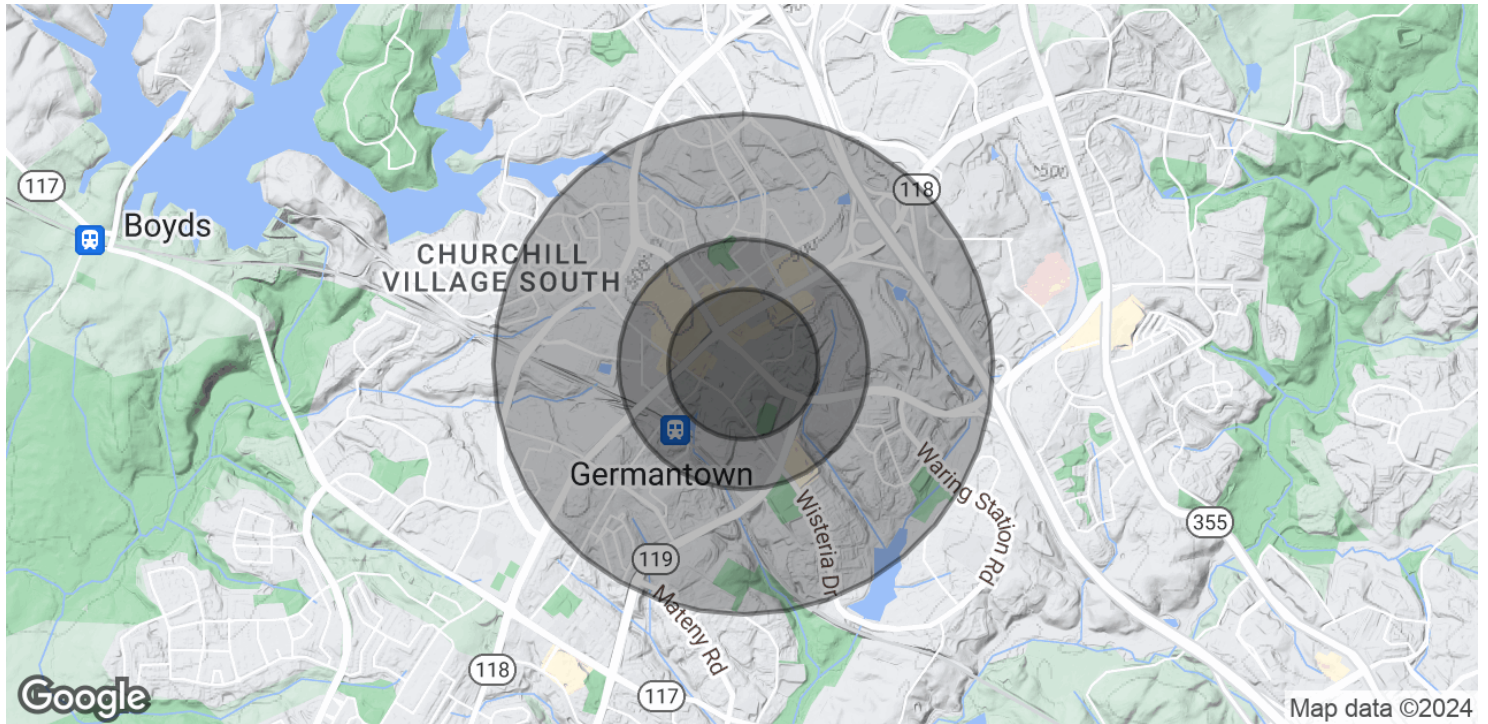
MAIN FLOOR

GROSS INTERNAL AREA  
MAIN FLOOR : 3585 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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## DEMOGRAPHICS MAP & REPORT



