

# MEDICAL OFFICE CONDOS FOR SALE

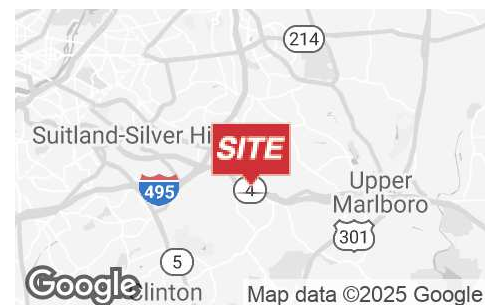


## 9692-9696 MARLBORO PIKE

Upper Marlboro, MD 20772

### PROPERTY HIGHLIGHTS

- 3,300 ± SF Medical Office Space For Sale
- Portfolio of 3 Medical Office Condos
- Located in the growing economic corridor of Pennsylvania Avenue and Westphalia
- Zoned C-G-O (Commercial, General, and Office)
- Built in 1998
- Conveniently located near I-95/495 and Pennsylvania Avenue (Route 4)
- Fully Leased 100%
- Great opportunity for an investor or user seeking to own a medical building
- **SALE PRICE: \$1,160,000**



**MARCUS N. DANIELS**

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**AVAILABLE UNITS:** UNIT 9694 -1,404 SF    UNIT 9692 - 1,429 SF    UNIT 9696 - 699 SF



