

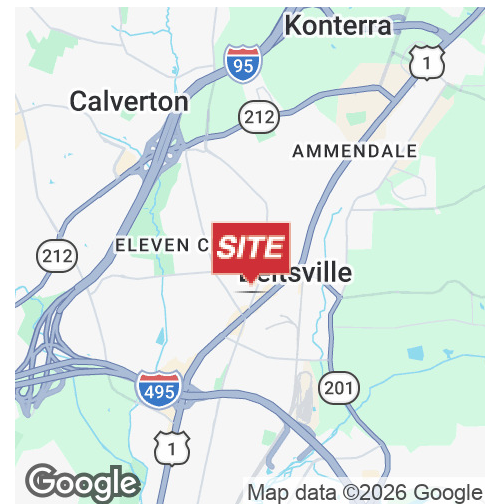
OFFICE CONDO FOR SALE OR LEASE



10754 RHODE ISLAND AVENUE Beltsville, MD 20705

PROPERTY HIGHLIGHTS

- Approximately 1,135 SF available
- Currently built out as a large open area, private office, restroom, kitchenette with sink and storage closet
- Ample surface parking
- Zoned CGO (Commercial General Office)
- Excellent location with easy access to the Capital Beltway (I-495), I-95, ICC (MD 200) and Route 1 (Baltimore Avenue)
- Near many amenities including restaurants, convenience stores, shopping, and more
- Near bus stops located along Rhode Island Avenue (MetroBus and Prince George's County TheBus)



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DEMOGRAPHICS



POPULATION



HOUSEHOLDS



AVG. HOUSEHOLD INCOME

1 Mile	6,694	2,039	\$116,913
3 Miles	80,941	27,850	\$114,040
5 Miles	311,745	103,279	\$115,729

2023 American Community Survey (ACS)