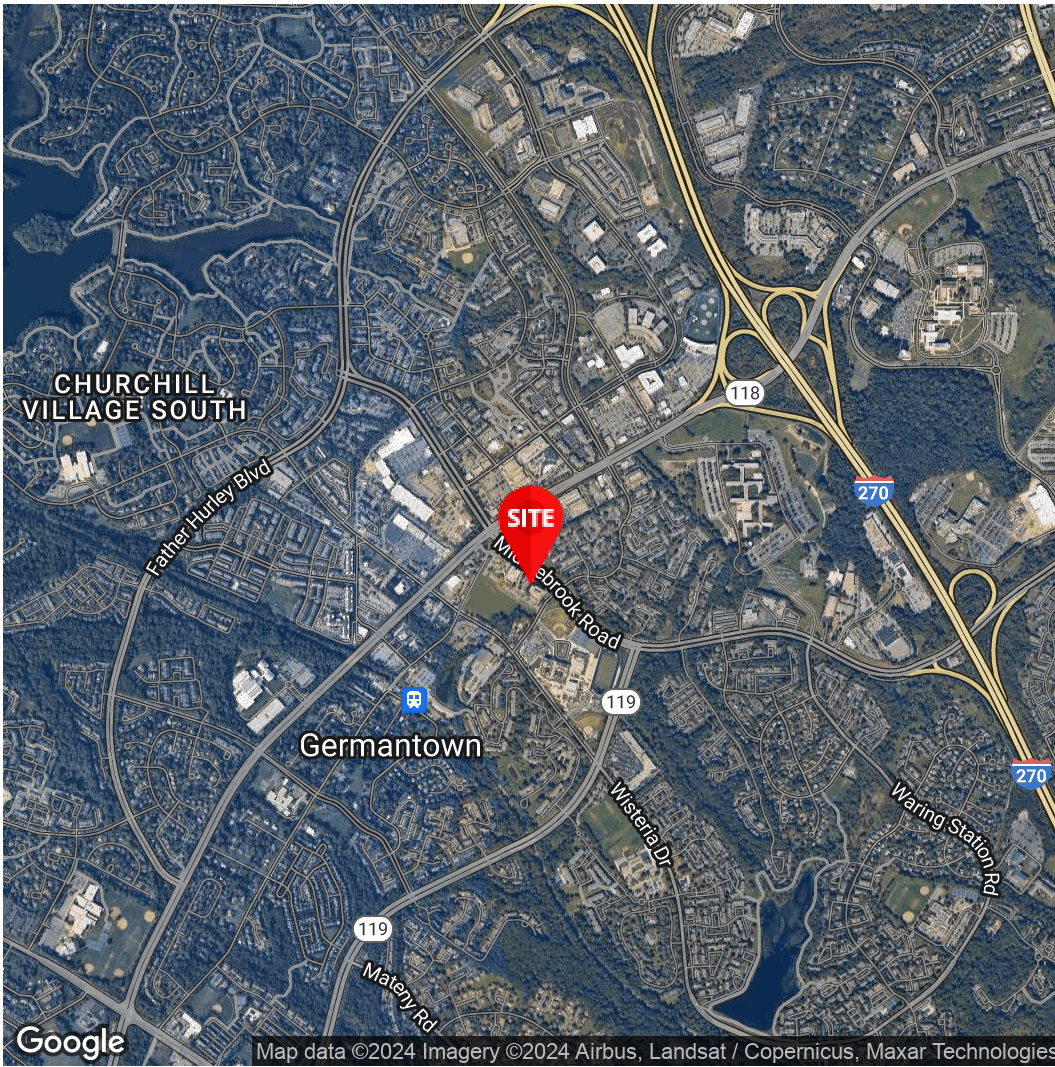
### POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,457	6,147	25,120
Average Age	34	35	36
Average Age (Male)	33	35	35
Average Age (Female)	34	36	37

### HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	530	2,287	9,456
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$95,194	\$104,338	\$119,609
Average House Value	\$415,657	\$441,425	\$445,021

Demographics data derived from AlphaMap



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