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DEMOGRAPHICS



POPULATION



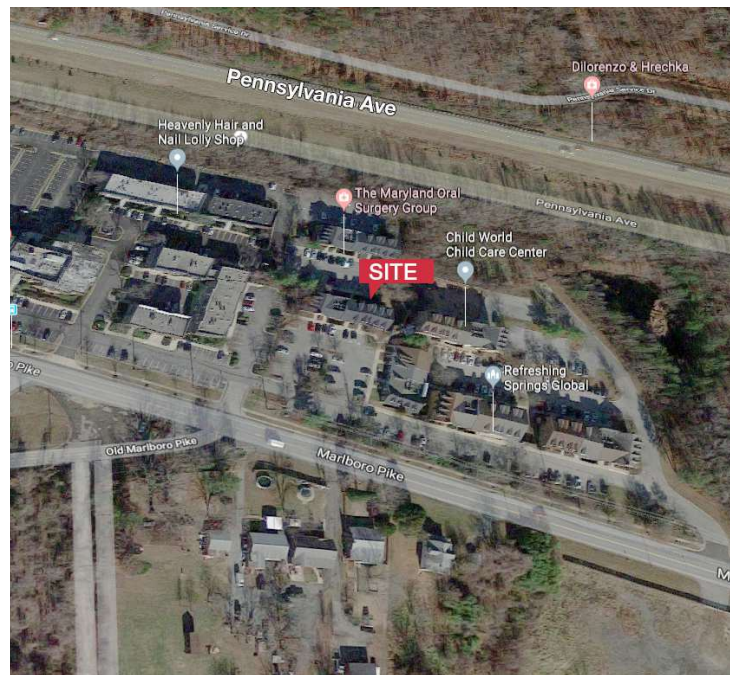
HOUSEHOLDS



AVG. HOUSEHOLD INCOME

1 Mile	3,704	1,368	\$184,308
5 Miles	135,931	51,789	\$133,062
10 Miles	585,661	222,793	\$114,151

Demographics data derived from AlphaMap



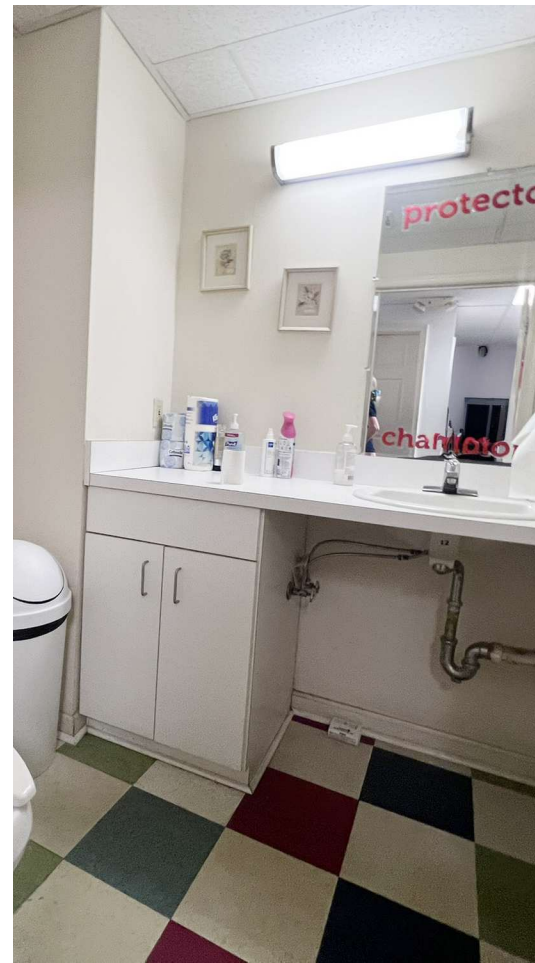
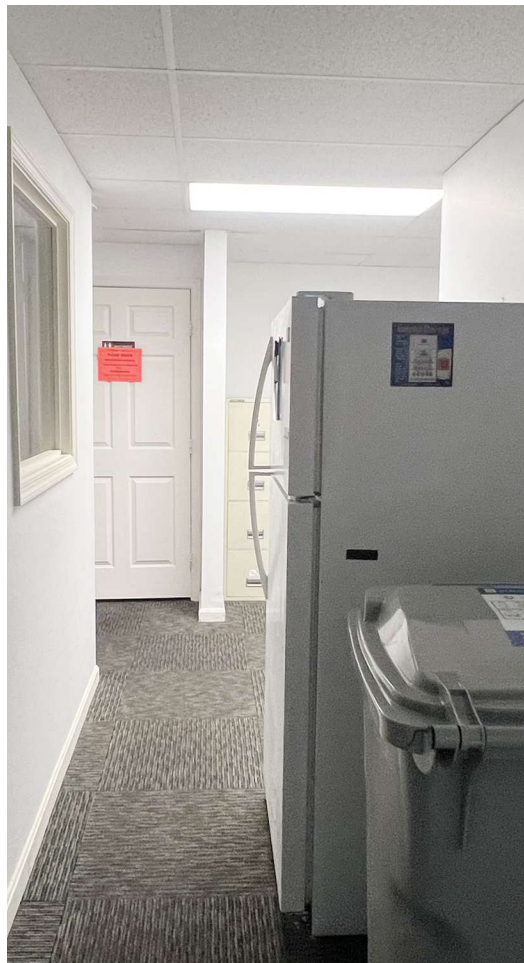
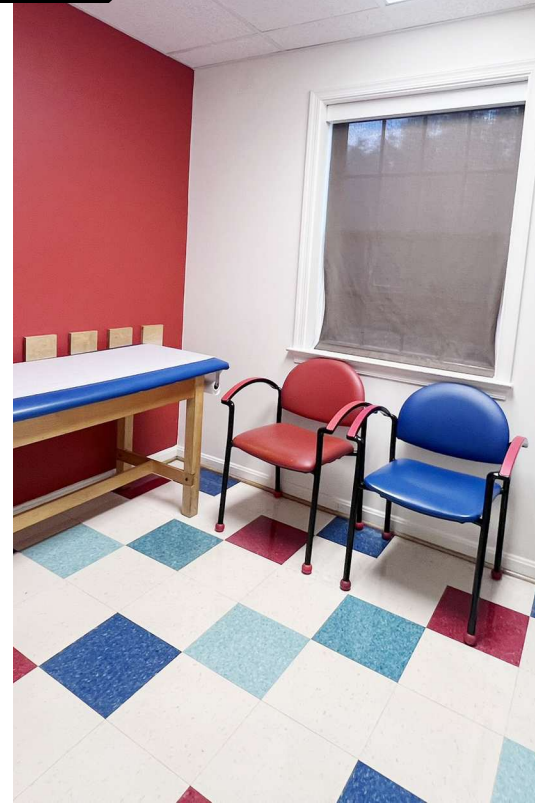
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